

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a Three Month Review of a Tavern License, Nevada Receivership, LLC, dba Crazy Horse Too, 2476 Industrial Road, Michael J. Signorelli, Managing Mmbr, 100% - Ward 3 (Reese)

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Discussion and possible action regarding a Three Month Review of a Tavern License.

RECOMMENDATION:

Recommendation to be provided following discussion of this item at the City Council meeting.

BACKUP DOCUMENTATION:

1. Submitted at meeting – List of conditions, Justice Department letters, Signorelli resume, environmental study and addendum, real estate appraisal and excerpt from 1/17/2007 City Council Item 51 verbatim transcript by Attorney Jay Brown; copy of 6.88 Municipal Code, copy of LVMPD report and list of conditions by Brad Jerbic; and email from Judy Glugenian by Councilman Reese
2. Submitted after meeting – Revised list of conditions by Brad Jerbic
3. Verbatim Transcript

Motion made by GARY REESE to Approve the permanent license, subject to the following conditions:

A. No person who was associated as a defendant, including Frederick Rizzolo, in U.S. District Court cases 2:06-cr-186-PMP-PAL, 2:06-cr-188-PMP-PAL, CR-S-05-0017-KJD(LRL) shall be permitted on the premises of the business. The defendants, including Frederick Rizzolo are further prohibited from operating, controlling, or participating in any way with the operation of the business.

B. No person associated with the ownership of the Power Company, Inc., nor its management, including Annette Rizzolo Patterson - the bookkeeper, Frederick Rizzolo or Bartholomew Rizzolo shall be permitted on the premises of the business. Further, Frederick Rizzolo, Bartholomew Rizzolo, and Annette Rizzolo Patterson are prohibited from operating, controlling

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or participating in any way with the operation of the business; however, for the first seven days after the issuance of the license, Bartholomew Rizzolo and Annette Rizzolo Patterson may assist the licensee for the limited purpose of turning over control of the business from the Power Company, Inc., to the licensee.

C. Photographs and names of the prohibited persons in special conditions 1 and 2 shall be made available to all individuals responsible for the operation of the business in order that the business complies with special condition 1 and 2.

D. The agent appointed by the landlord under Section 23 of the operating sublease must receive prior approval by the Business Licensing Manager and the licensee shall notify the Business Licensing Manager in advance of any on-site visits by the landlord's agent.

E. Any violation of these conditions or special conditions or any violation of any local, state or federal law shall allow the Business Licensing Manager to administratively suspend the liquor license. The licensee understands that he has a right to appeal the suspension at the next regularly scheduled City Council meeting, subject to the open meeting law.

F. No person related by blood, or who has ever been related by marriage to Rick Frederick Rizzolo, shall be employed or allowed on the premises of the business.

G. No person related by blood or marriage, or former marital status, to any defendant in the federal cases mentioned in Condition 1 can be employed or allowed on the premises of the business.

H. Neither the licensee, nor anyone associated with him, may communicate in any fashion with Rick Rizzolo, or anyone associated with him, about the operation of Crazy Horse Too.

I. The licensee must close escrow for the purchase of the property commonly known as the Crazy Horse Too by June 30, 2007.

J. Any and all funds used to purchase the Crazy Horse Too shall be verifiable and subject to the approval of the Las Vegas Metropolitan Police Department. The licensee shall provide all financing documents, as well as all escrow documents, to the Las Vegas Metropolitan Police Department upon request.

K. Condition E is superseded by the following condition:

The licensee stipulates and agrees that the Business Services Director shall have the power to summarily suspend any City business license related to this property upon his finding of any substantial violation of law or conditions of licensure, which make such a suspension, in his sole discretion, necessary.

The only restriction upon his ability to exercise this power shall be the condition that he will deliver a written notice of his intention to do so at least 24 hours in advance of his action and allow licensee an opportunity to be heard, informally, in opposition.

CITY COUNCIL MEETING OF: APRIL 18, 2007

If the Business Services Director summarily suspends any privileged license, it is part of this stipulation that he will promptly initiate the formal disciplinary process set forth in the Las Vegas Municipal Code for the City Council to consider whether or not to impose discipline.

L. The licensee shall reimburse the cost of the investigation to the Las Vegas Metropolitan Police Department.

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-BRENDA J. WILLIAMS); (Excused-None)

NOTE: MAYOR GOODMAN disclosed that he would be abstaining because of Attorney Jay Brown, with whom he has a partnership interest in property located on West Charleston.

Minutes:

A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

OSCAR GOODMAN, Mayor
GARY REESE, Mayor Pro-Tem
BRAD JERBIC, City Attorney
STEVE WOLFSON, Councilman
GABRIELA PORTILLO-BRENNER, Deputy City Clerk
JAY BROWN, Attorney, 300 South Third Street, representing the applicant
MICHAEL SIGNORELLI, applicant
REAGAN ALEXANDER, Sergeant, Special Investigations Division, LVMPD
BARRY RUNIG, Detective, LVMPD
JIM DiFIORE, Manager, Business Services
BEVERLY BRIDGES, Acting City Clerk
UNIDENTIFIED MALE SPEAKER
LARRY BROWN, Councilman
STEVEN ROSS, Councilman
LOIS TARKANIAN, Councilwoman

CRAZY HORSE TOO LICENSING CONDITIONS

The applicant will receive today a permanent license upon applicant agreeing to the following conditions:

- (a) If the applicant fails to close his purchase to buy the Crazy Horse Too by June 30, 2007, with funds verifiable and subject to the approval of the Las Vegas Metropolitan Police Department, applicant will vacate the premises; and
- (b) If at any time between now and June 30, 2007, the City of Las Vegas files a complaint against the applicant for failing to abide to any of the following eight (8) conditions, Crazy Horse Too shall immediately cease selling liquor until such time as the Las Vegas City Council has conducted a hearing on the complaint.

CONDITIONS

1. No person who was associated as a defendant, including Frederick Rizzolo, in U.S. District Court cases 2:06-cr-186-PMP-PAL, 2:06-cr-188-PMP-PAL, CR-S-05-0017-KJD(LRL) shall be permitted on the premises of the business. The defendants, including Frederick Rizzolo, are further prohibited from operating, controlling, or participating in any way with the operation of the business.
2. No person associated with the ownership of the Power Company, Inc., nor its management including Annette Rizzolo Patterson – the bookkeeper, Fredrick Rizzolo or Bartholomew Rizzolo shall be permitted on the premises of the business. Further, Frederick Rizzolo, Bartholomew Rizzolo, and Annette Rizzolo Patterson are *at City Council*

Submitted after final agenda

Date *4/18/07* Item *#66*

further prohibited from operating, controlling, or participating in any way with the operation of the business, however, for the first seven days after the issuance of the license, Bartholomew Rizzolo and Annette Rizzolo Patterson may assist licensee for the limited purpose of turning over control of the business from the Power Company, Inc. to licensee.

- 3. Photographs and names of the prohibited persons in special Conditions 1 and 2 shall be made available to all individuals responsible for the operation of the business in order that the business complies with special Conditions 1 and 2.**
- 4. The agent appointed by the landlord under Section 23 of the operating sublease must receive prior approval by the Business Licensing Manager and licensee shall notify the Business Licensing Manager in advance of any on-site visits by the landlord's agent.**
- 5. Any violation of these conditions or special conditions or any violation of any local, state or federal law shall allow the Business Licensing Manager to administratively suspend the liquor license. Licensee understands that he has a right to appeal the suspension at the next regularly scheduled City Council meeting, subject to the open meeting law.**
- 6. No person related by blood or who has ever been related by marriage to Rick Frederick Rizzolo shall be employed or allowed on the premises of the business.**
- 7. No person related by blood or marriage, or former marital status, to any defendant in the federal cases**

mentioned in Condition 1 can be employed or allowed on the premises of the business.

- 8. Neither the licensee or anyone associated with him may communicate in any fashion with Rick Rizzolo or anyone associated with him about the operation of Crazy Horse Too.**



U.S. Department of Justice

United States Attorney
District of Nevada

Lloyd D. George United States Courthouse Telephone (702)388-6336
333 Las Vegas Boulevard South Facsimile (702)388-6418
Suite 5037
Las Vegas, Nevada 89101

January 9, 2007

Mr. Anthony Sgro, Esq.
Patti, Sgro and Lewis
Las Vegas, Nevada

Re: Michael Signorelli/Crazy Horse Too Purchase

Dear Mr. Sgro:

I received your letter of January 4, 2007, concerning the Government's current position as to Mr. Michael Signorelli's suitability as a purchaser of the Crazy Horse Too. It accurately describes our current position.

Respectfully,

DANIEL G. BOGDEN
United States Attorney

ERIC JOHNSON
Chief, Organized Crime Strike Force
District of Nevada

at City Council
Submitted after final agenda

Date 1/18/07 Item # 66

LAW OFFICES OF
PATTI, SGRO & LEWIS
A PROFESSIONAL CORPORATION

DEAN R. PATTI
ANTHONY P. SGRO
STEPHEN K. LEWIS *

720 S. 7TH STREET, 3RD FLOOR
LAS VEGAS, NEVADA 89101
TELEPHONE (702) 385-9595
FACSIMILE (702) 386-2737

JONATHAN L. POWELL
ERICK M. FERRAN
CHAD N. DENNIE
HENRY S. STONE ***
GERALD B. NETZKY **

* Also licensed in Arizona
** Licensed only in Utah
*** Also Licensed in California

January 4, 2007

Eric Johnson, Chief
United States Attorney's Office
Organized Crime Strike Force
333 Las Vegas Boulevard, Ste. 5000
Las Vegas, Nevada 89101

Sent Via Facsimile Only
(702) 388-6418

Re: Crazy Horse Too Potential Sale

Dear Eric:

This letter is written to memorialize our conversations of yesterday, January 3, 2007.

I contacted you to discuss the upcoming licensing hearing as to Mr. Michael Signorelli which is currently set for January 17, 2007, before the City Council. You advised me that you were aware of the upcoming hearing. I asked you if you had reviewed the lawsuit filed by Athanasios Karahalios. You indicated to me that you had briefly reviewed the lawsuit and were aware it had been filed. You also indicated you wanted an opportunity to review the suit in detail. After you had the opportunity to review the lawsuit further, we spoke again regarding the upcoming hearing. I asked you specifically if the governments position had changed as to the suitability of Mr. Signorelli as a prospective buyer of Crazy Horse Too. You indicated to me it had not. In other words, the government has no objections at this time in so far as Mr. Signorellis purchase of the Crazy Horse Too is concerned.

As your office has always expressed, I understand that your position could change if additional information is developed establishing that Signorelli is a straw-purchaser of the Crazy Horse Too or is associated with criminal enterprises or organizations." No such information exist at this time.

If this is incorrect in any way please advise me immediately.

Very truly yours,

ANTHONY P. SGRO

ANTHONY P. SGRO, ESQ.

APS/ch

Dr. Michael J. Signorelli

Career Biography

Michael J. Signorelli graduated on the Dean's List from the University of Rhode Island in 1968. While at the University of Rhode Island he was a member of the basketball, cross-country and track team and a member of the national debate team. After teaching math in a private school in Rhode Island, Michael enlisted in the U.S.A.F. and was stationed in 1969 at Nellis Air Force Base in North Las Vegas, Nevada.

Upon his honorable discharge from the Air Force in 1971 Michael was awarded a Fellowship to earn his Masters Degree at the University of Nevada at Las Vegas. While completing his thesis for a Masters Degree, Michael was employed at Sun Home Builders in Las Vegas as Vice President of Development and was responsible for the financing, sales and marketing of several single family housing subdivisions. In addition Michael was general manager of a 352 unit apartment complex that was a joint venture between the U. S. Housing and Urban Development, the General Electric Company, Kaufman and Broad and Sun Home Builders.

After three years of completing major real estate development projects in Nevada and finishing his Masters Degree at UNLV, Michael was accepted as a member of the National Honor Society. In 1975 Michael was recruited by the Howard Hughes Corporation as a management consultant for the Hughes Recreation Division which managed Las Vegas hotel-casinos. Simultaneously Michael was selected for the State of Nevada's first Doctorate Program at the University of Nevada at Las Vegas. After three years with the Howard Hughes organization, Michael completed his Doctorate Degree and was selected to Who's Who in American Universities.

Upon completion of his Doctoral Degree Michael passed the State of Nevada General Contractors test and decided to pursue his passion for real estate development.

In 1978 Michael started acquiring real estate, master-planning properties and building custom homes in Las Vegas Nevada. In addition, he purchased Nevada's largest office supply and furniture company (KPC Office Products) and merged all his businesses together to form one holding company. In 1981 Michael sold his holding company and consulted for a private non-profit entity funded by the U. S. Department of Labor.

During 1985 Michael was recruited to become an associate of Owens and Associates in Phoenix, Arizona which was Arizona's second largest advertising agency. While at Owens & Associates Michael was responsible for several local, state and national media campaigns. During 1987, a close friend asked Michael to join the Fitzgeralds Group which was an emerging hotel-casino company in Nevada with operations in both Reno and Las Vegas. Michael became Chief Project Manager for all hotel-casino operations and reported directly to the Board of Directors. In addition, he accepted the dual responsibility of President of the Development Company. Michael negotiated financing and supervised infrastructure improvements for a 300 acre industrial park (located in Casa Grande, AZ) including the building of several large industrial warehouses. As President of the Development Company, Michael marketed this project worldwide and negotiated all the major leases. After several years of executive management covering all facets of the hotel-gaming business and overseeing the master-planning of this 300 acre industrial park in Casa Grande, Arizona, Michael decided to join Walter Development Corporation of Beverly Hills, CA to spear head their \$100 million dollar hotel/casino project in Laughlin, NV.

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In 1991 Michael left Walter Development Corporation to pursue his own goals and acquired a 25 acre gaming site in Mesquite, Nevada which was master planned personally by Michael for future growth for hotel-casino use, retail business, a special events area and residential development. After a period of raising venture capital, restructuring the organization and enlisting a Wall Street brokerage firm, Michael lead his company NevStar Gaming & Entertainment Corporation through a successful IPO which resulted in NevStar being listed on the NASDAQ Stock Exchange. In June of 1998 the State of Nevada Gaming Control Board recommended Michael for a non-restricted gaming license which was approved by the State of Nevada Gaming Commission.

On July 1, 1998 under Michael's leadership NevStar completed its first phase of the master plan, a hotel-casino in Mesquite, Nevada. The old-west themed hotel-casino named the Mesquite Star was a \$40 million hotel-casino on 25 acres with 210 rooms, 2 restaurants, entertainment center and a 35,000 square foot casino/public area. The Mesquite Star Hotel/Casino was acquired by another hospitality company in 2001. NevStar's second proposed master planned project was located in North Las Vegas on 33 acres and was approved for a \$140 million hotel-casino, entertainment center, themed roller coaster and retail village. The property upon zoning approval was sold to Stations Inc., a publicly traded New York Stock Exchange company. Michael continued to serve as Chairman of the Board, President & Chief Executive Officer in an active role for management and expansion of NevStar Gaming & Entertainment Corporation until November 2002. When he left to pursue other hotel, gaming and related opportunities through his private company, NevStar's controlling interest was acquired by an investment corporation in Los Angeles, California

In 2001 Michael became a consultant to Riviera Holdings (traded on the AMEX), Las Vegas, NV. He was involved in the application for a potential riverboat gaming license in Missouri for the Riviera and assisted in the potential procurement of a site for the boat. He also was involved in the architectural conceptual planning for the potential riverboat.

During June of 2001 Michael became the managing member of a Nevada limited liability corporation that owns and operates the Golden Steer, the oldest steak house and 5 star restaurant in Las Vegas located just off the Las Vegas Strip.

In March 2004 Michael became a member of the Board of Advisors and partner to BT SECURITIES, LLC. a Boston, Massachusetts investment banking firm. He served as President of First Rock Real Estate Investment Management, LLC from 2004-2005 when the company was able to acquire and entitle 278 acres of prime residential real estate in St. George, Utah. Subsequently this property was sold in 2005 to a major real estate developer.

During October 2005, Michael became a founding shareholder and advisor for a \$48,000,000 IPO which trades under the name of Key Hospitality Acquisition Corporation (KHPAU), a blank check offering (SPAC).

Positions Held or Currently Active (*)

- * Receiver for Entertainment Company located in Las Vegas, NV**
- * Special Advisor, Key Hospitality Acquisition Corporation (ptc), New York, NY**
- * Managing Member, P & M Holdings, LLC dba: Golden Steer Steak House
Las Vegas, NV**
- Board Advisor to BT SECURITIES, LLC, Boston, Massachusetts**
- Consultant to Riviera Holdings (PTC), Las Vegas, NV**
- Chairman, CEO, President, Secretary & CFO: NevStar Gaming & Entertainment
Corporation (PTC), Las Vegas, Nevada**
- President, CEO, Director: Mesquite Gaming Corporation, Las Vegas, Nevada**
- Vice President: Walter Development Corporation, Beverly Hills, California and
Las Vegas, Nevada**
- Director of Project Development: Fitzgeralds Group, Reno & Las Vegas, Nevada**
- Senior Account Executive: Owens and Associates Advertising Agency,
Phoenix, Arizona**
- Owner/Operator: KPC Office Products, Las Vegas, Nevada**
- Management Consultant: Howard Hughes Summa Corporation,
Las Vegas, Nevada**
- Director of Marketing & Research: Sun Home Builders, Las Vegas, Nevada**

Note: PTC (public traded corporation)

Education & Honors

Who's Who in American Universities: University of Nevada at Las Vegas

Ed. Doctorate Degree - Dissertation "A Study of Selected Hotel Officials and Managers with Respect to Assessment of Job Attitudes" - Hughes Recreation Division, University of Nevada at Las Vegas

Kappa Delta Pi National Honor Society: University of Nevada at Las Vegas

Master of Science Degree: Psychological Research, University of Nevada at Las Vegas

Graduate Fellowship: University of Nevada at Las Vegas

Dean's List: University of Rhode Island

Bachelor of Science Degree: Business Administration, University of Rhode Island

Licenses

<u>Date</u>	<u>Type of License</u>	
Oct 2006	Tavern/Liquor License, City of Las Vegas, NV	Privileged License (temporary)
May 2004	Restricted Gaming License, d.b.a.: Golden Steer State of Nevada	Privileged License (held as a rental agreement)
June 2001	Tavern/Liquor License, City of Las Vegas, NV	Privileged License
June 1998	Non-restricted Gaming License, State of Nevada	Privileged License
June 1998	Liquor and Gaming License, City of Mesquite, NV	Privileged License
Sept 1978	General Building Contractor's License, State of Nevada	

Contact Data

BUSINESS

P & M Holdings, LLC
% Golden Steer Steak House
308 W Sahara Ave.
Las Vegas, NV 89102
Office Phone No: (702) 384-4470
Facsimile No.: (702) 384-2333
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References

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Director of Hotel Operations
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Dr. Michael J. Signorelli

Career Biography
Page 7 of 7

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EDSWENVIRONMENTAL
DISCOVERY
SOUTHWEST4854 NARA VISTA WAY #101
LAS VEGAS, NV 89103

PH: (702) 361-3212

FX: (928) 767-3722



December 30, 2006

Mr. Mike Signorelli
Crazy Horse Too Gentleman's Club
2476 Industrial Road
Las Vega, Nevada 89102RE: **Invoice** -- Phase I Site Assessment
Crazy Horse Plaza Property

Attention: Mr. Signorelli

The following invoice is for our services in completing a Phase I
Site Assessment Report for the above property:

Per Proposal dated December 8, 2006.....\$2,000

Extra site visits.....\$ 200

Total: \$2,200Signature: Robert J. Merrill

Phase I Environmental Site Assessment Report - Crazy Horse Plaza Property

Submitted after final agenda

Date 4/18/07 term #66

At City Council

EDSW

Date	Type	Reference	Original Amt.	Balance Due	02/15/2007 Discount	Payment
2/15/2007	Bill	2476 Industrial	2,200.00	2,200.00		2,200.00
				Check Amount		2,200.00

General Operationg 2476 Industrial Rd.

2,200.00

SF5001-1

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 702-871-4444

HFJ9K60010000

V06SF012870

390
SAFEGUARD LITHO USA SFSL10 CK75081110



ENVIRONMENTAL
DISCOVERY
SOUTHWEST

4854 NARA VISTA WAY #101
LAS VEGAS, NV 89103

PH: (702) 361-3212
FX: (928) 767-3722



April 2, 2007

Mr. Mike Signorelli
Crazy Horse Too Gentleman's Club
2476 Industrial Road
Las Vega, Nevada 89102

RE: **Phase I Report Addendum Letter**
Allstate Auto & Marine Electric
Walkthrough Inspection Summary

Attention: Mr. Signorelli

On March 27, 2007; Robert J. Merrill of Environmental Discovery Southwest, Inc. (EDSW) conducted a visual inspection of the tenant space located at 2478 Industrial Road. This location is currently occupied by an automotive service business known as Allstate Auto & Marine Electric. The walkthrough inspection of this particular tenant space had been delayed due to an ongoing legal dispute with Mr. Jim Barrier, the owner of this automotive service. As such, access to the space was not immediately available when EDSW conducted a Phase I Environmental Site Assessment of the Crazy Horse Plaza Property in December 2006. EDSW would recommend that this letter be treated as an addendum to our Phase I Report dated December 30, 2006.

As previously mentioned in our Phase I Environmental Site Assessment Report, EDSW determined that hazardous waste generator inspection compliance files exist for Allstate Auto & Marine. This automotive service business is located at 2478 Industrial Road on the subject property. On December 29, 2006; EDSW reviewed the Southern Nevada Health District file record for this facility. The following general information was obtained from this review:

The operation has been inspected repeatedly by the Health District to evaluate compliance with hazardous waste regulations. The most recent inspection occurred on December 05, 1996. No violations were observed at that time and the business is classified as a Conditionally Exempt Small Quantity Hazardous Waste Generator. This means that the business is required to properly handle and dispose of any hazardous wastes generated by the operation; however, it is exempt from many of the other requirements of the hazardous waste regulations. Allstate Auto &

Phase I Environmental Site Assessment Report - Crazy Horse Plaza Property

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Marine is owned by Mr. James Barrier. It is a typical automotive repair and service operation which does generate spent antifreeze liquid, waste oil and small amounts of spent solvent. The spent solvent is reportedly classified as a hazardous waste that is picked up under contract with Safety Kleen. A 15 gallon metal drum is reportedly used to contain the used solvent. According to the file record maintained by the Southern Nevada Health District, this facility stores waste oil and spent antifreeze in drums which sit on a small secondary containment pad. No waste oil UST, floor drains or sand/oil separator are reported to be present at this location. **There is a Hazardous Materials Incident Report on file for this business which is dated April 13, 1992.** Someone reportedly drained the contents of a 55 gallon drum of waste oil to the asphalt pavement in back of the tenant space. According to the Health District inspector's report; an area of pavement approximately 200 feet long by 6 to 8 feet wide was affected. The oil was reportedly cleaned up using a "Grease Sweep" adsorbent product. No staining is currently visible on the asphalt from this earlier incident. It is likely that the asphalt pavement has been resurfaced since this incident occurred.

On March 27, 2007; a visual inspection of this facility was conducted which confirmed that there are no floor drains present in the repair shop at 2478 Industrial Road. There is also no evidence of a waste oil UST or an in-ground oil/water separator. Two adjacent metal plates in the outdoor pavement directly south of the auto shop were locked and can not be opened; however, one of these metal plates is marked "Electric" and this installation is believed to be a small outdoor electrical vault associated with the nearby pad mounted transformers. Waste oil is currently stored in a 55 gallon metal drum which sits on a small secondary containment pad located along the west or rear wall of the shop.

The shop area has two automotive lifts on its north side with aboveground hydraulics (See Photo #10). An older in-floor hydraulic lift was previously in-use at this location (See Photo #14). (Note: Limited sub-surface hydraulic oil contamination is often associated with older below-grade hydraulic systems.)

The shop concrete floor does have joints and minor cracking present. A linear floor patch runs in front of the hydraulic lifts. The overall appearance of the floor surface is one of moderate discoloration typical of older automotive service shops. A small parts washer (i.e.; 20 gallon capacity degreasing station) is located along the north wall (See Photo #15). The floor is heavily stained under this location (See Photo #16).

A small compressor room in the northwest corner of the shop also has a heavily stained floor (See Photo #17). A second degreasing station is located along the rear exterior wall. (Note: Chronic drips and spillage over extended periods of time can result in subsurface contamination particularly below floor cracks and joints.)

The ceiling in the shop area is covered with an asbestos containing popcorn texture that is showing signs of deterioration. Two locations in the shop area have missing gypsumboard ceiling partitions (See Photo #18). The front or east side of the tenant space has a 2' X 4' drop ceiling which is water damaged from a roof leak along the front exterior wall. No popcorn ceiling texture is present in the finished area which includes two small offices and a small storeroom. The finished spaces are carpeted and the carpet appears to have been applied directly over concrete.

A billboard support column is located along the outer south wall of the auto shop. Bird droppings have accumulated in this area which represent a potential health hazard (See Photo #19).

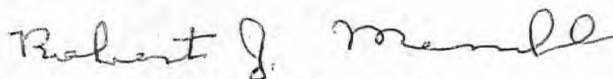
The visual inspection of this tenant space on March 27, 2007 does not change the opinion given by EDSW in Section 8 of the Phase I Environmental Report dated December 30, 2006 as follows:

"Chronic drippage and spillage of lubricating oils and automotive fluids at Allstate Auto & Marine Electric at 2478 Industrial over a period of 25 years has also in all likelihood resulted in some spot contamination of the fill materials under the concrete floor in this space."

This type of subsurface contamination is usually limited in extent and most likely to be found below floor joints and/or cracks. It is typical of locations where automotive service operations have occurred for decades. Some subsurface contamination may also be associated with the location of the former in-ground hydraulic lift. Please refer to Section 8 of the original Phase I Report for additional information.

Thank you for allowing EDSW to be of service on this project.

Sincerely,



Robert J. Merrill, CIH
Nevada Certified Environmental
Manager (CEM #1345)

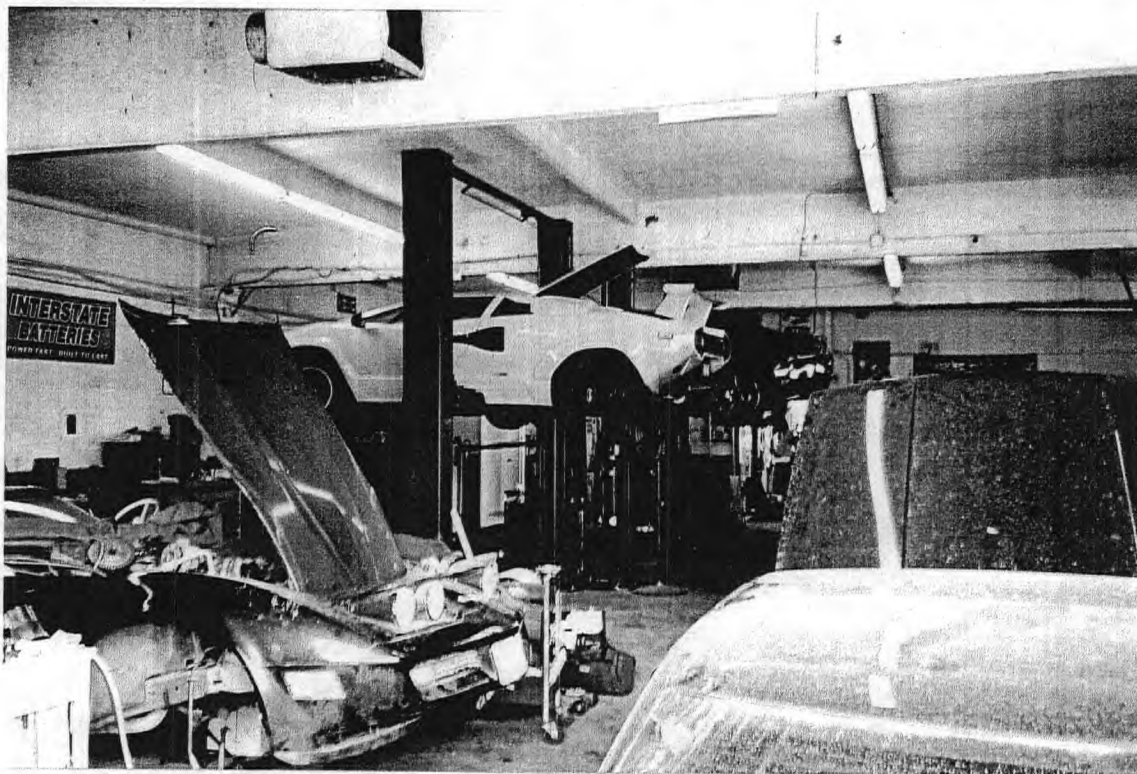


Photo #10: View of the interior of the auto service work shop located at 2478 Industrial Road

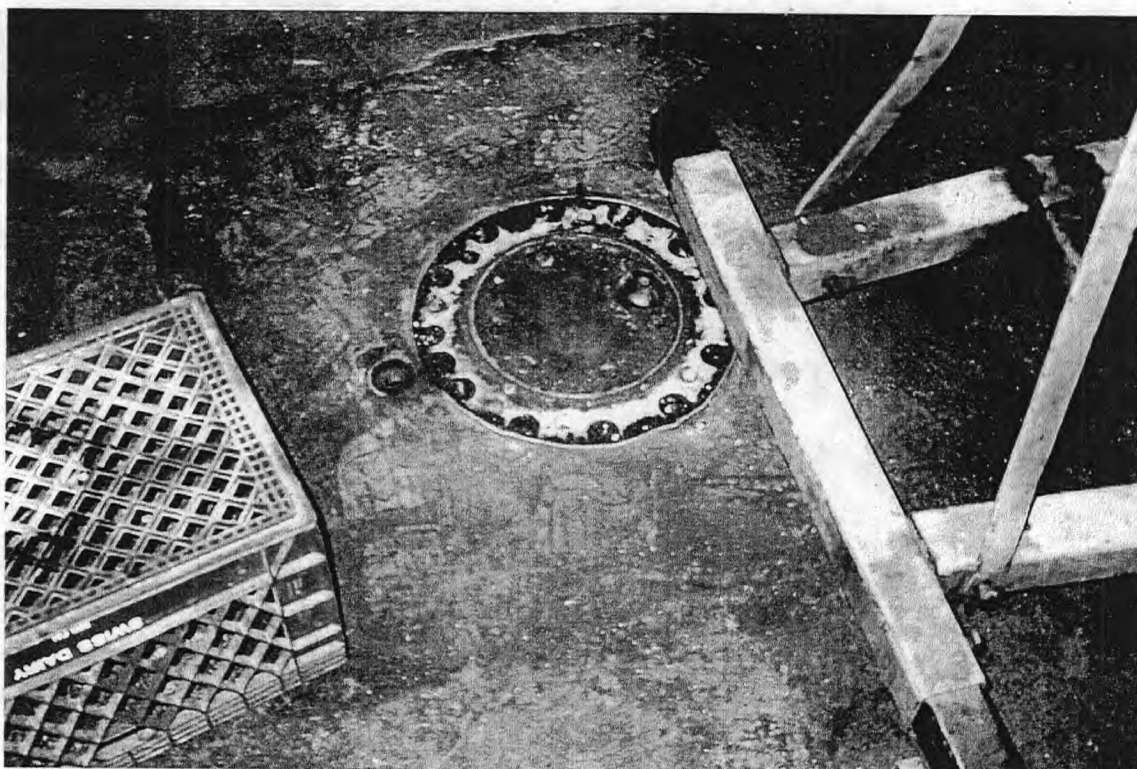


Photo #14: View of an older in-ground hydraulic system that is no longer in use at 2478 Industrial Road.



Photo #15: View of the small degreasing tank station along the north interior wall of the shop.



Photo #16: View of the stained floor below the degreasing station along the north wall.

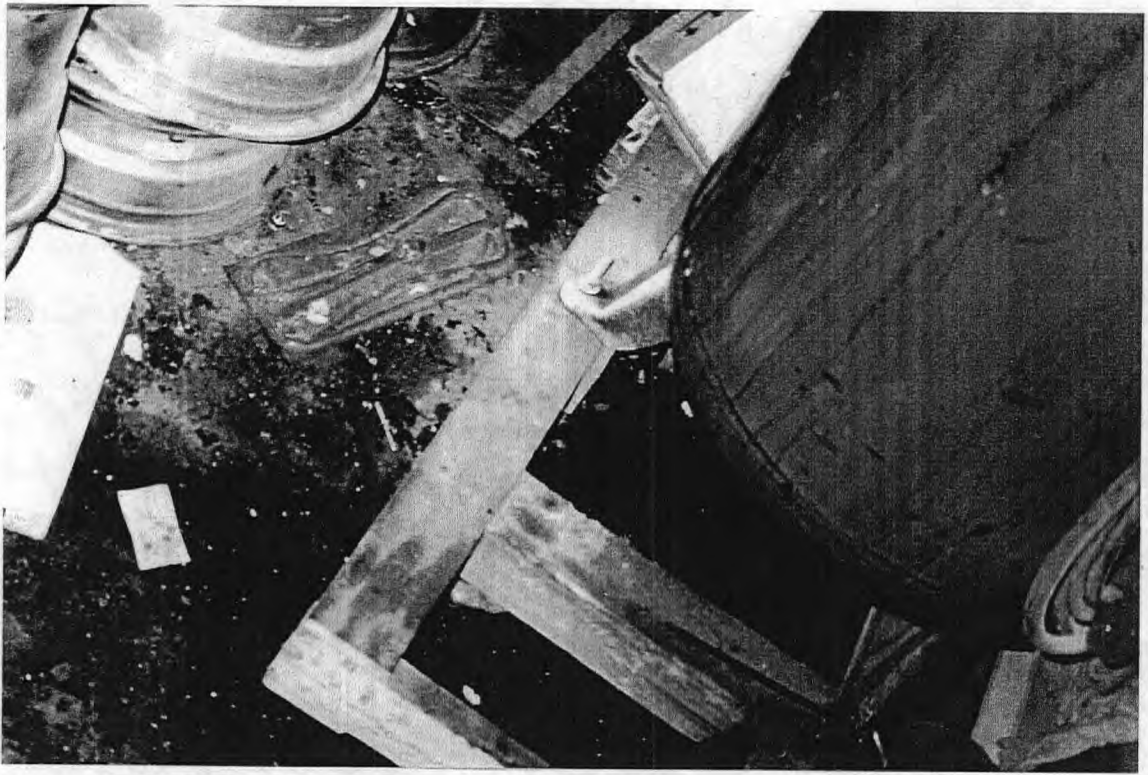


Photo #17: View of the oil stained floor below compressor.

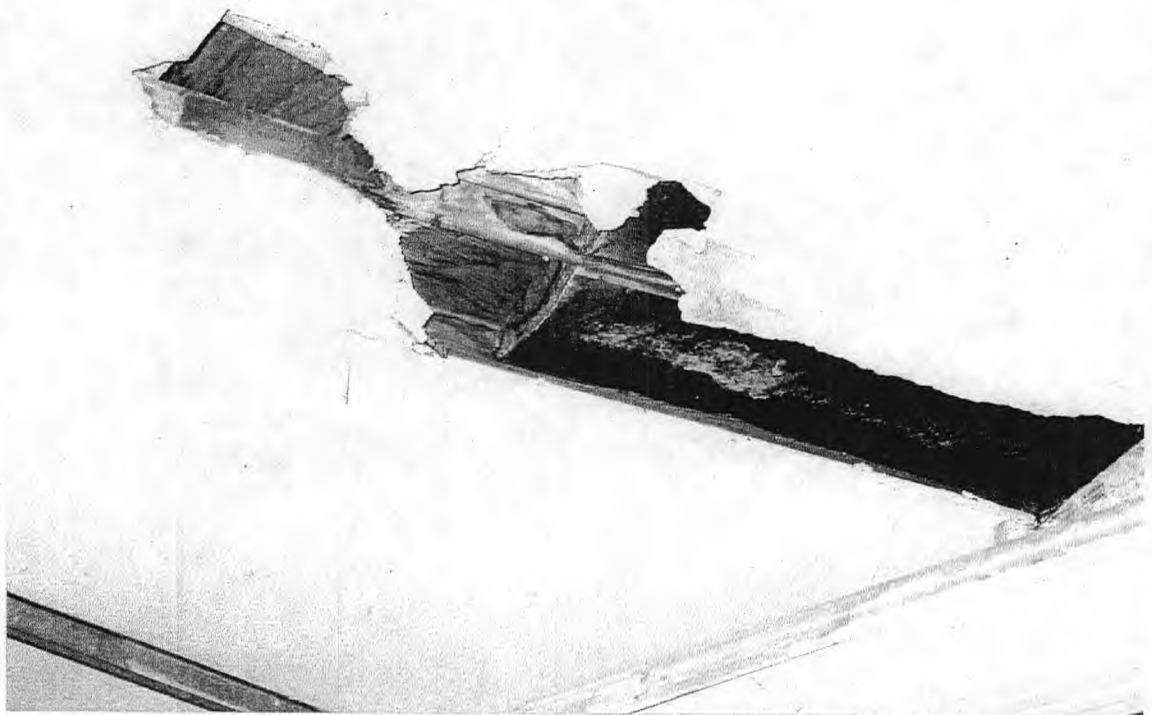


Photo #18: View of a water damaged area in the ceiling of the auto shop at 2478 Industrial Road.

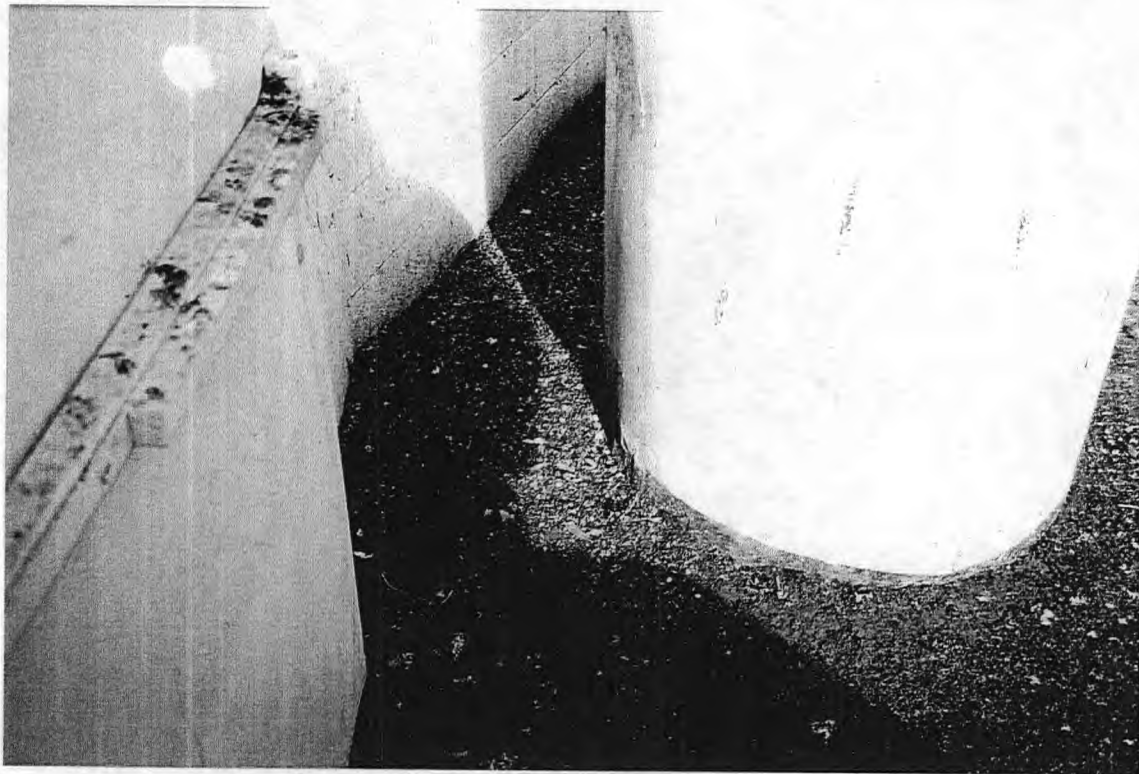


Photo #19: Accumulation of bird droppings along the south outer wall of the automotive shop.

EDSW

ENVIRONMENTAL
DISCOVERY
SOUTHWEST

4854 NARA VISTA WAY #101
LAS VEGAS, NV 89103

PH: (702) 361-3212
FX: (928) 767-3722



December 30, 2006

Mr. Mike Signorelli
Crazy Horse Too Gentleman's Club
2476 Industrial Road
Las Vega, Nevada 89102

RE: **Invoice** - Phase I Site Assessment
Crazy Horse Plaza Property

Attention: Mr. Signorelli

The following invoice is for our services in completing a Phase I
Site Assessment Report for the above property:

Per Proposal dated December 8, 2006.....\$2,000

Extra site visits.....\$ 200

Total: \$2,200

Signature: Robert J. Merrill

Phase I Environmental Site Assessment Report - Crazy Horse Plaza Property

Submitted after final agenda

At City Council

Date 4/18/07 Item #66

1
2 **AFFIDAVIT OF PATTY JONES**

3 STATE OF NEVADA)
4)ss.
5 COUNTY OF CLARK)

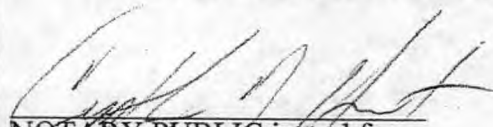
6 PATTY JONES, being first duly sworn upon oath states as follows:

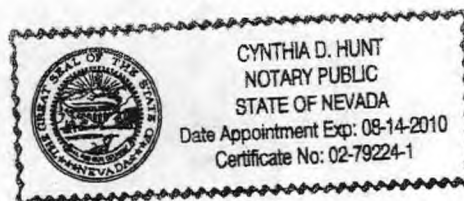
- 7 1. I am the person above named, am competent to testify to the matters stated herein,
8 do so upon firsthand knowledge, and would so state in a court of law.
9 2. I am the custodian of records for the Crazy Horse Too.
10 3. Attached herein are two (2) letters, dated December 17, 200(7), and January 11,
11 2007, which are true and accurate copies of letters that have been retained in the ordinary course of
12 business.

13 DATED: March 20, 2007.

14 
15 PATTY JONES

16 SUBSCRIBED and SWORN to before me this ___ day of March, 2007.

17 
18 NOTARY PUBLIC in and for
19 the State of Nevada, Clark County



RicRiz, LLC
3395 S. Jones Blvd., #411
Las Vegas, NV 89146

January 11, 2007

Mr. James C. Barrier
Allstate Auto and Marine
2480 Industrial Rd.
Las Vegas, NV 89102

**RE: ENVIRONMENTAL DISCOVERY SOUTHWEST/PHASE 1 SITE
ASSESSMENT**

Dear Mr. Barrier:

We have been informed by Mr. Mike Signorelli, who is sub leasing the Crazy Horse Too, that he has been unable to gain access for an Environmental Inspection.

We contacted you by certified mail regarding this inspection. Also, on numerous occasions his personal assistant, Patty Jones, visited your store front and personally spoke with you regarding this inspection. You informed her that your attorney advised you that the inspection should be completed after business hours. At that time Ms. Jones left her office phone number for you to call to schedule an appointment for this inspection. Over a week went by so she visited you again and spoke with you and left her cellular number. As of this day, she still has not heard from you.

In order for Mr. Signorelli to obtain financing, he must inspect your property immediately. By not granting access to your store is in violation of your lease agreement. Please contact Ms. Jones directly at 702-499-4939 within 72 hours upon receipt of this letter to schedule an appointment to complete their inspection.

Sincerely,



Annette M. Rizzolo
RIC RIZ, LLC

EDSW

ENVIRONMENTAL
DISCOVERY
SOUTHWEST

4854 NARA VISTA WAY #101
LAS VEGAS, NV 89103

PH: (702) 361-3212
FX: (928) 767-3722



December 17, 2007

Mr. Mike Signorelli
Crazy Horse Too Gentleman's Club
2476 Industrial Road
Las Vega, Nevada 89102

RE: Auto & Marine Electric
2478 Industrial Road

Attention: Mr. Signorelli

I stopped by briefly late yesterday at the Crazy Horse Plaza to attempt to pull up one of the two metal plates in the asphalt paving just off the exterior south wall of the 2478 Industrial Road tenant space. I was unable to look below the metal plates because a car was parked over that location. I need to check that location to verify that it is not an older oil/water separator or waste oil tank installation. Although our review of the Southern Nevada Health District file records indicated that this operation does not have an oil/water separator or a waste oil tank, it would be best to verify this.

As of today's date, EDSW has also not been able to access and inspect the interior of the Auto & Marine Electric operation. I realize your office has been working to arrange access and that the tenant has been unresponsive. If access can not be obtained, then this letter should be attached to the Phase I Environmental Site Assessment Report dated December 30, 2006 to indicate that this location could not be fully evaluated.

Sincerely,

Robert J. Merrill, CIH, CEM



ENVIRONMENTAL
DISCOVERY
SOUTHWEST

4854 NARA VISTA WAY #101
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PH: (702) 361-3212
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Sincerely,

Robert J. Merrill, CIH, CEM

RicRiz, LLC
3395 S. Jones Blvd., #411
Las Vegas, NV 89146

January 11, 2007

Mr. James C. Barrier
Allstate Auto and Marine
2480 Industrial Rd.
Las Vegas, NV 89102

**RE: ENVIRONMENTAL DISCOVERY SOUTHWEST/PHASE 1 SITE
ASSESSMENT**

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Sincerely,



Annette M. Rizzolo
RIC RIZ, LLC

ENVIRONMENTAL REAL ESTATE ASSESSMENT
PHASE I REPORT
FOR THE
CRAZY HORSE PLAZA PROPERTY
2440-2494 SOUTH INDUSTRIAL ROAD
LAS VEGAS, NEVADA 89102

PREPARED FOR: MR. MIKE SIGNORELLI
CRAZY HORSE TOO GENTLEMAN'S CLUB
2476 SOUTH INDUSTRIAL ROAD
LAS VEGAS, NEVADA 89102

PREPARED BY: ENVIRONMENTAL DISCOVERY SOUTHWEST, INC.
4854 NARA VISTA WAY - UNIT #101
LAS VEGAS, NEVADA 89103

December 30, 2006

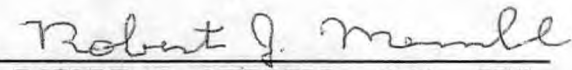

ROBERT J. MERRILL, CEM, CIH
ENVIRONMENTAL CONSULTANT

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LIMITATIONS OF REPORT

Phase I Environmental Real Estate Assessments are limited in scope. They are typically performed under time and cost constraints which do not allow for exhaustive research to be conducted on all possible sources of information. The inspection activity is primarily visual in nature and the sampling of environmental media is normally not performed during this type of study. Even an experienced inspector may be unable to detect hidden materials or contamination which are hidden from view, inaccessible, or can not be inferred from the readily available historic information on the property. Hidden materials or contamination, if any, may only be discovered upon an excavation of the site or during the course of a Phase II subsurface investigation.

Records search information has been obtained directly or indirectly from a variety of governmental sources. It can not be assumed that this information is correct or complete in all instances. The interpretation of data and recommendations made by Environmental Discovery Southwest, Inc. (EDSW) are based only on the information readily available to EDSW at the time the report is prepared. This study is also not intended to predict future conditions at the site. Events may occur after the date of this report which could change the conclusions contained herein.

In performing a Phase I study, EDSW does not assume responsibility for the discovery and elimination of all hazards which could possibly cause accidents, injuries or property damage. Compliance with recommendations made in this report, if any, does not assure elimination of all possible hazards or the fulfillment of your obligation as may be required by any local, state or federal laws or any future modifications or changes thereto. In many cases; federal, state or local codes require prompt reporting to relevant authorities when a chemical release is discovered. In the State of Nevada, discovery of releases of petroleum products exceeding 25 gallons or involving 3 or more cubic yards of contaminated soil must be reported within one working day to the Nevada Division of Environmental Protection. It is the responsibility of the property owner to notify authorities if a release of a reportable quantity of petroleum products or hazardous materials is discovered on site.

Since the facts stated in this report are subject to professional interpretation, they could result in differing conclusions. No responsibility is assumed for the conclusions, opinions, or recommendations made by others based on the data presented in this report. This document was prepared for and is intended for the exclusive use of the client and any other lending institution or principals that are involved in this particular property transaction. Use of this report by others, or the commercial use of this report format by any party, without the written consent of EDSW, is prohibited by copyright laws.

Phase I Environmental Site Assessment Report - Crazy Horse Plaza Property

Due to the limited scope of a Phase I Environmental Site Assessment, this type of study significantly reduces, but can not completely eliminate, uncertainty regarding the potential for recognized environmental conditions at or near a given property. It also does not address the suitability of any site for a given type of future development, especially in respect to such items as the amount of site preparation work which would be required or the degree of compatibility with any existing development.

1.0 INTRODUCTION

At the request of Mr. Mike Signorelli (Client), Environmental Discovery Southwest, Inc. (EDSW) conducted a Phase I Environmental Real Estate Assessment on a fully developed 2.65 acre land parcel located at 2440-2494 South Industrial Road in Las Vegas, Nevada. There are two multi-tenant commercial strip buildings currently located on the subject property, which is known as the Crazy Horse Plaza.

The purpose of the study was to determine, to the degree possible within reasonable time and cost constraints, the current environmental conditions at both the subject property and in the immediate surrounding neighborhood. Key elements in this environmental assessment included:

- a visual inspection of the subject properties and the nearby land uses,
- photographic documentation of current site conditions,
- research of historical aerial photographs, topographic maps, historical city directories, building permits, recorded deeds & liens, and ownership records,
- a limited survey to check for the possible presence of asbestos containing materials,
- and a review of a variety of federal, state and local environmental databases and other sources to determine if any known releases of hazardous substances are on record for this area and to determine if there is a potential for releases from neighboring properties.

An initial visual inspection of the subject property and the immediate neighborhood was conducted on December 13, 2006 by Robert J. Merrill, Nevada Certified Environmental Manager (CEM # 1345) and American Board of Industrial Hygiene Certified Industrial Hygienist (CIH # 2788). Information for this study was obtained from the following sources:

Clark County Civil Engineering Plans Room
500 South Grand Central Parkway
Las Vegas, Nevada 89155
2002 Flood Insurance Rate Map

Clark County Assessor
500 South Grand Central Parkway
Las Vegas, Nevada 89155
Aerial Photos, Parcel Map & Ownership History

Clark County Recorder
500 South Grand Central Parkway
Las Vegas, Nevada 89155
Recorded Deeds & Lien Search

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101
Zoning Information

City of Las Vegas Plans Library
731 South Fourth Street
Las Vegas, Nevada 89101
1959 & 1972 Aerial Photos

Southern Nevada Health District
400 Shadow Lane - Suite 105
Las Vegas, Nevada 89127
Environmental File Records

Nevada Division of Environmental Protection
171 East Flamingo Road - Suite 121A
Las Vegas, Nevada 89119
Environmental File Records

Clark County Library
1401 East Flamingo Road
Las Vegas, Nevada 89119
Historical City Directories

Nevada Bureau of Mines & Geology
Educational Publication #18
"Radon in Nevada"

USDA Soil Conservation Service
5820 South Pecos Road - Building A
Las Vegas, Nevada 89120
"1982 Soil Survey of the Las Vegas Valley Area"

Las Vegas Valley Water District
101 South Valley View Boulevard
Las Vegas, Nevada 89153
Drinking Water Quality Information

In addition to the sources of information listed above, the following environmental regulatory databases were searched for EDSW by Environmental Data Resources (EDR) of Milford, Connecticut (Refer to Section 6.0 for details):

National Priorities List (Current, Proposed & Delisted Sites)

Comprehensive Environmental Response, Compensation & Liability Information System Databases

Resource Conservation and Recovery Information System
Hazardous Waste Related Databases

USEPA Institutional Controls (Sites w/Institutional Controls, Such As Property Use Restrictions, In Place)

USEPA Engineering Controls (Sites w/Engineering Controls In Place, Such as Liners or Caps.)

Indian Tribal Record Databases

Open Dump Inventory

Mines Master Index File

PCB Activity Database System

AIRS Facilities (Permitted Airborne Emissions Data)

Toxic Release Inventory System

Emergency Response Notification System

State Registered Underground Storage Tank List

State Leaking Underground Storage Tank List

State Registered Aboveground Storage Tanks

Nevada Corrective Actions Database (Voluntary Cleanups)

Nevada Solid Waste Facilities & Landfills Database

(Note: This is only a partial listing of the environmental regulatory databases searched for this report. Refer to the EDR Report in Appendix E for additional details.)

Phase I Environmental Site Assessment Report - Crazy Horse Plaza Property

2.0 PROPERTY DESCRIPTION & CURRENT USE

The subject property consists of a single land parcel that is 2.65 acres in size. The site is fully developed at this time with two multi-tenant commercial/retail strip buildings, which are known as the Crazy Horse Plaza. The site is situated on the west side of Industrial Road directly north of an elevated section of West Sahara Avenue.

The subject property is further described as being in the South Half of the Southwest Quarter of Section 04, Township 21 South, Range 61 East, M. D. B. & M. in Clark County, Nevada. According to records maintained at the Clark County Assessor's Office, the parcel has a Property Identification Number of 162-04-407-001. Refer to the Assessor's Parcel Map contained in Appendix B for perspective.

Both buildings at the subject property are masonry block construction built on concrete foundations with wood roof decks supported by wood beams. The building along the rear or west property line is sub-divided into 12 tenant spaces, which each consist of a warehouse measuring approximately 48' X 39'. This measurement includes a small partitioned office and bathroom near the front entrance to each warehouse space. The footprint of this building is approximately 24,000 SF.

The building facing Industrial Road on the eastern portion of the property has five tenant spaces on its north half. These tenant spaces are approximately 100' X 20' each as measured from the centers of the interior walls. An irregular shaped tenant space, housing an automotive repair shop is located on the south end of this structure. Most of the south half of the building facing Industrial Road is occupied by the anchor tenant, The Crazy Horse Too Gentleman's Club. The total building footprint is estimated at approximately 36,800 SF.

The current occupancy at this property is listed by address as follows:

Industrial Road Address	Tenant Or Operation
2450	Las Vegas Imports - Botanica (Shop selling incense, candles etc.)
2452	The Tux & Suit Warehouse

Industrial Road Address**Tenant Or Operation**

2454	Tri-State Precision Grinding
2456	Wenger Entertainment Group - Industrial Studios
2458	Showgirl Supplies
2476	Crazy Horse Too Gentleman's Club
2478	Auto & Marine Electric (Automotive Repair Shop)
2440	(Not Accessed)
2442	Gifts Plus (Storage of gift store inventory)
2444	The Caterer's Inc.
2446	Las Vegas City Choppers Warehouse (Custom Motorcycle Shop)
2448	Crazy Horse Too Warehouse Storage
2482	Crazy Horse Too Warehouse Storage
2484	Small upholstery business
2490	The Caterer's, Inc.
2492	(Not Accessed)
2494	Classic Car Storage

Tri-State Grinding is a small industrial saw sharpening operation. The shop has a Knife Grinder and two Wright Machine Company Carbide Saw Grinders. The concrete floor under and adjacent to this equipment is saturated with cutting oils. A discolored floor is also present in the Buffalo's Jim's Auto & Marine Electric Shop at 2478 Industrial Road.

Refer to Appendix A for photographic documentation of the two tenant spaces at 2454 and 2478 South Industrial and for photos of the subject property and the immediate neighborhood.

3.0 SURROUNDING LAND USE & ZONING

According to the Current Planning Desk at the City of Las Vegas Development Services Center; the subject property has an "M" Industrial Zoning. This zoning does allow for heavy industrial operations that are "compatible with adjacent land uses". All of the parcels to the immediate north, west and south of the subject property also have this same "M" Industrial Zoning. The property across Industrial Road to the east has a "CM" Commercial Industrial Zoning.

The immediate neighborhood surrounding the subject property currently consists of mostly older light industrial/commercial development. There is also older residential development present along South Tam Drive to the east of Industrial Road.

The land uses immediately adjacent or separated by a roadway from the subject property are further described as follows:

- North - Vacant industrial warehouse building property at 2330 Industrial Road.
- West - Union Pacific Railroad Right-of-Way followed by a light industrial-commercial building at 2441 Western Avenue currently occupied by Fanfair Lighting Decor.
- Northeast - Industrial Road followed by a small commercial building occupied by Team CNC Motorsports at 2333 Industrial Road.
- South - A paved lot used for overflow parking under an elevated section of West Sahara Avenue followed by a small Nevada Power electrical substation. A larger Nevada Power Transformer Switchyard is located to the southwest across the Union Pacific rail lines. An older Nevada Power warehouse and shop facility is located farther south at 2515 Industrial Road.
- East - Industrial Road followed by a Nevada Tire City business at 400 North Bridge Lane. A small multi-tenant commercial property (Schiff Building) is located directly north of the automotive tire shop at 2401-2409 Industrial Road. Older apartment buildings are located farther to the east-northeast along South Tam Drive.

There are no operating gasoline stations in the immediate vicinity of the subject property. An abandoned gasoline service station is located approximately 3/16 of a mile to the north-northwest of the Crazy Horse Plaza at the intersection of Highland and Western Avenues. There is also a Rebel Oil Bulk Petroleum Products Storage Facility located approximately 3/16 of a mile to the west of the subject property. This facility at 1900 West Sahara Avenue has 8 active underground storage tanks (UST's), 5 other UST's no longer in use and at least 15 aboveground storage tanks (AST's). A bulk storage facility of this type would in all likelihood be classified as heavy industrial. Please refer to Section 6.0 for additional information on sites of possible environmental concern in this neighborhood.

Please also refer to Appendix A for photographic documentation of the immediately adjacent land uses.

4.0 ENVIRONMENTAL SETTING & PATHWAYS

4.1 Hydrogeological Information

According to the 1982 Soil Survey of the Las Vegas Valley by the USDA Natural Resources Conservation Service (aka; USDA Soil Conservation Service), the subject property is in an Urban Land area covered by asphalt, concrete, and buildings or other urban structures. The nearest native soil type on the south side of of Sahara Avenue is Spring Clay Loam #390. This very deep, moderately drained soil lies on alluvial flats with 0 to 2% slopes. It forms in gypciferous lacustrine (i.e.; lake bed) sediments.

Typically, the surface layer is pale brown clay loam about 5 inches thick. The underlying material to a depth of 60 inches or more is stratified, light brown pink silt loam to silty clay, averaging silty clay loam. This soil contains many gypsum crystals. The high gypsum content can induce electrochemical reactions that tends to corrode concrete and untreated steel. Shrink-swell potential is listed as moderate overall.

Permeability of the Spring soil is slow. Available water capacity is high. The soil in this unit is subject to rare periods of flooding during prolonged, high intensity storms. When disturbed, the hazard of soil blowing is high.

The main limitation for landscaping is the excessive amounts of soluble salts in the soil. Salt tolerant plants should be selected for landscape applications.

(Note: Since the subject property has been fully developed, existing soil conditions would be expected to vary from published native soil type information, especially in respect to the surface layer(s). No soil type information is actually given for Urban Land areas and the Spring Clay Loam descriptive information is only for the nearest listed soil type. A geotechnical subsurface investigation would be needed at the site to determine actual soil conditions and the suitability for any future re-development of the property.)

According to the September 27, 2002 FEMA Flood Insurance Rate Map (Map Panel #32003C21700 E) for the area which includes the subject property, there are no 100 year floodplain designations on or near the subject property. The entire area is classified

as an unshaded "Zone X". These areas have been determined to lie outside the 500 year floodplain.

EDSW has previously contacted the United States Fish and Wildlife Service in Reno, Nevada to try and determine if any Wetlands Inventory Maps exist for the area. According to a previous interview with Marcy Haworth of the Reno Office, wetlands mapping for the Las Vegas Valley was described as "sketchy" or "incomplete". Her office does have some wetlands acreage designated on a large scale (1:250,000) map. Most of the designated wetlands are located along the Las Vegas Wash downstream of where it is intersected by the Flamingo Wash. The typical 7.5 Minute Wetlands Inventory Maps are not available for this area and the subject properties do not lie within any designated floodplain area. Therefore it does not appear that any designated wetlands are located in the immediate vicinity of the subject property.

EDSW reviewed an historical groundwater well database dated October 1994 which was compiled by the United States Department of the Interior Geological Survey (USGS). This database shows a USGS groundwater well at a surface elevation of 2,047 feet in Township 21 South, Section 04 which was installed in September 1980 to a depth of 17 feet. A water level measurement in September 1994 indicated water at 9.3 feet below ground surface in this USGS well. EDSW also obtained more recent groundwater monitoring well information for this area by reviewing Leaking Underground Storage Tank (LUST) files at the local offices of the Nevada Division of Environmental Protection (NDEP). Groundwater at 9.5 to 10.2 feet below ground surface was reportedly measured in September 2003 at the Rebel Oil Bulk Petroleum Products Storage Facility at 1900 West Sahara Road. This operation is approximately 3/16 of a mile to the west of the subject property. Ground water flow direction at this site was believed to be moving to the east.

It is apparent from the recent groundwater well data that the depth to groundwater in this area is very shallow and is typically encountered at less than 10 feet below ground surface.

The overall regional groundwater flow in the Las Vegas Valley is from the mountain recharge areas of the north and northwest to the Vegas Wash on the southeast. Groundwater flow in the vicinity of the subject property however is most likely to follow the local topographical gradient which trends generally eastward. Predicting the exact direction of groundwater flow for a specific property can be difficult due to the possible presence of local

factors, such as impermeable layers, faults or active groundwater pumping, which can alter the direction of flow on a site specific basis. There are a number of municipal groundwater wells in this area with the nearest reportedly located just south of Sahara on the east side of Industrial Road.

4.2 Drinking Water

Drinking water is provided to the Las Vegas Valley through the Southern Nevada Water System. Currently, over 90% of the supply for the urban area comes from Lake Mead. Although some water quality issues have been raised in recent years concerning contaminants entering Lake Mead, the drinking water supplied from the lake continues to meet Safe Drinking Water Act Standards. Refer to the communication from the Las Vegas Valley Water District dated January 5, 2004 which is included in Appendix D.

One of the drinking water quality issues that has received increased publicity of late is the perchlorate contamination of groundwater from the Kerr McGee Facility located in the BMI Industrial Complex in Henderson. Groundwater moving downgradient to the Las Vegas Wash from this facility is heavily contaminated with perchlorate. A pump and treat system has been installed to try to prevent the perchlorate contamination from entering the wash and ultimately going into Lake Mead, which is the main source of drinking water for the Las Vegas Valley. Recent water testing has been showing a significant decline in the average perchlorate level in Lake Mead due to this on-going remediation effort.

Public groundwater wells are also operated by the cities of Las Vegas and North Las Vegas, particularly during the summer months. The water from these municipal groundwater wells is often blended with the lake surface water supplies. Prior to the import of Lake Mead water, groundwater was used exclusively throughout the Las Vegas Valley. This earlier over reliance on groundwater resulted in a significant lowering of the groundwater table in some areas of the valley. The lower groundwater table contributed to problems with ground subsidence in some locations within the City of North Las Vegas, including an area known as the Windsor Park neighborhood. Residents of Windsor Park had to actually be evacuated from their homes due to the damage which occurred from ground subsidence due to over-pumping. This area near Carey Avenue and Clayton Street is over four miles north of the subject property.

In the future, one or more pipelines are planned to bring groundwater from rural areas of central Nevada to the Las Vegas Valley. This water would be used to supplement the fixed allocation from Lake Mead which is now close to being fully utilized. Conservation measures have also been implemented in recent years and these have been effective in significantly reducing water consumption on a per household basis. This conservation effort has been driven by recent drought conditions that have resulted in the water level at Lake Mead dropping over 100 feet.

4.3 Seismic Hazards

According to the 1997 Uniform Building Code *Seismic Zone Map of the United States*, the City of Las Vegas is located in a Seismic Zone 2B. That means that structures built in this area need to incorporate certain earthquake resistant features such as reinforced walls and foundations. Additional seismic hazard evaluation is usually only recommended for structures in Zones 3 and 4, according to Standard's & Poor Property Condition Assessment Criteria. Lenders who follow these criteria would usually not require a Probable Maximum Loss Study for the structures currently present on the subject property. A more detailed study of any potential seismic hazards, such as local faults in this specific neighborhood, is beyond the normal scope of a typical Phase I Environmental Assessment. (Note: A redevelopment of this site, particularly one involving high-rise buildings, would most likely require construction with earthquake resistant design features and a Probable Maximum Loss Study which would incorporate an evaluation of local seismic hazards.)

4.4 Endangered Species

The Las Vegas Valley is located within the range of the desert tortoise (*Gopherus agassizii*). This species has been listed by the Nevada Department of Wildlife as "rare" and "protected". Federal government listing of the species was considered in 1984 and proposed again in 1989. Following an emergency listing of the tortoise as "endangered" in 1989, it was formally listed by the US Fish and Wildlife Service as "threatened" in 1990. Clark County originally prepared a Short Term Habitat Conservation Plan, which was primarily a management program to protect at least 400,000 acres of tortoise habitat on federally owned lands.

A Long Term Habitat Management Plan was expected to expand the size and or number of protected habitat areas on federal lands. The Short Term Habitat Conservation plan was part of a Section 10 (a) permit application by the County under the Endangered Species Act which allows the "incidental" take or removal of the species for projects on non-federal lands if specific conditions are met. A permit under Section 10 (a) was eventually issued for all of Clark County. A proponent of a new project on privately owned land within the permit area must pay a mitigation fee per acre which will be used to fund the Habitat Conservation Program. Developers are also requested to report the presence of the desert tortoise when discovered in order to allow for humane removal of the individuals. If these conditions are met, then development may proceed on private lands. Substantial fines can apply to anyone otherwise caught killing or disturbing this species. More recently, Clark County has been working on a multi-species approach to habitat conservation. This newer approach to habitat protection will be the guide for endangered species preservation efforts in the future. **(Note: Since the subject property is fully developed, the mitigation fee mentioned above would not be applicable to any new development on the subject property nor would the desert tortoise be likely to be found in the fully developed urban land area which includes the site.)**

The California Bearpaw Poppy is a state listed protected plant species which is currently protected under state law. A developer would be required to obtain a permit from the state before destroying plants on their property. This species has yellow flowers on slender stalks which rise from fuzzy green leaves that resemble an animal paw. Currently, there is effort underway to preserve populations of this native flower on 110 acres near the North Las Vegas Air Terminal. More aggressive efforts to protect this native plant are likely as continued development reduces the number of remaining native poppy fields. **(Note: Since the subject property is completely covered with buildings and asphalt or concrete pavement, the presence of any endangered plant species is highly unlikely.)**

5.0 SITE HISTORY & OWNERSHIP

5.1 Aerial Photograph Review

EDSW obtained copies of 2006, 2001, 1996 and 1990 aerial photographs from the Clark County Assessor's Office. All four of these aerial photographs show the subject property fully developed with the two multi-tenant commercial buildings known as the Crazy Horse Plaza. These more recent photographs also show the immediate neighborhood to be fully developed during this time period with light industrial /commercial buildings along both Industrial Road and Western Avenue. One difference between the 1990 and 1996 aerial photographs is that the Nevada Power transformer switch yard located across the rail lines to the southwest of the subject property does not appear until 1996. In 1990, this location has what is most likely electrical equipment stored on it. The smaller electrical substation directly south is present in both of these aerial photographs

EDSW obtained copies of 1959 and 1972 aerial photographs at the City Plans Library. The 1972 aerial photo shows the two commercial buildings on the subject property just before the two structures were extended northward by additions to the original structures. Land directly west of the railroad tracks is undeveloped at this time; however, the light industrial/commercial development along Industrial Road is in place as early as 1972. The 1959 aerial photograph shows the subject property and land directly north to be undeveloped at that time. The Union Pacific railroad line runs directly west followed by more vacant land. Residential development can be seen farther to the east starting with small apartment buildings along the west side of Tam Drive.

The aerial photograph review clearly shows that the light industrial - commercial neighborhood, which includes the subject property, was developing during the 1960's. By the time of the 1972 aerial photograph, both the subject property and most of the immediate neighborhood was fully developed.

Copies of the aerial photographs reviewed for this report have been attached to Appendix C.

5.2 Topographical Maps

EDSW reviewed a 1967 Las Vegas Northwest 7.5 Minute Quadrangle USGS Topographical Map which was photorevised in 1983. This map indicates that the subject property was undeveloped in 1967. The Crazy Horse Plaza buildings show-up as 1983 revisions.

The 1967 USGS Topographical Map indicates that the subject property is located at an elevation between 2,055 and 2,060 feet above mean sea level. The topographical gradient declines to the east-northeast at a slope of approximately 1%.

The historical topographical map reviewed for this report does not show any unusual topographic features such as pits, depressions or mining activities on or near the subject property. A copy of the 1967 USGS Topographical Map has been included in Appendix C.

5.3 Building Department Records

EDSW reviewed building permit records at the City of Las Vegas Annex Building on December 19, 2006. The Applications for Building Permit Documents for both of the buildings on the subject property date to 1972. The original permit applications for the development date to March 1972 with applications for additions to each building dating to later that same year. The contractor was Esquire Builders and the applications for the original building permits are signed by M. J. Schiff. Copies of these permit documents are included in Appendix B.

A Certificate of Occupancy dated June 9, 1988 is on record for the Crazy Horse Too. A proposed floor plan stamped April 1988 shows an existing 4,616 SF lounge being expanded to 8,000 SF for this business. Another Certificate of Occupancy for the Crazy Horse Too is dated January 24, 1992 with the business now being listed as 14,000 SF in size. A July 1975 building permit for 2472 Industrial Road shows tenant improvements (i.e.; fixtures for a bar called The Power Company) to be installed by Esquire Builders. Another building permit dated May 2, 1978 concerns the interior remodeling for a 4,800 SF bar at 2472-2474 Industrial Road. These permit records indicate that the main tenant in Building A has been operating as the Crazy Horse Too since at least 1988.

Design plans exist on microfiche for the two buildings at the subject property. EDSW reviewed a number of these microfiche

documents, but was unable to review all drawings due to time constraints. The development was called the Schiff Industrial Center at the time these plans were approved in 1972. The original drawings reviewed for Building A shows seven tenant spaces that were each approximately 100' X 20' plus one larger irregular shaped space on the south end of the building that was to be subdivided into offices. Evaporative coolers were to be roof mounted and vinyl asbestos tiles were specified for the seven 2,000 SF tenant spaces. This plan did not show the addition which was constructed later in 1972 on the north end of the building. Plans reviewed for Building B show an original masonry structure approximately 280' X 50' in size. The structure was to be built on a 4 inch concrete slab on compacted fill. Again, this drawing did not reflect an addition to Building which was completed later in 1972.

5.4 Ownership History

According to records of the Clark County Assessor, the subject property consists of a single land parcel of 2.65 acres in size. The parcel has a Property Identification Number of 162-04-407-001. Refer to the Assessor's Parcel Map contained in Appendix B for perspective.

The property is currently owned by RICRIZ, LLC which acquired the site from the Marvin James Schiff Trust in May 2002. This trust held the property back to 1978. The record goes back to 1956 when a portion of the site was sold to William E. and Lillian B. Harvey by Robert L. and Jewel B. Bigelow.

Copies of the assessor's record of ownership and Grant Deeds have been included in Appendix B. The ownership record cited above does not raise any obvious environmental concerns.

5.5 Environmental Lien Search

On December 20, 2006; EDSW conducted an environmental lien search at the Clark County Recorder's Office. No environmental liens were found in the computerized county records for Parcel #162-04-407-001. A lien release document filed by Silver State Disposal dated June 28, 2002 is present in the record for this parcel. This most likely had to do with an unpaid bill(s). Republic Services filed this lien in July 2001. An Affidavit of Complaint was filed against the automotive service business at 2478 Industrial Road in December 2004; however, these lien records do

not in any way relate to environmental issues.

5.6 City Directories

EDSW did review historical city directories at the Clark County Library located at 1401 East Flamingo Road in Las Vegas in order to obtain information on the historical development in the area which includes the subject property. The following table summarizes the findings of this research:

Directory	Year	Findings
Las Vegas Criss Cross Directory	1964	No listings for the subject property. There are listings to the northeast at 2403 - 2409 Industrial Road (Construction Coordinators at 2403, The Griss Company at 2405, Superior Laminates & Superior Shower Door Company at 2407 and United Roofing & Floor at 2409). Nevada Laundry & Dry Cleaning was located at 2333 Industrial Road which is just north of the multi-tenant 2401-2409 Schiff Building. Osborne Electric is listed for 2330 Industrial to the north of the subject property.
Luskey's Las Vegas Directory	1968-69	No listings for the subject property. The Nevada Power Service Center is listed at 2515 Industrial to the south. The Schiff Building has Creel Printing listed for 2409, Paul-Son Dice & Card at 2405 and Web Service (Coin Machine Servicing) at 2403 Industrial. Nevada Laundry & Dry Cleaning is still listed for 2333 Industrial.
Las Vegas Consurvey Directory	1975	The subject property has listings at 2444 (Blanche's Draperies, 2446 Coronado Construction, 2450 Nevada Fun

Directory	Year	Findings
Las Vegas Consurvey Directory	1975	Promotions, 2452 Nevada West Type Setting, 2462 Standard Surgical Supply, 2472 Power Company Restaurant, 2474 Power Company Cocktail Lounge, 2480 Office, 2484 Citrus World, 2492 American Business Supply, 2494 Salco Distributing. AMFAC Electrical Supply is listed for 2330 Industrial Road to the north of the subject property. Manse Printers now occupies 2333 Industrial to the northeast.
Hill Donnelly Cross Reference Directory	Feb. 1982	The subject property has listings at 2442 Bob Brown Tire Company, 2448 Boyd Coffee Company, 2464 Standard Surgical Supplies, 2466 Apollo Health Spa, 2476 Billy Jo's, 2476 M & M Woodcraft, 2478 Allstate Auto & Marine, 2478 Allstate Auto Parts, 2478 Statewide Rent A Car, 2482 Greater American Produce, 2486 Outside Turf Inc., 2488 Andy's Refinishing, and five different listings for 2450 Industrial Road. A new listing for Panaro Motors shows up at 2445 Industrial which is believed to be the building to the east across Industrial Road.
Hill Donnelly Cross Reference Directory	Feb 1987	The Crazy Horse Too shows up in the listings for the subject property at 2476 Industrial Road. Allstate Auto & Marine & Allstate Auto Parts remains at 2478 Industrial.
Hill Donnelly Cross Reference Directory	Jan 1992	Both Crazy Horse Too and Allstate Auto Repair continue to be listed at 2476 and 2478 Industrial Road respectively. Tri-State Precision

Directory	Year	Findings
Hill Donnelley Cross Reference Directory	Jan 1992	Grinding is now listed for 2454 Industrial.
Hill Donnelly Cross Reference Directory	Jan 1997	Unocal/Rebel shows up at 1900 West Sahara, which is the bulk petroleum products storage facility located approximately 3/16 of a mile west of the subject property. E&L Furniture Refinishing is listed at 2333 Industrial which is across the street to the northeast of the Crazy Horse Plaza.
Hill Donnelly Cross Reference Directory	Jan 2003	The Crazy Horse Too and Allstate Auto Repair continue to be listed at 2476 and 2478 Industrial Road at the subject property. TriState Grinding continues to be listed at 2454 Industrial. Showgirl Supplies and Montesano's Italian Deli are listed at 2458 and 2450 Industrial Road at the subject property.

The review of historical directories indicated that the subject property had no development up to at least 1968-69. The auto repair business at 2478 Industrial Road has been operating at the subject property since at least 1982. Tri-State Grinding has been at the 2454 Industrial address since at least 1992. The review did not identify any historical listings at the subject property for a dry cleaning tenant or gasoline service station. The nearest operating historical gasoline station appears to have been located at 2300 Western Avenue, which is approximately 3/16 of the mile to the northwest of the subject property. In 1968-69; Save Way Inc. #25 operated a service station at this address. The 1975 ConSurvey Directory lists a Phillips 66 gasoline station at this same address. By February 1987, this historical operation is no longer listed for 2300 Western Avenue.

6.0 ENVIRONMENTAL RECORDS REVIEW

6.1 Federal Records

On behalf of Environmental Discovery Southwest, Environmental Data Research (EDR) of Milford, Connecticut reviewed United States Environmental Protection Agency (US EPA) databases pertaining to known sites or operations of potential environmental concern in the area. As with any review of governmental records, it should not be assumed that US EPA is necessarily aware of all environmental problems in a given location. Nevertheless, an EPA records search is one important means of identifying known problems.

The following US EPA databases were among those reviewed for listed sites and operations located from 0.25 to 1.25 miles from the subject property: National Priorities List (NPL); Delisted & Proposed NPL Sites, Comprehensive Environmental Response, Compensation, and Liability Information System Databases (CERCLIS); No Further Remedial Action Planned CERCLIS Sites; Resource Conservation and Recovery Information System Databases (RCRIS); Open Dump Inventory (ODI); Mines Master Index File (MINES); PCB Activity Database (PADS); Toxic Release Inventory System (TRIS) and the Emergency Response Notification System (ERNS). Many of these databases primarily deal with private sector sites or operations. Activities on government land or at government installations would not necessarily be listed because many of the environmental laws did not initially apply to government facilities. Please refer to Appendix E for a copy of the EDR Report and the computer generated maps which shows the approximate locations of the various environmental database listings. (Note: The search radius used for each database is listed on the Map Findings Summary Page of the EDR Report. The search distances vary according to the particular database and are designed to meet or exceed the requirements of the applicable ASTM Standard for the Phase I Site Assessment Process.)

EDR did identify one database listing for the subject property itself. This was a Small Quantity Hazardous Waste Generator Listing (SQG) for Allstate Auto & Marine at 2478 Industrial Road. This business has received a number of compliance evaluation inspections by the Southern Nevada Health District and has been classified as a Conditionally Exempt SQG. Please refer to Section 6.3 for additional information on this operation.

The CERCLIS database is a large listing of sites nationwide which

are under varying stages of investigation to determine if significant contamination is present. If a significant threat to human health or the environment is found to exist, then the site can be upgraded to the National Priority List. **EDR did not identify any NPL or Delisted or Proposed NPL sites within a 1.25 mile search radius.** No CERCLIS sites were identified within a 0.75 mile search radius. One "No Further Remedial Action Planned" CERCLIS site was identified by EDR within the search radius. This listing is for the Nevada Power Company Facility at 2515 South Industrial Road. This property begins a relatively short distance to the south of the subject property. A preliminary assessment of this site was completed on May 1, 1980. A low priority rating was assigned to the Nevada Power Facility by USEPA. On September 1, 1984; the site was given the NFRAP designation. Please refer to Section 6.2 for additional information on the environmental issues associated with this nearby property.

Under the authority granted by the Resource Conservation and Recovery Act (RCRA), US EPA permits and tracks operations which generate, store, transport, treat or dispose of waste defined as hazardous. A wide variety of industrial and commercial operations generate hazardous wastes. Large Quantity Generators (LQG's) are defined as generating more than 1000 kilograms of hazardous waste per month or smaller amounts of acutely hazardous wastes. Small Quantity Generators (SQG's) produce between 100 and 1000 kilograms per month while Conditionally Exempt Generators (CEG's) produce less than 100 kilograms per month of hazardous wastes. CEG's are exempt from many of the regulatory requirements which apply to SQG's and LQG's. According to the EDR Report; there were no LQG's located within a 0.5 mile search radius around the subject property.

The EDR Report also indicated that no RCRA Treatment, Storage or Disposal facilities (TSD) are located within a 0.75 mile search radius and that no RCRA Corrective Action Sites are located within 1.25 miles of the subject properties.

EDR did identify 6 RCRA SQG's within a 0.25 mile radius of the subject properties. As mentioned above, Allstate Auto & Marine, an automotive service business at 2478 Industrial Road at the subject property is listed as one of these SQG's. Automotive repair businesses do generate waste lubricating oils, waste antifreeze solutions and spent degreasing solvents which typically are sent out for recycling. Degreasing solvents can be classified as hazardous waste depending on flash points. The next closest RCRA SQG's are the Nevada Power Facility to the

south at 2515 Industrial Road, the former Artistic Iron Works facility at 2310 Industrial Road, the former Consolidated Western Contractors at 2411 Western Avenue.

The ERNS database is a listing of releases of petroleum products and other hazardous substances which have been reported since October 1986. According to the EDR Report, there were four ERNS sites located within a 0.25 mile search radius. The nearest ERNS site is associated with the Nevada Power Facility at 2515 Industrial Road. Releases to soil of motor oil and transformer oil have been reported at this facility. Refer to Section 6.2 for additional information on this historical operation. Additional ERNS sites are listed for 2135 Western Avenue and 2412 South Highland Drive.

The Open Dump Inventory (ODI) is a listing of solid waste disposal sites which do not meet the requirements for a sanitary landfill under the Solid Waste Disposal Act. No ODI sites were identified within a 0.75 mile radius.

No mining operations (MINES) were identified by EDR within a 0.5 search radius. The Toxic Release Inventory System (TRIS) is a listing of facilities which release toxic substances to the air, water or land. EDR did not identify any TRIS reporters within a 0.25 mile radius of the subject property.

6.2 State Records

The resources of EDR were also used to review the State of Nevada Registered Underground Storage Tank List (UST's) and the State of Nevada Leaking Underground Storage Tank List (LUST's). Eleven registered UST sites were identified within a 0.25 miles search radius and 1 LUST site was identified within 0.25 miles of the subject property. In most cases, a leaking tank would need to be located on an upgradient parcel which is either directly adjacent to a subject property or in the immediate vicinity in order to be likely to have an adverse environmental impact.

According to the EDR Report, the nearest LUST incident is located at the Rebel Oil Bulk Storage Facility which is located approximately 3/16 of a mile upgradient of the subject property at 1900 West Sahara Avenue. This incident was reported to the Nevada Division of Environmental Protection (NDEP) in May of 2001 and remains an open case file. In order to determine the nature of the release at this location, EDSW reviewed the files pertaining to this facility at the local NDEP offices on December

21, 2006. According to this file record, soil impacted by a petroleum hydrocarbon release was discovered in May 2001. A site characterization plan involving the installation of six groundwater monitoring wells was approved by NDEP in August 2001. Soil from three of the well borings had total petroleum hydrocarbon (TPH) contamination ranging from 740 to 2,200 parts per million (ppm). Two of the wells had benzene concentrations in groundwater exceeding the state cleanup criteria of 5 parts per billion (ppb) in July 2002. Benzene continued to be detected in groundwater in one of the wells at the site as late as March 30, 2004. A Groundwater Monitoring Report & Closure Request by Broadbent & Associates dated February 24, 2005 in the NDEP file record indicated that the groundwater gradient at this site is to the east with the depth to groundwater reported in September 2003 to be just over 10 feet below ground surface. No closure letter is present in the file and it appears likely that both soil and groundwater contamination may still be present at this site. This Rebel Oil Bulk Storage Facility at 1900 West Sahara Avenue has 8 active underground storage tanks (UST's), 5 other UST's no longer in use, and at least 15 aboveground storage tanks (AST's). Petroleum products such as kerosene, gasohol, gasoline, diesel fuel, waste oil and solvent are stored at the facility. **This location would be classified as a recognized environmental condition per the ASTM Standard.**

The Nevada Power Company Facility at 2515 South /Industrial Road begins a short distance south of the subject property. According to the EDR Report, this facility has 6 registered UST's which are permanently out of use and 2 UST's which are listed as temporarily out of service. Releases have occurred to both soil and groundwater at this location and it is definitely a LUST site even though it is not listed as so in the EDR Report. EDSW reviewed the NDEP file record for this facility on December 21, 2006. A Harding Lawson & Associates "Report on Field Activities & Sample Analyses" for the Nevada Power Industrial Road Service Center dated January 26, 1994 indicated that both soil and groundwater contamination is present on this site. For example, a soil sample collected under a concrete transformer storage pad was found to contain 7,800 parts per million mineral oil. A groundwater sample from this same location contained 14 ppb tetrachloroethane (PCE). Another groundwater sample collected beneath the lube bay/hydraulic shop contained 6.1 ppb of tetrachloroethane. Surface soil samples from a former transformer storage area near the substation contained 1,100 ppb and 540 ppb bis(2ethylhexyl)phthalate. Converse Environmental conducted a second investigation of this site starting in September 1994. Groundwater monitoring wells were installed to evaluate the

extent of volatile organic contamination of groundwater at this property. The results of the groundwater analyses indicated that five of the nine wells had levels of PCE, TCE and/or DCE which exceeded the NDEP groundwater regulatory limit of 5 ppb. On November 24, 1997; NDEP granted Nevada Power a Closure Letter for this site even though the latest groundwater sampling on September 29, 1997 showed PCE above 5 ppb in several wells on site.

A "Tank Closure Assessment Report" from Broadbent & Associates dated October 22, 1990 was also in the file record for 2515 Industrial Road. One 12,000 gallon diesel UST, a 3,000 gallon oil tank and a 1,000 gallon waste oil tank were removed from the site in 1990. **A small corrosion hole was noted in the diesel UST and 300 cubic yards of contaminated soil was removed from this tank excavation.** A No Further Action Letter for this release was granted on April 10, 1991 even though no groundwater monitoring information was included in the report. A Converse Environmental Tank Removal Report dated November 16, 1994 is also in the file record for this property. This report concerns a 12,000 gallon fiberglass UST which was removed from a location adjacent to the garage building. Leakage from the piping associated with this tank was suspected with 2,200 ppm TPH detected in soil. A groundwater well installed on October 27, 1994 detected 1.4 ppm TPH in the groundwater; however, there was no benzene, ethylbenzene, toluene or xylene detected. The County Health District granted a closure letter for this event which was dated March 28, 1995. Yet another file record for this site involved the removal of two 2,000 gallon mineral oil UST's which were removed in November 1993. It was reported that groundwater seeped into the 8' deep excavation during the tank pull. Soil samples collected from the ends of the excavation had no detectable TPH (i.e.; less than 10 ppm TPH). It appears that these particular tanks had not leaked.

The Nevada Power Company property would also be classified as a recognized environmental condition per the ASTM Standard. Since this site is located crossgradient from the subject property, groundwater contamination is most likely to have moved east in a direction which would trend away from the Crazy Horse Plaza.

Another registered UST is located at 2441 Western Avenue which is located upgradient from the subject property on the other side of the Union Pacific Railroad Right of Way. The EDR Report lists this 4,000 gallon diesel UST as "Temporarily Out of Use". A review of a Southern Nevada Health District File for Codale

Electric at this location indicated a March 2006 closure date. No indication of a LUST event for this address is in the file record. Refer to Section 6.3 for additional details on this registered UST.

Yet another LUST event is on record for Superior Tire at 2310 South Highland Drive which is located approximately 3/16 of a mile upgradient and partly crossgradient from the subject property. According to the NDEP file record for this facility, four waste oil UST's were removed in 1997 with 54 tons of contaminated soil also being removed. TPH soil contamination of 240 ppm was reported by Petroleum Technologies in a Closure Report dated May 14, 1997 for this event. The EDR Report also listed a former 1200 gallon gasoline UST at this location

An abandoned gasoline service station is located approximately 3/16 of a mile to the north-northwest of the subject property at the intersection of Highland and Western Avenues. This location is situated crossgradient from the subject property and therefore less likely to have had any direct affect on groundwater quality under the Crazy Horse Plaza. Another former gasoline service station is located at 2550 South Highland Drive. Two 10,000 gallon gasoline tanks installed in 1969 were taken out of service in December 1998 at this location, which was once known as the Freeway Unocal. Yet another LUST event is listed for this site which is located approximately 3/16 of a mile southwest of the subject property in a generally crossgradient direction.

EDR also checked a Nevada Division of Environmental Protection database of Corrective Action Sites which it identifies under the Voluntary Cleanup Program Database. EDR lists these sites under the "State Hazardous Waste Site" (SHWS) category. Seven of these listings were identified within 0.25 miles of the subject property. Four of these listings correspond to the various LUST sites already described above.

A state landfill database was also checked by EDR for this report. No landfills or solid waste facilities were identified within 0.5 miles of the subject properties.

6.3 County Records

As previously mentioned, EDSW determined that hazardous waste generator inspection compliance files exist for Allstate Auto & Marine. This automotive service business is located at 2478 Industrial Road on the subject property. On December 29, 2006; EDSW reviewed the Southern Nevada Health District file record for this facility. The operation has been inspected repeatedly by the Health District to evaluate compliance with hazardous waste

regulations. The most recent inspection occurred on December 05, 1996. No violations were observed at that time and the business is classified as a Conditionally Exempt SQG. Allstate Auto & Marine is owned by Mr. James Barrier. It is a typical automotive repair and service operation which does generate spent antifreeze liquid, waste oil and small amounts of spent solvent. The spent solvent is reportedly classified as a hazardous waste that is picked up under contract with Safety Kleen. A 15 gallon metal drum is used to contain the used solvent. According to the file record maintained by the Southern Nevada Health District, this facility stores waste oil and spent antifreeze in drums which sit on a small secondary containment pad. No waste oil UST, floor drains or sand/oil separator are reported to be present at this location. **There is a Hazardous Materials Incident Report on file for this business which is dated April 13, 1992.** Someone reportedly drained the contents of a 55 gallon drum of waste oil to the asphalt pavement in back of the tenant space. According to the Health District inspector's report; an area of pavement approximately 200 feet long by 6 to 8 feet wide was affected. The oil was reportedly cleaned up using a "Grease Sweep" absorbant product. No staining is currently visible on the asphalt from this incident. It is likely that the asphalt pavement has been resurfaced since this incident occurred.

The Southern Nevada Health District also has a file record for Tri-State Precision Grinding located at 2454 Industrial Road at the subject property. This operation has also been inspected multiple times by the Health District for Compliance with hazardous waste regulations. The business is also classified as a Conditionally Exempt SQG. It was most recently inspected on September 26, 2006.

The Southern Nevada Health District maintains thousands of files dealing with underground storage tanks, small quantity hazardous waste generators, conditionally exempt hazardous waste generators, spills, hazardous materials incidents, illegal dumping cases, solid waste disposal sites, and referrals to state or federal agencies. A review of the CCHD alpha (i.e.; organized by street address) file list, dated April 2, 2004, was conducted for the area which includes the subject properties. **No county health district environmental file records could be found for the subject property itself with the exception of the hazardous waste inspection compliance files mentioned above.**

The Southern Nevada Health district has a file record for the UST installation at 2441 Western Avenue. According to this file,

the 4,000 gallon diesel UST at this site passed a tightness test on October 1, 2004. The piping associated with the UST installation also passed a pressure test on November 1, 2005. Overfill and spill prevention devices were reportedly installed in 1991. There was no indication of any leakage problems at this site which was listed under the name Codale Electric.

Another county file record was reviewed for a former 2,000 gallon gasoline UST at 2333 Industrial Road. This installation was reportedly used by Nevada Laundry & Dry Cleaning for its pickup and delivery trucks. A proposal in the file dated January 19, 1991 related to the removal of a gas pump, piping and a 2,000 gallon UST. No soil sampling documentation or tank removal documentation was included in the file record.

7.0 RESULTS OF THE ON-SITE INVESTIGATION

The subject property was visually inspected by Robert J. Merrill, Certified Environmental Manager (State of Nevada Certificate # EM-1345) on December 13, 2006. A drive-by visual inspection of the surrounding neighborhood was also conducted on that date. The Crazy Horse Too Gentleman's Club was inspected on December 20, 2006. Additional trips were also made to the subject property to gain access to various tenant spaces. There were several of the smaller warehouse tenant spaces in the rear building which could not be accessed (i.e.; Suites 2440 & 2492). Keys to these spaces either did not work or could not be located. The presence or absence of specific environmental concerns are discussed in the following report sections:

7.1 Polychlorinated Biphenyls (PCB's)

PCB dielectric fluids were commonly used in electrical equipment, such as transformers and capacitors, manufactured and shipped prior to 1978. Since the subject property was developed around 1972, it is likely that older transformers or capacitors are associated with this site.

There are three smaller size, ground pad mounted transformers located behind Suite 2450 off the northwest corner of the building that faces Industrial Road. These units have identification numbers of L-57, L-58, and HHH-12425. A single pad mounted transformer (G-92) is located off the southeast corner of the rear warehouse building at the subject property. Two more ground pad mounted transformers are situated off the southwest corner of the 2478 tenant space.

None of the transformers appear to have any active leaks of dielectric fluids. Transformer G-92 appears to have been moved towards the edge of its pad by a vehicle impact. There is no barrier protecting this unit from the vehicular traffic and this represents a safety hazard which should be corrected by installation of a protective collision barrier of some type.

Small PCB capacitors are also known to have been installed inside fluorescent light fixtures sold prior to about 1980. The twelve warehouse spaces in the rear building have older surface mounted light fixtures which are very likely to have small PCB containing capacitors. Older fluorescent light fixtures can also be found in

some of the tenant spaces in the larger building out front; however, many of these spaces have undergone renovations which included newer lighting. During future renovation or demolition, the small capacitors should be removed from the older light fixtures and placed in a metal drum filled with absorbant. The drum would then have to be labeled and disposed of as hazardous waste. Older fluorescent bulbs should also be collected and handled as a mercury bearing special waste.

The pad mounted transformers are the responsibility of Nevada Power. In the event of a dielectric fluid leak, the local utility would be responsible for any necessary cleanup. For this reason, the pad mounted transformers are not a significant liability concern for the owner of the subject property.

There is electrical equipment located to the south of the subject property that associated with the Nevada Power Site at 2515 Industrial Road. It is very possible that some of the transformers at this facility contained PCB's dielectric fluids at one time.

7.2 Radon

The Nevada Bureau of Mines and Geology published results of a radon survey conducted statewide in 1989 and 1990-91. A copy of Education Series Publication #18, which presents the results of this survey, has been included in Appendix D. This study has 259 charcoal canister sample results for radon throughout Clark County. Only 3% of the radon samples in the County exceeded the USEPA "action level" of 4.0 picocuries per liter of indoor air. USEPA recommends that measures be taken to reduce radon levels when repeated sample results exceed the action level. Although individual homes or buildings should be tested for the presence of radon, the available information does not suggest that radon levels are likely to be elevated in this area.

7.3 Asbestos

The subject property was developed around 1972. At that time, many types of asbestos containing materials were still being used in new building construction, although the use of asbestos pipe and pipe fitting insulation had for the most part been discontinued by 1972.

In order to provide information to the buyer regarding the

prevalence of asbestos containing materials at this site, EDSW conducted a limited asbestos inspection of the buildings on the subject property. The survey conducted for this report was not an exhaustive sampling of all types of materials which could contain asbestos. (Note: Under current government regulations, the owner of a building is required to conduct a detailed survey of the structure for any possible asbestos materials which could be disturbed. This must be done prior to any renovation or demolition and would be required to obtain a demolition permit. Additional sampling would be required at that time.)

The samples of building materials collected for the purposes of this report are presented below. All of the bulk material samples were sent under Chain of Custody Documentation to JMS Environmental Associates of Westmont, Illinois for analysis of asbestos type and content using the USEPA recommended method of polarized light microscopy (PLM Method). JMS Environmental is an AIHA/NVLAP accredited laboratory for asbestos analyses of air and bulk material samples.

SAMPLE NUMBER	SAMPLE LOCATION/ DESCRIPTION	ASBESTOS CONTENT (PERCENTAGE)
01	Crazy Horse Too - 2476 Industrial - Lounge area near southeast bathrooms - painted 2' X 4' ceiling tile.	No Asbestos Detected
02	Crazy Horse Too - 2476 Industrial - Lounge area off west end of central bar - painted 2' x 4' ceiling tile.	No Asbestos Detected
03	Crazy Horse Too - 2476 Industrial - Hallway outside executive offices - 2' X 4' ceiling tile.	No Asbestos Detected
04	Crazy Horse Too - 2476 Industrial - Lounge area near east entrance - popcorn ceiling texture remnants - hidden above drop ceiling.	4% Chrysotile Asbestos
05	Crazy Horse Too - 2476 Industrial - Lounge area near southeast bathrooms.- popcorn ceiling texture remnants - hidden above drop ceiling.	4% Chrysotile Asbestos
06	Crazy Horse Too - 2476 Industrial - Hallway outside executive offices - painted textured wall finish.	No Asbestos Detected
07	Crazy Horse Too - 2476 Industrial - Employee kitchen area - 12" black vinyl floor tile w/traces of adhesive.	No Asbestos Detected
08	Crazy Horse Too - 2476 Industrial - Hallway leading to employee kitchen - painted textured wall finish.	No Asbestos Detected

SAMPLE NUMBER	SAMPLE LOCATION/ DESCRIPTION	ASBESTOS CONTENT (PERCENTAGE)
09	Crazy Horse Too - 2476 Industrial - Executive secretary's office (Patty Jones' Office) - painted textured wall finish.	No Asbestos Detected
10	Crazy Horse Too - 2476 Industrial - Small storeroom with steam generator off east end of locker room - painted textured wall finish.	No Asbestos Detected
11	Crazy Horse Too - 2476 Industrial - Executive secretary's office (Patty Jones' Office) - 2' square ceiling tile with raised panel pattern.	No Asbestos Detected
12	Tri-State Grinding - 2454 Industrial - popcorn ceiling texture.	2% Chrysotile Asbestos
13	Tri-State Grinding - 2454 Industrial - Old floor tile hidden under carpet in front of tenant space.	2% Chrysotile Asbestos*
14	Crazy Horse Too Warehouse Space - 2482 Industrial - popcorn ceiling texture.	2% Chrysotile Asbestos
15	Crazy Horse Too Warehouse Space - 2448 Industrial - popcorn ceiling texture.	2% Chrysotile Asbestos
16	Crazy Horse Too Warehouse Spaces - 2448 & 2482 Industrial - two different 12" floor tiles with traces of adhesives.	2% Chrysotile Asbestos**
17	2484 Industrial Warehouse Space - popcorn ceiling texture.	3% Chrysotile Asbestos
18	The Caterers Inc. Warehouse Space - 2444 Industrial - popcorn ceiling texture.	3% Chrysotile Asbestos
19	The Tux Shop - 2452 Industrial - popcorn ceiling texture.	2% Chrysotile Asbestos

*Asbestos detected in both the tile and mastic for Sample #13. **Asbestos detected in the tan tile only in Sample #16.

USEPA currently defines an asbestos containing material as having greater than 1% asbestos content. All of the samples of the popcorn ceiling texture had an asbestos content exceeding the 1% threshold.

Outside contractors and tenants need to be advised that asbestos containing materials are present at this property and that the materials must not be disturbed. OSHA requires, that only properly trained and protected workers be allowed to remove or disturb asbestos containing materials. From a safety standpoint,

asbestos products inside occupied buildings should only be disturbed inside negative pressure tents or polyethylene enclosures in order to prevent airborne exposure.

During this limited survey, EDSW did not check the roofing materials for possible asbestos content. Older roofing products often contain asbestos. The gypsumboard wall systems inside the tenant spaces have also not been properly evaluated. It is not uncommon for wall coatings or joint compound to have asbestos contents exceeding 1%.

The asbestos sampling Chain of Custody and Laboratory Report Documents are attached in Appendix F.

7.4 Lead Paint

Sales of lead based paints were curtailed in this country in 1978 when the Consumer Product Safety Commission banned the sale of paint with more than 700 parts per million lead. The subject property was developed around 1972. It is therefore possible that some use of lead based paints may have occurred at this property. Sampling for the presence of lead based paints was not included in the Scope of Work for this report.

7.5 Storage Tanks

The review of federal, state and local environmental databases did not identify any records which indicated that underground storage tanks (UST's) were formerly associated with this site. The automotive maintenance business located at 2478 Industrial stores waste oil in 55 gallon drums and reportedly does not have a waste oil UST. There is also no visual evidence at this time of the presence of UST's at the subject property; such as vent pipes, fill pipes, manhole access points, etc.

7.6 Hazardous Materials/Solid Waste

The Tri-State Precision Grinding operation at 2454 Industrial Road has two Wright Machine Carbide Saw Grinders and a large Knife Grinder Machine setup in its shop area. The concrete floor of the shop is heavily stained by chronic cutting oil spray and drippage (Refer to Photos 12 & 13). Five gallon containers in this shop contained products like Chevron Soluble Oil B, Chevron

Machine Oil AW ISO 220 and Chevron Way Oil Vistac ISO 220. These are either being used as cutting agents or as lubricants in the grinding machines themselves. It should also be noted that carbide saws are often made with tungsten carbide which contains cobalt. Cobalt is a toxic heavy metal similar to lead. Any cutting oils contaminated with cobalt may possibly be considered a hazardous waste. The concrete floor in this shop does not have floor joints; however, there is some cracking visible. There may be some minor penetration of the floor in this tenant space by cutting oils; however, it is the opinion of EDSW that this is not likely to have resulted in any significant contamination of fill materials under the building. This would primarily be due to the lack of floor joints and the relatively small scale of this particular operation.

Automotive & Marine Electric is located at 2478 Industrial Road. This business, owned by Mr. James Barrier, is an automotive repair and service operation which does generate spent antifreeze liquid, waste oil and small amounts of spent solvent. It has been operating at this location for approximately 25 years. The spent solvent is reportedly classified as a hazardous waste that is picked up under contract with Safety Kleen. A 15 gallon metal drum is used to contain the used solvent. According to the file record maintained by the Southern Nevada Health District on this business, which was reviewed by EDSW on December 29, 2006; this facility stores the waste oil and spent antifreeze in drums which sit on a small secondary containment pad. No waste oil UST, floor drains or sand/oil separator are reported to be present at this location. There is a Hazardous Materials Incident Report on file for this business which is dated April 13, 1992. Someone reportedly drained the contents of a 55 gallon drum of waste oil to the asphalt pavement in back of the tenant space. According to the Health District inspector's report; an area of pavement approximately 200 feet long by 6 to 8 feet wide was affected. The oil was reportedly cleaned up using a "Grease Sweep" absorbant product. No staining is currently visible on the asphalt from this incident. It is likely that the asphalt pavement has been resurfaced since this incident occurred.

During the site walkthrough on December 13, 2006; the exterior grounds (i.e.; pavement) was relatively free of visible chemical staining. Very light staining could be seen in the rear asphalt pavement behind 2454 and 2478 Industrial Road; however, in both cases it did not appear to be of significant nature. There were also no chemical product containers stored outside on the property grounds during the December 13, 2006 site inspection, such as 55 gallon drums or 5 gallon pails of any type.

7.7 High Voltage Transmission Lines

No pole mounted high voltage electrical power transmission line run across or along the boundaries of the subject properties. There are pole mounted, high voltage transmission lines running along the east side of Industrial Road, approximately 80 feet east of the subject property (Refer to Photo #11). A lower voltage pole mounted distribution line runs along the east boundary of the subject property. There is also an electrical substation located a short distance south of the property.

Electric and magnetic fields (EMF) are associated with anything carrying electricity, especially high voltage transmission lines. Some scientific studies have reported a possible association between EMF and certain types of cancer, such as childhood leukemia. Many other scientific studies have reported no such relationship. The strength of electric and magnetic fields fall off rapidly as one moves away from the source. EMF around most high voltage transmission lines falls off to near background levels at a distance of 300'. When designing a new development, it is recommended that consideration be given to building setback from high voltage transmission lines by, for example, by placing parking areas or paved accessways adjacent to the transmission line right of way.

8.0 CONCLUSIONS & RECOMMENDATIONS

At the request of Mr. Mike Signorelli (Client), Environmental Discovery Southwest, Inc. (EDSW) conducted a Phase I Environmental Real Estate Assessment on a fully developed 2.65 acre land parcel located at 2440-2494 South Industrial Road in Las Vegas, Nevada. There are currently two multi-tenant commercial strip buildings located on the subject property. The development, which dates to 1972 construction, is known as the Crazy Horse Plaza. The subject property does not lie in or near any designated 100 or 500 year floodplain. The site is directly adjacent to an elevated section of Sahara Avenue that runs above the south boundary of the site.

A review of building permit records, historical aerial photographs, topographical maps and city directories indicate that the subject property was not developed prior to 1972. It is surrounded by light industrial/commercial development which was put in place primarily during the 1960's. A Nevada Power electrical substation and transformer switchyard is located short distances to the south and southwest.

The following recognized environmental conditions were identified at the subject property:

1) Asbestos containing popcorn ceilings are present in most of the warehouse spaces in Building B and in some of the tenant spaces in Building A. In the rear of Building B, water damage has caused some of the ceilings, particularly along the outer walls, to delaminate. This is causing pieces of gypsumboard and asbestos popcorn ceiling material to fall to the floor. EDSW estimates around 35,000 SF of coverage in both buildings. Since this asbestos material will have to be removed prior to any demolition of the structures, an asbestos abatement project costing approximately \$100,000 should be anticipated.

2) The chronic release of cutting oils in the Tri-State Precision Grinding operation at 2454 Industria Road has resulted in a heavily stained concrete floor inside this tenant space. It is possible that some oils have penetrated the shop floor resulting in spot contamination of the fill materials under the concrete. The grinding equipment in this shop needs to have drip pans placed under the equipment. This step should have been taken many years ago as the floor has been unprotected for at least 15 years. 3) Chronic drippage and spillage of lubricating oils and automotive fluids at Allstate Auto & Marine Electric at 2478 Industrial over a period of 25 years has also in all likelihood resulted in some spot contamination of the fill materials under the concrete floor in this space.

It is the opinion of EDSW, based on our experience, that although some

limited contamination of fill materials may have occurred under the 2454 & 2478 Industrial Road tenant spaces it is likely to be limited in extent and probably has not had any impact on groundwater. (Note: Soil borings and soil sampling would be required to verify this opinion.) Upon demolition of the buildings, contaminated fill, if present, can be removed for proper disposal and in our opinion would represent a modest amount of remediation work that would be unlikely to significantly impact redevelopment of the site.

The surrounding neighborhood also has a number of recognized environmental conditions which are discussed in detail in Section 6.0. Multiple impacts to groundwater have occurred and it is likely that groundwater throughout this area has detectable levels of contaminants. As long as the subject property has not contributed to the groundwater contamination, it would be unlikely that any owner of the subject property would be considered a responsible party by the Nevada Division of Environmental Protection.

Note: Under the ASTM *Standard Practice For Environmental Site Assessments: Phase I Environmental Site Assessment Process*, a "recognized environmental condition" refers to a significant release of petroleum products or hazardous substances on to or under the subject property. This definition excludes "*de minimus*" conditions which are minor incidents that would be unlikely to result in any enforcement action by a regulatory agency.

The following language is required by the Nevada Division of Environmental Protection for all documents produced by environmental consultants in this state: "I 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."

Date: December 30, 2006


CEM #1345 - Expires February 14, 2007

APPENDICES

APPENDIX A

Photographic Documentation



Photo #1: View of the Crazy Horse Too Gentleman's Club from the east side of Industrial Road.



Photo #2: View of the smaller tenant spaces facing Industrial Road at the subject property.



Photo #3: View of the multi-tenant light industrial building on the west side (i.e.; rear) of the subject.



Photo #4: View of the elevated section of Sahara Avenue that runs along the south boundary of the Crazy Horse Plaza Property.

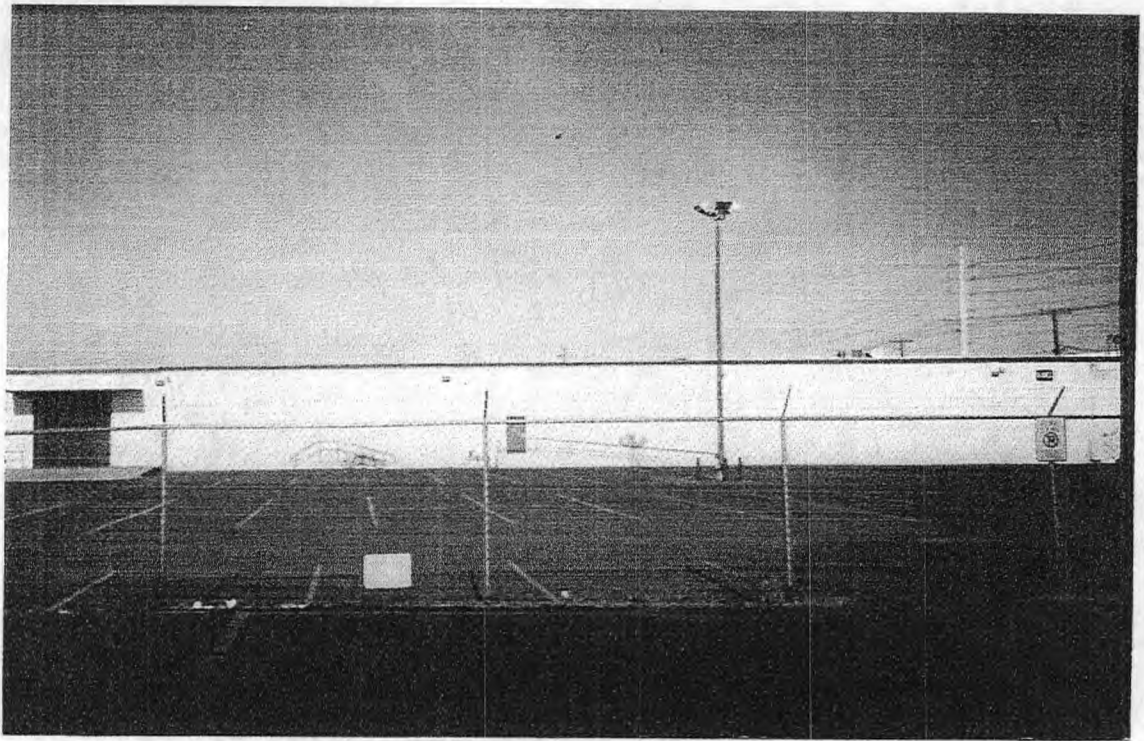


Photo #5: View of the vacant warehouse building located directly north of the subject property at 2330 Industrial Road.

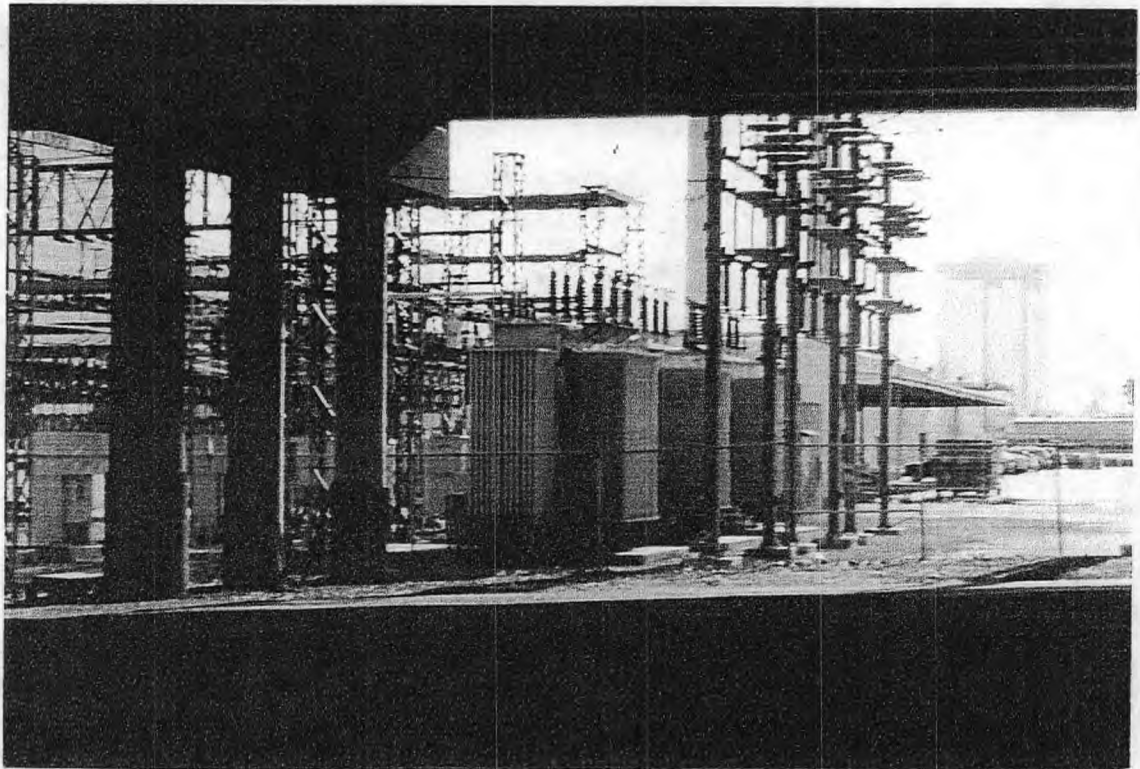


Photo #6: View of electrical power substation located a short distance south of the Crazy Horse Plaza.

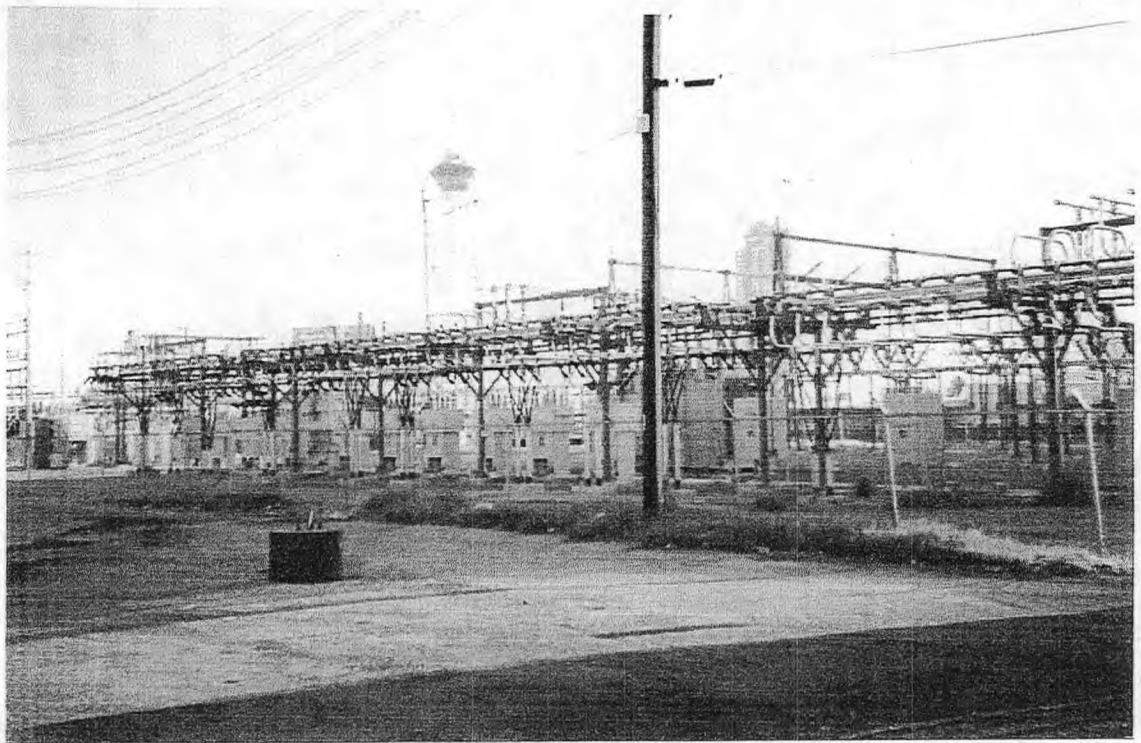


Photo #7: Large transformer switchyard located across the Union Pacific Railroad Right-of-Way to the southwest of the subject property.



Photo #8: Typical pad mounted transformers located at the subject property. These units are sitting off the northwest corner of building facing Industrial Rd.



Photo #9: Automotive tire business located across Industrial Road to the east of the subject property.

Photo #10: View of the interior of the auto service work shop located at 2478 Industrial Road (at subject property).



Photo #11: View of the high voltage electrical transmission lines running along the east side of Industrial Road. Lower voltage distribution lines run along the west side of the street.

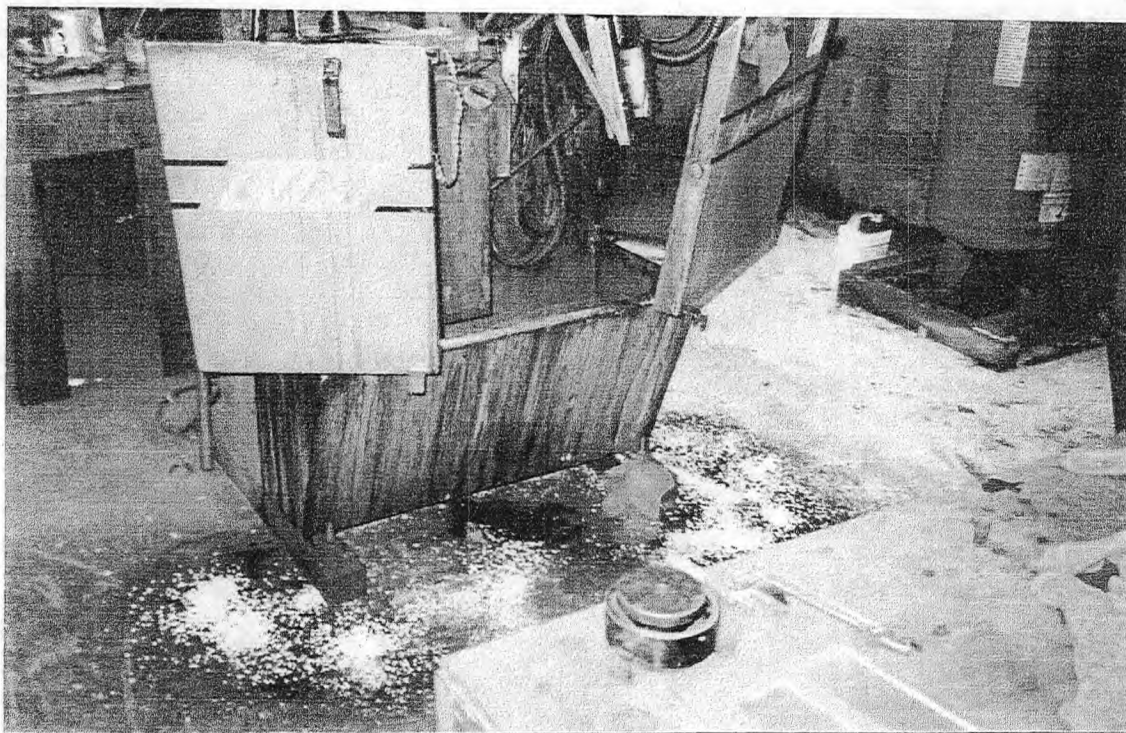


Photo #12: One of the Wright Machine saw blade grinders located in the Tri-State Precision Grinding Shop at 2454 Industrial Road (at subject property).

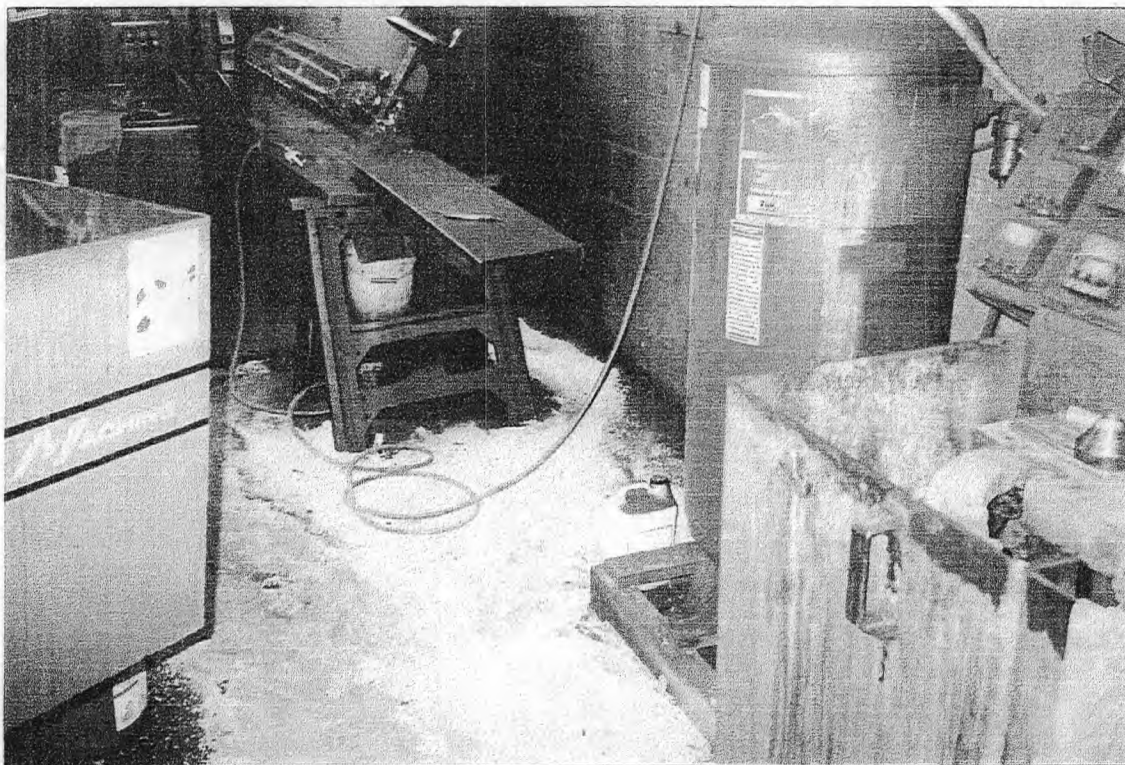


Photo #13: Adsorbant covering floor in the heavily stained shop area at Tri-State Precision Grinding.

Photo #14: Reserved

Photo 15: Reserved

APPENDIX B

Property Records

LS - CLARK CO., NV.
field, Assessor

BOOK T21S R61E

SEC 04

MAP S 2 SW 4

162-04-4

001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 25-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

	R60E	R61E	R62E
T20S	138	139	140
T21S	163	162	161
T22S	176	177	178

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Scale: 1"=200'

Rev: 05/31/06



PCL 162-04-407-001
RICRIZ L L C

TAX DISTRICT- 200

----- ASSESSOR DESCRIPTION -----
PT SW4 SE4 SEC 04 21 61

DOCUMENT- 20020501:00322 05/01/2002 1 NS
ACRES- 2.65
GEOID- PT SW4 SE4 SEC 04 21 61
UPD-B-2002-13700-2004 05/17/02 LAST-09/13/06
COMMENT-

REM-BD, BL

PARCEL- 162-04-407-001	INACTIVE-005	DOC#-	0931:0890731	08/18/1978	1	NS
SCHIFF MARVIN JAMES TRS			TAX DIST- 200	ACRES-	2.65	
			GEOID- PT SW4 SE4 SEC 04 21 61			
COMM- 1.19A FR 4-48-5;870:829920			UPD- S-00656-1980	03/02/79		
			LAST UPDT-	08/05/01		
PARCEL- 040-480-006	INACTIVE-045	DOC#-	0931:0890731	08/18/1978	1	
SCHIFF MARVIN JAMES TRS			TAX DIST- 200	ACRES-	1.46	
			GEOID- PT N2 SW4 SEC 27 21 62			
COMM- 931:890732			UPD- A-20791-1979	09/14/78		
			LAST UPDT-	09/14/78		
PARCEL- 040-480-006	INACTIVE-037	DOC#-	0859:0818852	03/15/1978	1	
SCHIFF MARVIN JAMES TR			TAX DIST- 200	ACRES-	1.46	
			GEOID- PT N2 SW4 SEC 27 21 62			
COMM-			UPD- A-13486-1979	06/01/78		
			LAST UPDT-	08/03/78		
PARCEL- 040-480-006	INACTIVE-029	DOC#-	0859:0818851	03/15/1978	1	
CURRIE WILLIAM F			TAX DIST- 200	ACRES-	1.46	
			GEOID- PT N2 SW4 SEC 27 21 62			
COMM-			UPD- A-13385-1979	05/31/78		
			LAST UPDT-	05/31/78		
PARCEL- 040-480-006	INACTIVE-021	DOC#-	0624:0583850	05/25/1976	1	
SNYDER SIDNEY P & E M ETAL TRS			TAX DIST- 200	ACRES-	1.46	
			GEOID- PT N2 SW4 SEC 27 21 62			
COMM- 618:496831;720:679730			UPD- A-15831-1977	06/30/76		
			LAST UPDT-	05/09/77		
PARCEL- 040-480-006	INACTIVE-013	DOC#-	0217:0176432	03/23/1972	1	
HARVEY WILLIAM E & L B ETAL			TAX DIST- 200	ACRES-	1.46	
			GEOID- PT N2 SW4 SEC 27 21 62			
COMM-			UPD- S-06365-1973	05/11/72		
			LAST UPDT-	07/10/74		
PARCEL- 040-480-006	INACTIVE-005	DOC#-			1	
HARVEY WILLIAM E & LILLIAN B			TAX DIST- 200	ACRES-	1.46	
			GEOID- PT N2 SW4 SEC 27 21 62			
COMM- INITIAL			UPD- S-99999-1972	12/03/71		
			LAST UPDT-	12/03/71		

040-480-006

DIEBOLD ELEVATOR FORM 47079A

4448-61

LEGAL DESCRIPTION

LOT
OR SEC.BLK.
OR TWP.

RANGE

ACRES

Part SE $\frac{1}{4}$ SW $\frac{1}{4}$ & Part SW $\frac{1}{4}$ SE $\frac{1}{4}$

4

21

61

1.46

101

(10 to Rd.Dd#618:496831-4/7/65)

OWNER	ADDRESS	DATE	TRANS.
Harvey, William E. & Lillian B.	8425 Cresthill Rd. Hollywood 46,	100	83264 (JT)
1961-62 1967-68 1962-63 1963-64 1964-65 1965-66	5905 S. Virginia Rd. Reno, Nev.	6/19/61	Per Tr.
1969-70 1970-71			
Harvey, William E. & Lillian B. & Snyder, Sidney P. & Elizabeth M.	(JT 955) S.P. Snyder, 1763 So. Heather Ln. (JT 54) Anaheim, CA 92802	3/23/72	217:176432 63
1973-74 1972-73 1974-75			

This record is for assessment use only.
No liability is assumed as to its accuracy.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROBERT L. BIGELOW and JEWEL B. BIGELOW, husband and wife
in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
WILLIAM E. HARVEY and LILLIAN B. HARVEY,
husband and wife as joint tenants

all that real property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:

That portion of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the South Quarter (S $\frac{1}{4}$) corner of said Section 4; thence North 87°15'15" West along the South line thereof a distance of 61.79 feet to a point; thence North 27°56'15" East a distance of 44.20 feet to the true point of beginning; thence continuing North 27°56'15" East a distance of 200.00 feet to a point; thence North 62°03'45" West a distance of 260.00 feet to a point on the East line of the L.A. & S.L. (Union Pacific) railroad right-of-way - 100 feet wide; thence South 27°56'15" West a distance of 322.30 feet to a point; thence South 87°15'15" East a distance of 287.33 feet to the true point of beginning.

SUBJECT TO:

- (1) Taxes for the fiscal year 1955-1956.
- (2) Rights of way, restrictions, reservations, and conditions of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining

Witness OUR hand S this 20th day of June, 1956

Robert L. Bigelow
Jewel B. Bigelow

STATE OF NEVADA,

COUNTY OF Clark

On June 26, 1956

before E. T. Harvey, a Notary Public in and for said County and State, personally appeared

Robert L. Bigelow and Jewel B. Bigelow

NOTARIAL SEAL

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESSETH my hand and official seal

E. T. Harvey

Notary Public in and for said County and State.

ESCROW NO. } LV
ORDER NO. }

RECORDER'S
INSTRUMENT NO.

WHEN RECORDED MAIL TO:

Brantley
8425 Brantley Road
Hollywood 46, Calif.

83254

RECORDED AT THE CLERK'S OFFICE

William E. Harvey

JUN 10 2 03 PM '56

OFFICIAL RECORDS BOOK NO 100

CLARK COUNTY, NEVADA
DAN C. HARVEY, RECORDER
FEE \$ 3.00

RECORDING REQUESTED BY

176432
3-1

S. P. Snyder

AND WHEN RECORDED MAIL TO

NAME S. P. Snyder
ADDRESS 1763 South Heather lane
CITY Anaheim, California 92802
STATE

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME S. P. Snyder
ADDRESS 1763 South Heather Lane
CITY & STATE Anaheim, California 92802

LV 40027JZ

Grant Deed

ADDITIONAL I.R.S. § 170(e) 2

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

✓ FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WILLIAM E. HARVEY and LILLIAN B. HARVEY, husband and wife

✓ hereby GRANT(S) to
WILLIAM E. HARVEY and LILLIAN B. HARVEY, husband and wife as joint tenants an undivided Ninety Five percent (95%) interest,
and to SIDNEY P. SNYDER and ELIZABETH M. SNYDER, husband and wife as joint tenants an undivided Five percent (5%) interest

the following described real property in the city of Las Vegas
county of Clark state of ~~XXXXXX~~ state of Nevada

That portion of Section 4, Township 21 South, Range 61 East,
M.D.B. & M. fully described on the attached EXHIBIT "A" which
Exhibit "A" consists of two (2) pages

Subject to matters now of record.

Dated March 22, 1972

WILLIAM E. HARVEY

William E. Harvey

STATE OF ~~XXXXXX~~ NEVADA
COUNTY OF Washoe

} SS.

On March 22, 1972 before me, the under
signed, a Notary Public in and for said County and State, personally
appeared William E. Harvey
Lillian B. Harvey

LILLIAN B. HARVEY

Lillian B. Harvey

FOR NOTARY SEAL OR STAMP

known to me
to be the person(s) whose name subscribed to the within
instrument and acknowledged that executed the same.

DOROTHY MATTEONI

That portion of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the South Quarter (S $\frac{1}{4}$) corner of said Section 4; thence North 87 15'15" West along the South line thereof a distance of 61.79 feet to a point; thence North 27 56'15" East a distance of 44.20 feet to the true point of beginning; thence continuing North 27 56'15" East a distance of 200.00 feet to a point; thence North 62 03'45" West a distance of 260.00 feet to a point on the East line of the L.A. & S.L. (Union Pacific) railroad right-of-way - 100 feet wide; thence South 27 56'15" West a distance of 322.30 feet to a point; thence South 87 15'15" East a distance of 287.33 feet to the true point of beginning.

EXCEPTING THEREFROM that portion of the foregoing together with rights conditions and covenants as conveyed to the State Of Nevada on relation of its Department of Highways by DEED recorded in the Official Records of the Recorder for Clark County,

Nevada the seventh day of April in the year 1965 as instrument number 496831 in Book 618, receipt of consideration having been acknowledged, and in accordance with Chapter 408 of the Nevada revised statutes and in the State of Nevada, County of Clark hereinafter described, together with any and all abutter's rights including access rights appurtenant to the remaining property of said GRANTORS in and to Sahara Avenue; said real property being a portion of the SE 1/4 of the SW 1/4 of Section 4, T.21S., R.61E., M.D.B. & M., more fully described by metes and bounds as follows to wit:

BEGINNING at a point 55.00 feet right and at right angles to Highway Engineer's designated "A" centerline of Sahara Avenue at Highway Engineer's Station "A" 191+06.79 P.O.T., said Point of Beginning is further described as bearing N.30 24'10"W. a distance of 65.68 feet from the south one quarter corner of Section 4, T.21S., R.61E., M.D.B. & M.; thence S.27 56'13"W. a distance of 16.58 feet to a point on the southeast corner of GRANTOR'S property; thence N.87 15'26"W. a distance of 287.43 feet to a point on the easterly right of way line of the Union Pacific Railroad; thence N.27 56'13"E. along the easterly Railroad right of way line a distance of 16.58 feet to a point; thence S.87 15'26"E. a distance of 287.43 feet to the Point of Beginning. Said parcel contains an area of 0.099 of an acre, more or less.

Abutter's rights, including access rights, appurtenant to the remaining property of said GRANTORS in and to Nevada State Highway Project US-S-549(2) (Sahara Avenue) are herein acquired on the above-described piece or parcel of land.

All bearings and distances in the above-described parcel are in relation to Nevada State Highway Department surveys and calculations.

Recorder's Memo: Legibility
Verifiable For Good Reproduction

This is Exhibit "A"

Page Two of 3-3

The undersigned GRANTORS further covenant...
and agree...for themselves, their heirs,
executors, administrators, successors,
and assigns as follows, to wit:

To waive and hereby do waive, with full
knowledge that a public highway and the
necessary incidents thereto are to be
located upon, over and across the lands
hereinabove described, any claim for
any and all damages to the remaining
adjacent lands and property of the
GRANTORS by reason of the location,
construction, landscaping and mainte-
nance of said highway and appurtenances
in said location.

Recorder's Memo: Legibility
Questionable For Good Reproduction

176432
INST. NO.
OFFICIAL RECORD BOOK NO. 217
RECORDED AT REQUEST OF

CHICAGO TITLE INSURANCE CO.

MAR 23 4 24 PM '72

590

LOG NO. & AREA

CITY OF LAS VEGAS, NEVADA

CONST. VAL. \$124,600⁰⁰

DEPARTMENT OF BUILDING & SAFETY

APPLICATION & BUILDING PERMIT - for
Commercial or Public Structures.ADDRESS OF
CONSTRUCTION

2480 INDUSTRIAL RD

OWNER

CHF-MAR INC

LOT(s)

BLOCK

SUBDIVISION

ZONE

M

Existing structure on lot

Dwelling ☐Accessory Bldg. ☐Vacant lot ☐Commercial Bldg. ☐Other ☐

PROPOSED CONSTRUCTION

COMM. BLDG. B

USE

MATERIALS OF CONSTRUCTION

Wood Frame ☐Concrete Block ☐Reinforced Concrete ☐Steel Frame ☐

SQUARE FEET OF FLOOR AREAS

1st

2nd

3rd

Other

TOTAL SQ. FT.

14,500

FIRE ZONE

2 3

Occupancy Group

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

CONST. TYPE

I

II

III

IV

V

ARCHITECT

BARRY GREEN

ENGINEER

GARY H. FINE

NO. of UNITS

NO. of STORIES

Plans Submitted

Yes ☒No ☐

Calculations Submitted

Yes ☒No ☐

Sewer Fee Req'd.

Yes ☒No ☐

CONTRACTOR

ESQUIVE BLDGS

STATE
LICENSE #

6397

CITY
LICENSE #

C11-070-2-11958

ADD'L PERMITS REQ'D.

Air Cond. ☒Elev. ☐Plumbing ☒Signs ☐Paving ☐Fence ☐Public Works ☒Cutb-gutter ☒Inch. ☐Fire Sprinkling System ☐

Fl.

CONDITIONS OF THE PERMIT.

- I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for Air conditioning, sheetrock and sheathing inspection.
- I agree that when the job is completed that I will call for final inspection before occupancy.
- I agree to perform all construction in accordance with City Ordinances and Building Codes.
- The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
- I have read and understand the contents of this application and permit. I hereby state that the information I have supplied on this application is true and correct.

SIGN'D.

M. J. Schiff

Contractor

BY:

Linda M. Schiff

Agent or Owner

Date

CLARK COUNTY HEALTH DEPT.

Date

LAS VEGAS FIRE DEPARTMENT

Date

PLANNING DEPT.

Date

3/1/72

PUBLIC WORKS DEPT.

Date

3-27-72

BUILDING DEPT.

Date

3-27-72

#12B50

PERMIT NO.

3A93

PERMIT FEE \$

418⁰⁰

RECEIPT

557

\$418.00

- 8

CITY OF LAS VEGAS
DEPT. OF
BUILDING & SAFETY

MUST BE MACHINE VAUDATED

30 MAR 72

LOG NO. & AREA C-124-1 CITY OF LAS VEGAS, NEVADA CONST. VAL. \$ 90,000⁰⁰

DEPARTMENT OF BUILDING & SAFETY

APPLICATION & BUILDING PERMIT — for
Commercial or Public Structures

ADDRESS OF CONSTRUCTION 2400 INDUSTRIAL RD

OWNER CLIF MAR, INC.

LOT(s) See attached BLOCK 50 SUBDIVISION See attached ZONE M

Existing structure on lot: Dwelling ☐ Accessory Bldg. ☐ Vacant lot ☒ Commercial Bldg. ☒ Other ☐

PROPOSED CONSTRUCTION: ADDITION TO BLDG B USE See attached

MATERIALS OF CONSTRUCTION: Wood Frame ☐ Concrete Block ☐ Reinforced Concrete ☐ Steel Frame ☐

SQUARE FEET OF FLOOR AREAS: 1st 10,000 2nd 3rd Other TOTAL SQ. FT. 10,000

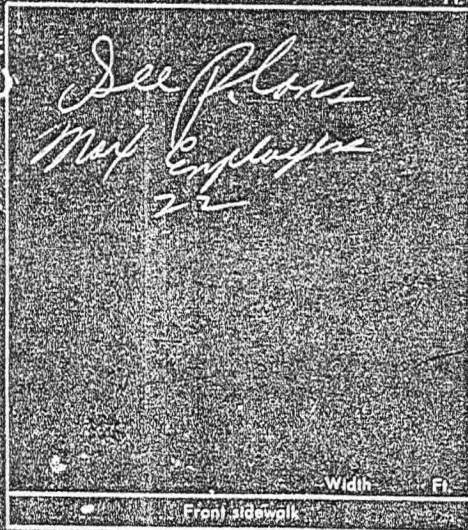
FIRE ZONE: 1 2 3 Occupancy Group A B C D E G H I J 4-5 CONST. TYPE: I II III IV V

ARCHITECT ENGINEER NO. of UNITS NO. of STORIES

Plans Submitted: Yes ☐ No ☐ Calculations Submitted: Yes ☐ No ☐ Sewer Fee Req'd: Yes ☒ No ☐

CONTRACTOR ESQUIRE BUILDERS STATE LICENSE # 6397 CITY LICENSE # C11958

ADD'L. PERMITS REQ'D: Air Cond. ☐ Elec. ☒ Plumbing ☒ Sign ☐ Paving ☐ Fence ☐ Public Walks ☐ Curb-gutters ☐
Incinerators ☐ Fire-Sprinkling System ☐



CONDITIONS OF THE PERMIT:

- I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for Air conditioning, sheet-rock and sheathing inspection.
- I agree that when the job is completed that I will call for final inspection before occupancy.
- I agree to perform all construction in accordance with City Ordinances and Building Codes.
- The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
- I have read and understand the contents of this application and permit; I hereby state that the information I have supplied on this application is true and correct.

SIGNED: ESQUIRE BUILDERS Contractor

BY: M J Pchiff Agent or Owner

CLARK COUNTY HEALTH DEPT. George J. Smith Date 10-26-72
LAS VEGAS FIRE DEPARTMENT

PLANNING DEPT. WBA Date 9-27-72

PUBLIC WORKS DEPT. Date

BUILDING DEPT. X-RL Date 10-30-72

12850 PERMIT NO. 7723 PERMIT FEE \$ 343⁰⁰

RECEIPT

5692 \$343.00 — 8

CITY OF LAS VEGAS
DEPT. OF
BUILDING & SAFETY
MUST BE MACHINE VALIDATED

1 NOV 72

LOG NO. & AREA

CITY OF LAS VEGAS, NEVADA

CONST. VAL \$

157,000⁰⁰

DEPARTMENT OF BUILDING & SAFETY

APPLICATION & BUILDING PERMIT for
Commercial or Public StructuresADDRESS OF
CONSTRUCTION:

2480 Industrial Rd

OWNER

CLIP-MAR INC

LOT(S)

BLOCK

SUBDIVISION

ZONE

1A

Existing structure on lot:

Dwelling ☐Accessory Bldg. ☐Vacant lot ☐Commercial Bldg. ☐Other ☐

PROP. SED CONSTRUCTION

COMM. BLDG. A

USE

MATERIA OF CONSTRUCTION:

Wood-Frame ☐Concrete Block ☐Reinforced Concrete ☐Steel Frame ☐

SQUARE FT. OF FLOOR AREAS:

1st

2nd

3rd

Other

TOTAL SQ. FT.

18550

FIRE ZONE

1 2 3

Occupancy Group

A B C D E F G H I J 1-2-3-4-5

CONST. TYPE

I II III IV V

ARCHITECT

FRY GREEN

ENGINEER

GEORGE SPIZ

NO. OF UNITS

9

NO. OF STORIES

1

Plans Submitted:

Yes ☒No ☐

Calculations Submitted:

Yes ☒No ☐

Sewer Fee Req'd:

Yes ☒No ☐

CONTRACTOR

EQUIRE BLDGS

STATE
LICENSE #

6397R

CITY
LICENSE #

CH-195P

ADD'L. PERMITS REG'D:

Air Cond ☒Elec ☒Plumbing ☒Signs ☐Paving ☐Fence ☐Public Works ☒Curb-gutters ☒35 MAX NUMBER
OF EMPLOYEES

See plans

CONDITIONS OF THE PERMIT

- I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for Air conditioning, sheet rock and sheathing inspection.
- I agree that when the job is completed that I will call for final inspection before occupancy.
- I agree to perform all construction in accordance with City Ordinances and Building Codes.
- The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
- I have read and understand the contents of this application and permit, I hereby state that the information I have supplied on this application is true and correct.

SIGNED

M. J. Schiff

Contractor

BY

Cinda m...ing

Agent or Owner

Date

CLARK COUNTY HEALTH DEPT.

George J...

Date

3-2-72

LAS VEGAS FIRE DEPARTMENT

George J...

Date

3-2-72

PLANNING DEPT.

PUBLIC WORKS DEPT.

BUILDING DEPT.

12850

PERMIT NO

3892

PERMIT FEE \$

482⁰⁰

RECEIPT

4558 \$482.00 - 8

CITY OF LAS VEGAS
DEPT. OF
BUILDING & SAFETY

MUST BE MACHINE VALIDATED

30 MAR 72

LOG NO. & AREA C-124-1

CITY OF LAS VEGAS, NEVADA

CONST. VAL. \$ 162,000

DEPARTMENT OF BUILDING & SAFETY

APPLICATION & BUILDING PERMIT - for
Commercial or Public Structures

ADDRESS OF CONSTRUCTION 2480 INDUSTRIAL RD

OWNER: CLIE MAR, INC.

LOT(s) See attached BLOCK 1 SUBDIVISION 1

ZONE M

Existing structure on lot: Dwelling ☐ Accessory Bldg. ☐ Vacant lot ☐ Commercial Bldg. ☒ Other ☐

PROPOSED CONSTRUCTION: ADDITION TO BLDG A

USE:

MATERIALS OF CONSTRUCTION: Wood Frame ☐ Concrete Block ☐ Reinforced Concrete ☐ Steel Frame ☐

SQUARE FEET OF FLOOR AREAS: 1st 18,000 2nd 18,000 3rd 18,000 Other 18,000 TOTAL SQ. FT. 18,000

FIRE ZONE: 2 Occupancy Group: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

CONST. TYPE: I II III IV V

ARCHITECT: _____ ENGINEER: _____

NO. of UNITS: _____ NO. of STORIES: 1

Plans Submitted: Yes ☐ No ☐ Calculations Submitted: Yes ☐ No ☐ Sewer Fee Req'd: Yes ☐ No ☐

CONTRACTOR: ESQUIRE BUILDERS STATE LICENSE # 6397 B CITY LICENSE # 11958

ADD'L PERMITS REQ'D: Air Cond. ☐ Elec. ☐ Plumbing ☐ Signs ☐ Paving ☐ Fence ☐ Public Walks ☐ Curb-gutters ☐ Incinerators ☐ Fire Sprinkling System ☐

See Plans
May Enlarge
W

CONDITIONS OF THE PERMIT:

- I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for Air conditioning, sheet rock and sheathing inspection.
- I agree that when the job is completed that I will call for final inspection before occupancy.
- I agree to perform all construction in accordance with City Ordinances and Building Codes.
- The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
- I have read and understand the contents of this application and permit; hereby state that the information I have supplied on this application is true and correct.

SIGNED: ESQUIRE BUILDERS Contractor

BY: _____ Agent or Owner

CLARK COUNTY HEALTH DEPT.

George J. Gidd

Date

LAS VEGAS FIRE DEPARTMENT

Date 10-26-72

PLANNING DEPT. JBA

Date 9-27-72

PUBLIC WORKS DEPT.

Date

BUILDING DEPT. R. P. L. J.

Date 10-30-72

12850 PERMIT NO. 7722

PERMIT FEE \$ 492.00

RECEIPT

700 \$492.00 - 8

CITY OF LAS VEGAS
DEPT. OF BUILDING & SAFETY



ENVIRONMENTAL
DISCOVERY
SOUTHWEST

4854 NARA VISTA WAY #101
LAS VEGAS, NV 89103

PH: (702) 361-3212
FX: (928) 767-3722



January 20, 2007

Mr. Mike Signorelli
Crazy Horse Too Gentleman's Club
2476 Industrial Road
Las Vega, Nevada 89102

RE: Additional Property Info
Crazy Horse Plaza Property

Attention: Mr. Signorelli

The attached information from our earlier research of Clark County Assessor & Recorder records should be added to Appendix B of the Phase I Environmental Site Assessment Report dated December 30, 2006. The Crazy Horse Plaza Property consists of 2.65 acres which was formed by the combination of a 1.46 acre lot (Parcel 040-480-006) and a 1.19 acre lot (Parcel #040-480-005). The ownership record for the 1.19 acre lot was inadvertently left out of the earlier Phase I Report.

In 1978, these two lots were combined to form the 2.65 acre subject property. At the time, the owner was the Marvin James Schiff Trust. The assessor's ownership record for the 1.19 acre lot goes back to at least 1960 when a group of individuals, including Mary & Sam Boyd, owned this particular parcel.

This additional information does not affect any of the conclusions in our report. It simply provides a more complete ownership history for the subject property. Thank you for allowing EDSW to be of service on your project.

Sincerely,

Robert J. Merrill, CIH. CEM

040-480-005

7-48-5

LEGAL DESCRIPTION

LOT OR SEC.	BLK. OR TWP.	RANGE	ACRES
----------------	-----------------	-------	-------

Pt. SW 1/4 SW 1/4

4

21

61

1.19

Pt. SW 1/4 SE 1/4

OWNER

ADDRESS

DATE

TRANS.

1970-71 1971-72

Crowe, Charles G. & Cecile M.

Box 4157 Annex, LV, NV 89106

(Affidavit/Com/ppty)

4/5/66 706:567551-2

1972-73 1973-74 1974-75 1975-76

Clifmar, Inc.

2440 Industrial Rd., LV, NV 89102

107

10/5/72 269:228297/141

Red. 7/22/75 536:495889

Schiff, Marvin James, Trustee

1978

2480 Industrial Rd, LV NV 89102

4/10/78 870:829920/33

040-480-006 per Form #211 (1/9/79)

LEGAL DESCRIPTION

101

Pt SE $\frac{1}{4}$ SW $\frac{1}{4}$ /
Pt SW $\frac{1}{4}$ SE $\frac{1}{4}$ 19

LOT	OR REC
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100	100

BLK.
CR. TWB

RANGE

ACRES

4

21

61

1.19

Card#2

OWNER

ADDRESS

DATE

TRANS.

✓ Kinnear, Myrtle M. (Trustee)	1965-66
--------------------------------	---------

1965-66

6/15/65 634:510125

Nevada State Bank

4th & carson, LV

12/27/65 681:547459

*Crowe, Charles G & Cecile M. Box 4157 Annex, LV #89106

Box 4157 Annex, LV^{NV} 489106

(Affidavit - Com/Property) 10/19/2011
11/25/2011 706:56755142

Clifmar, Inc. 1972-73

1972-73

1972 2440 Industrial Rd, LV NV 89102

107	22	10/5/72	269:228297	✓
-----	----	---------	------------	---

4-48-5

LEGAL DESCRIPTION

LOT
OR SEC.BLK.
OR TWP.

RANGE

ACRES

Part SE $\frac{1}{4}$ & Pt. SW $\frac{1}{4}$ SE $\frac{1}{4}$

4

21

61

1.19

5150⁸
10

107

51934⁴ x 10 = 5190

OWNER

ADDRESS

DATE

TRANS.

Boyd, Sam & Mary T. (2 $\frac{1}{2}$ - $\frac{1}{4}$ Int.)

% Sahara Hotel, Las Vegas, Nev.

38463

& Draper, Edward Michael and

Pearl Maxine (2 $\frac{1}{2}$ - $\frac{1}{4}$ Int.)

1960-61

& Miller, Louis & Dorothy

(2 $\frac{1}{2}$ - $\frac{1}{4}$ Int.) andSmith, Miles & Muriel (2 $\frac{1}{2}$ - $\frac{1}{4}$ Int.)

Posin, Murray (Trustee)

1962

109 S. 3rd St., LV, Nev.

6/8/62

295108²

Cochran, L.W. & Myrtle M.

1901 S. 17th. City (JT)

7/29/63

164:374026

Mason Manor, Inc.

1963

1963-64

1964-65

"

" 9/25/75

7/29/63

164:374027

" " "

2904 Mason LV

3/4/65 Tr

Red 7/30/64

558:449470

A Kinnear, Myrtle M. - Trustee

1965

c/o G. L. Aldright

319 So. 3rd St., LV 89101

(QC)

6/15/65

634:510125⁶⁷

Order No. LV-607575-WS

Escrow No. _____

WHEN RECORDED, MAIL TO:

FIRST AMERICAN TITLE COMPANY

R.P.T.T. - NONE

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARVIN JAMES SCHIFF, TRUSTEE OF THE MARVIN JAMES SCHIFF TRUST R-501, who
erroneously acquired title as MARVIN JAMES SCHIFF, TRUST R-501,

do(es) hereby GRANT, BARGAIN and SELL to

MARVIN JAMES SCHIFF, TRUSTEE OF THE MARVIN JAMES SCHIFF TRUST R-501,

the real property situate in the County of CLARK, State of
Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all tenements, hereditaments and appurtenances, including
easements and water rights, if any, thereto belonging or appertaining,
and any reversions, remainders, rents, issues or profits thereof.

Dated August 17, 1978.

MARVIN JAMES SCHIFF, TRUST R-501

By Marvin James Schiff, Trustee
Marvin James Schiff, Trustee

STATE OF NEVADA)

: ss.

County of CLARK)

On August 17, 1978, personally
appeared before me, a Notary Public,Marvin James Schiffwho acknowledged that he executed
the above instrument.Joan Moon
Notary PublicNotary Public - State of Nevada
CLARK COUNTY
Joan Moon
My Commission Expires July 10, 1981

EXHIBIT "A"

That portion of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the South Quarter (S1/4) corner of said Section 4;
thence North 87°15'15" West, along the Southerly line of said Section, 61.79 feet;
thence North 27°56'15" East, along the Northwesternly line of INDUSTRIAL ROAD (80 feet wide), 60.78 feet to the Northerly line of SAHARA AVENUE, as described by a Deed recorded April 7, 1965 in Book 618 as Document No. 496831 of the Official Records, Clark County, Nevada, said point being the TRUE POINT OF BEGINNING;
thence continuing North 27°56'15" East, along said Northwesternly line, 183.42 feet;
thence North 62°03'45" West, 260.00 feet to the Southeasterly line of the L.A. & S.L. (Union Pacific) Railroad right-of-way;
thence South 27°56'15" West, along said Southeasterly line, 305.72 feet;
thence South 87°15'15" East, along the aforescribed Northerly line of SAHARA AVENUE, 287.33 feet to the TRUE POINT OF BEGINNING.

INST. NO. **890731**
OFFICIAL RECORD BOOK NO. **931**
RECORDED AT REQUEST OF

FIRST AMERICAN TITLE CO. OF NEVADA

AUG 18 9 09 AM '78

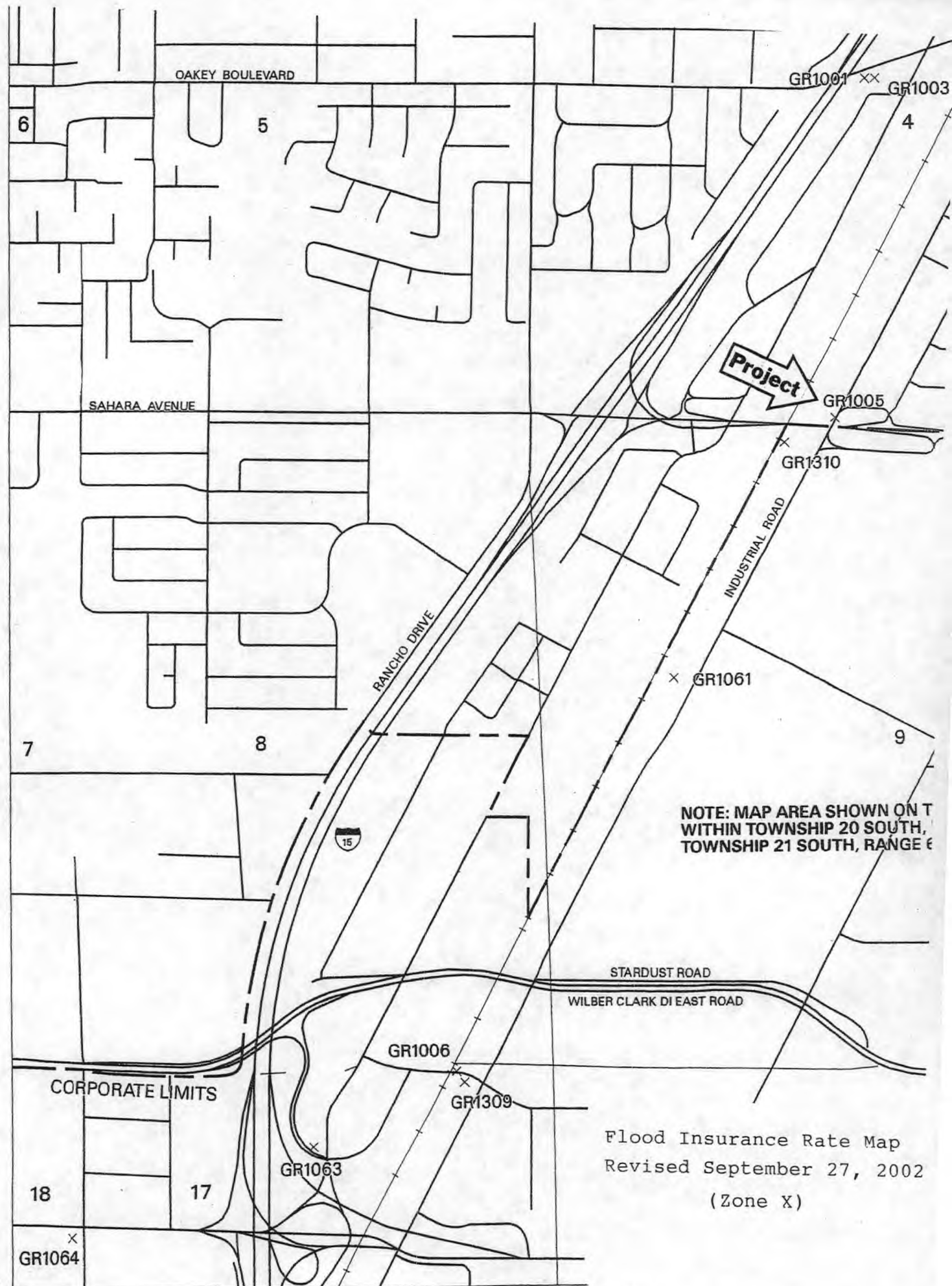
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

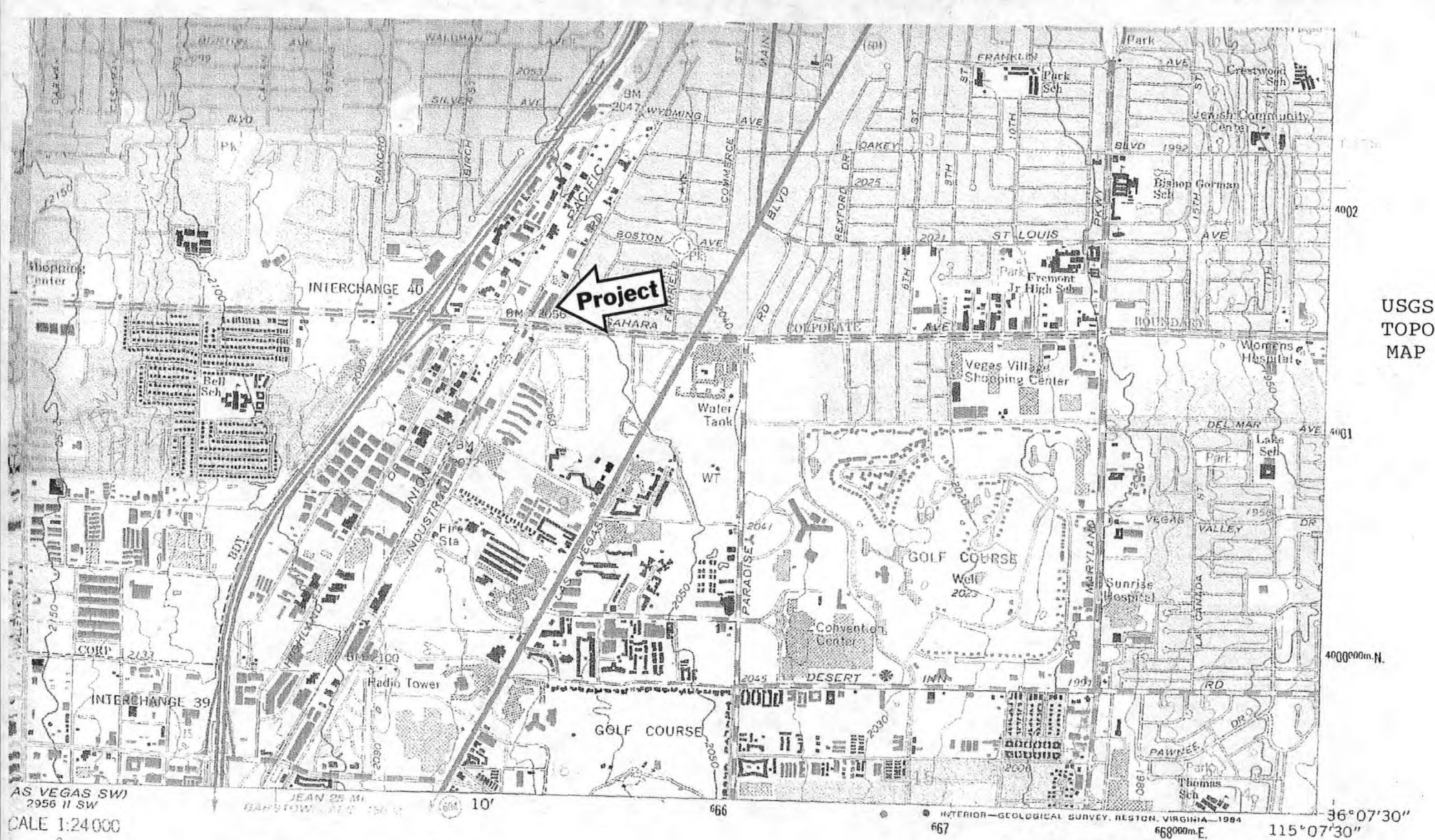
FEE 4.00 DEPUTY [Signature]

20
H. G.

APPENDIX C

Aerial Photos & Maps





USGS
TOPO
MAP

AS VEGAS SW)
2956 11 SW

SCALE 1:24 000



2 INTERVAL 10 FEET
TIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

NATIONAL MAP ACCURACY STANDARDS
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled from
Aerial-photographs taken 1982 and other sources
This information not field checked. Map edited 1983
Purple tint indicates extension of urban areas.

ROAD CLASSIFICATION

Primary highway, hard surface _____ Light-duty road, hard or improved surface _____
Secondary highway, hard surface _____ Unimproved road _____
○ Interstate Route ○ U. S. Route ○ State Route

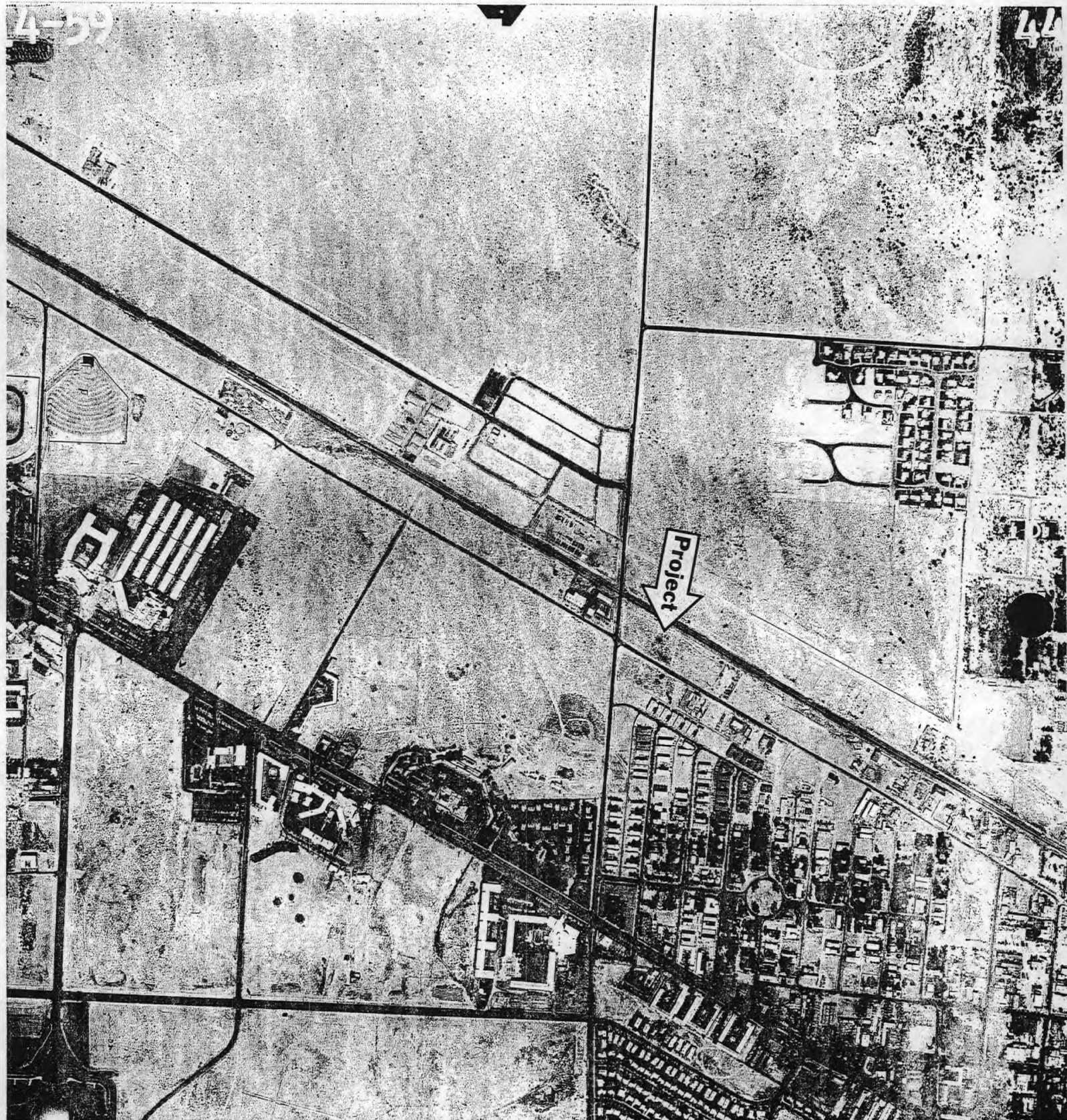
LAS VEGAS NW, NEV.

36115-B2-TF-024

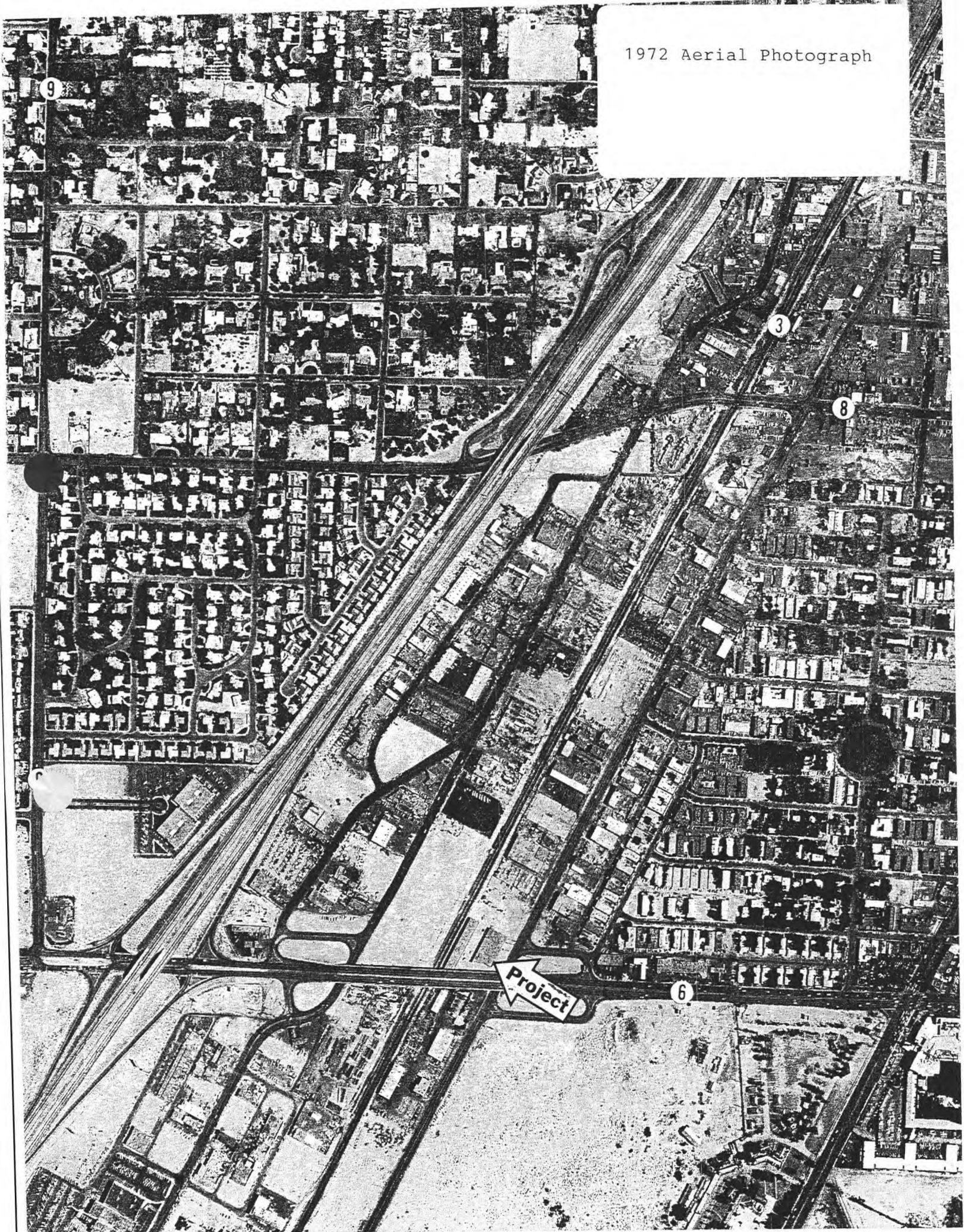
1967

PHOTOREVISED 1983
DMA 2000 11 13W 00000 2000

1959 Aerial Photograph



1972 Aerial Photograph



File Tools Help



Locator: 16204407001

View: Parcel

Redraw

☒ Aerial Images

Ortho 1990

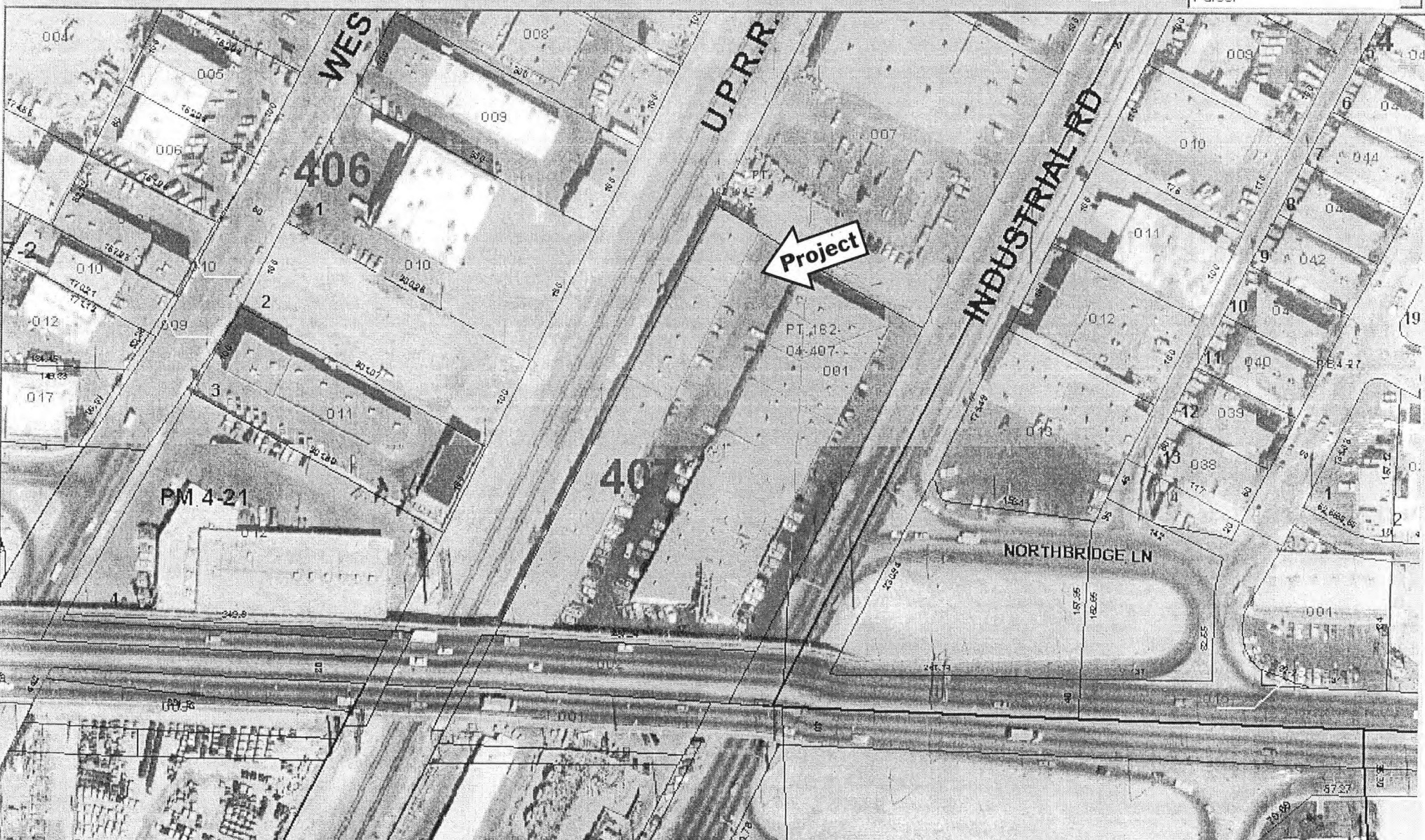
Parcel: 16204406008

Zoning: M

CommDist: D-YVONNE ATKINSON GATES

City/Town: Las Vegas

☐ MapTips Parcel



Scale 1"=106

X:779373 Y:26755000

Ortho 1990 - 1.5 Foot

File Tools Help



Locator: 16204407001

View: Parcel

Redraw

☒ Aerial Images

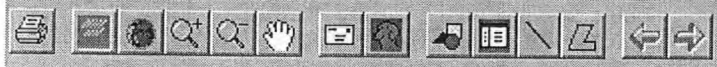
Ortho 1996

Parcel: 16204406009
Zoning: M
CommDist: D-YVONNE ATKINSON GATES
City/Town: Las Vegas
☐ MapTips Parcel



Scale 1"=106 X:779500 Y:26754815 Ortho 1996 - 1.5 Foot

File Tools Help



Locator: 16204407001

☒ Aerial Images

View: Parcel

Redraw

Spring 2001

Parcel: 16204406008
Zoning: M
CommDist: D-YVONNE ATKINSON GATES
City/Town: Las Vegas
☐ MapTips Parcel



Scale 1"=106 X:779415 Y:26754999 Spring 2001 - 2 Foot



Locator: 16204407001

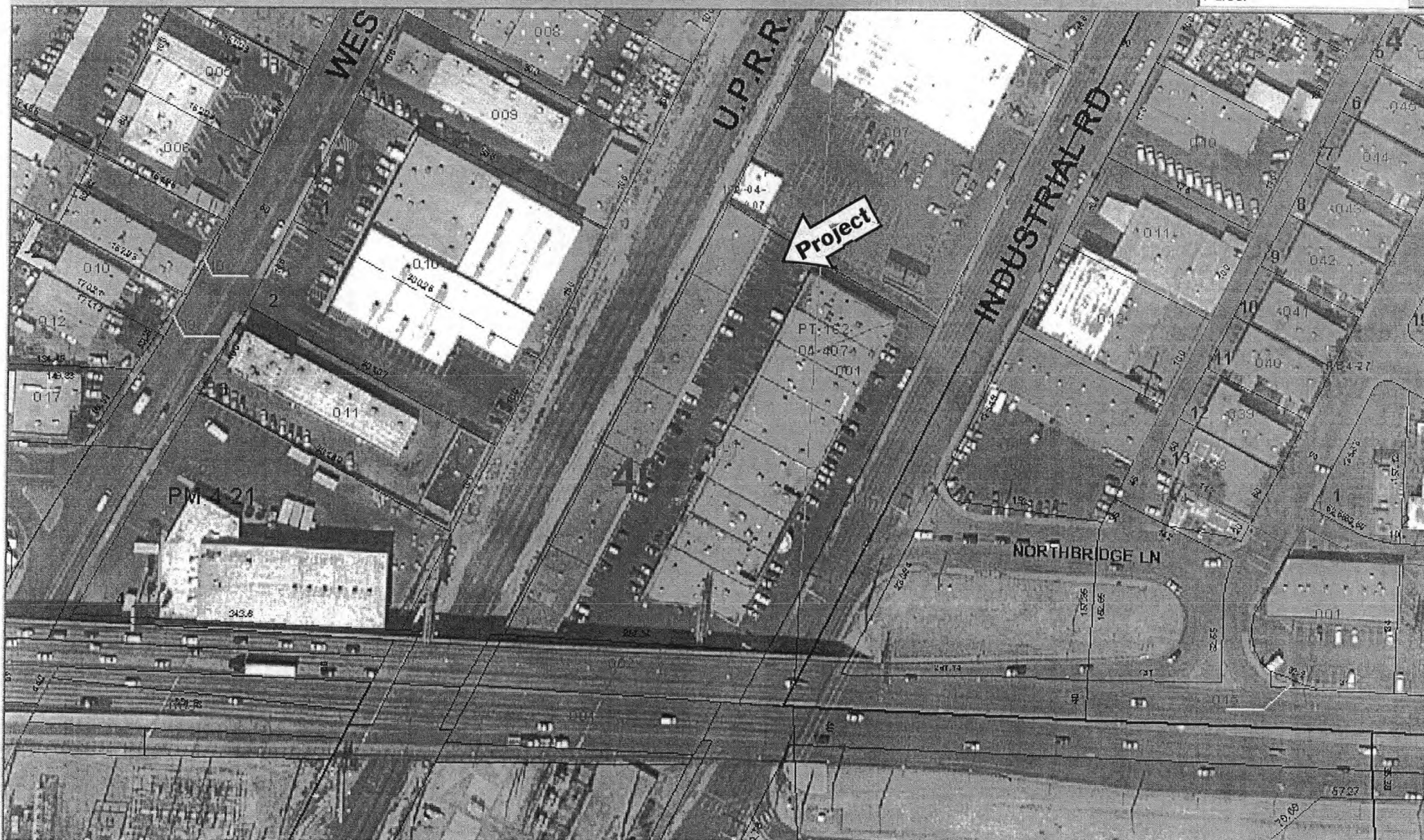
Redraw

☒ Aerial Images

View: Parcel

Spring 2006

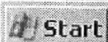
Parcel: 16209599001
Zoning: H-1
CommDist: E-MYRNA WILLIAMS
City/Town: CC Winchester
☐ MapTips Parcel



Scale 1":106

X:779952 Y:26754258

Spring 2006 - 1 Foot



Assessor Home Page - Mi...

EXTRA! Personal Client

GIS OpenDoor SDE Ve...

2:30 PM

APPENDIX D

Radon & Water Quality Information

Nevada Bureau of Mines and Geology

Educational Series No. 18

RADON IN NEVADA

— A Natural Hazard —



In January 1990, the Nevada Bureau of Mines and Geology (NBMG), in conjunction with the Nevada Division of Health (NDOH) and the U.S. Environmental Protection Agency (EPA), began a yearlong survey of radon in the indoor air of homes in Nevada. This brochure presents the preliminary results of that survey, and describes how radon is detected, how it is measured, how it enters buildings, and its effects on health.

What is radon and where does it come from?

Radon is a naturally occurring radioactive gas; it is colorless, odorless, and tasteless. Radon, specifically radon isotope-222, is produced as a natural decay product of radium, which, in turn, is a decay product of uranium. Uranium, radium, and radon occur in varying amounts in all rocks and soils, and being a gas, radon can gradually seep from the Earth into the atmosphere and may find its way into homes and other buildings. In outdoor air, radon is diluted to such low concentrations that it is usually not a concern. Inside buildings, however, radon can build up to high concentrations, especially in the lower levels.

What are the health effects of radon?

The only known health effect associated with exposure to elevated levels of radon is an increased risk of developing lung cancer. Not everyone exposed to elevated levels of radon will develop lung cancer, and the time between exposure and onset of the disease may be many years.

Radon causes lung cancer by breaking down into other radioactive decay products. Two of these decay products, polonium-218 and polonium-214, are solids. When inhaled, they can become lodged on tissue in one's airways and lungs, then damage surrounding cells by emitting alpha particles as they continue to decay radioactively. According to the EPA, radon is responsible for up to 20,000 lung cancer deaths per year in the United States.

How does radon get into a home?

Being a gas, radon can seep into a home through soil floors (as in a crawl space), through cracks in concrete floors and walls, floor drains, sumps, joints, and cracks or pores in hollow-block walls (see diagram). In addition, radon may be present in groundwater and can enter a home when the water is used. Normally, this is not a problem with large community water supplies, but it can be a problem for homes using water from a private well. For more information on radon in water, refer to the EPA brochure titled *Removal of Radon from Household Water*, available from EPA (addresses at end).

In some situations, radon may be released from materials used in home construction. For example, this may be a problem if a house was constructed using uranium-rich clays for the manufacture of cinder blocks, or if the house has a large stone fireplace, or uses a solar heating system in which heat is stored in large beds of uranium-containing stones.

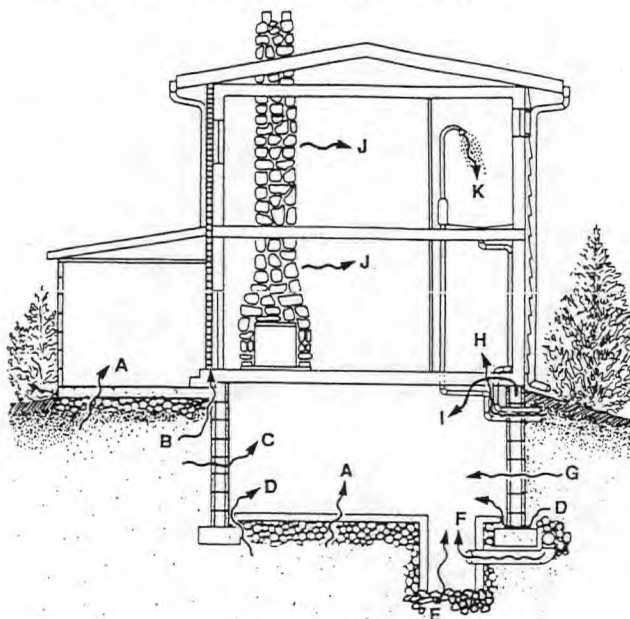
How is radon detected?

Two types of commercially available radon detectors can be used to detect and measure radon in a home. One type of detector, the charcoal canister, is designed for short-term (2 to

7 days) detection of radon. The other type of detector, the alpha track detector (ATD), is designed for longer-term measurement (generally 3 months to 1 year). Both types can be used by individual homeowners, and cost about \$12 to \$30, including lab analysis and report. Lists of vendors who have met the EPA Radon Measurement Proficiency (RMP) Program are available from EPA and NDOH (addresses at end).

Both types of detectors are equally accurate, but since the amount of radon escaping from the Earth varies from day to day and season to season due to atmospheric and soil conditions, the longer-term ATD detector will give a more representative assessment of actual radon content in a home.

If you purchase a detector from a mail-order company or from a vendor, follow the instructions that come with the detector for its use and placement in the house. Based upon EPA guidelines, the directions will probably recommend that you place the detector in the lowest living level of your home (if you purchased only one detector). This is because if this level of your home is low in radon, you can be fairly certain that other levels of your home will also be low in radon. After exposing the detector to the air in your home for the required period, reseal the detector and promptly return it to the vendor for analysis. In a few weeks, the vendor will send you a report showing you the radon content of your detector.



**MAJOR RADON
ENTRY ROUTES**

- A. Cracks in concrete slabs
- B. Spaces behind brick veneer walls
- C. Pores and cracks in concrete blocks
- D. Floor-wall joints
- E. Exposed soil, as in a sump
- F. Weeping (drain) tile, if drained to open sump
- G. Mortar joints
- H. Loose fitting pipe penetrations
- I. Open tops of block walls
- J. Building materials such as some rock
- K. Water (from some wells)

Source: EPA brochure *Radon Reduction in New Construction, An Interim Guide*

How is radon measured?

When you receive the report of the analysis of your radon detector from the vendor, it will report your measurements in one (or both) of two ways. Most will report concentrations of radon gas as "picocuries of radon per liter of air" (pCi/L). Other reports may express the measurement of radon decay products as "Working Levels" (WL).

The EPA has determined that remedial action should be taken if radon concentrations in your home equal or exceed 4.0 pCi/L (or 0.02 WL). EPA estimates that radon will cause between 1 and 5 lung cancer deaths per 100 people living for 70 years in a home with this concentration of radon. As the radon concentrations increase above this level, the chances of contracting lung cancer at some future date also increase.

If the initial measurement (the "screening" measurement) in your home exceeds 4 pCi/L of radon, you should consider either retesting your home to verify the results, and/or taking remedial actions to reduce the levels of radon in your home, especially if you plan on living in the home for a number of years. More information concerning measurement of radon, health risks at varying exposure levels, and what actions to take can be found in the EPA brochure titled *A Citizen's Guide to Radon*, available from EPA or NDOH (addresses at end).

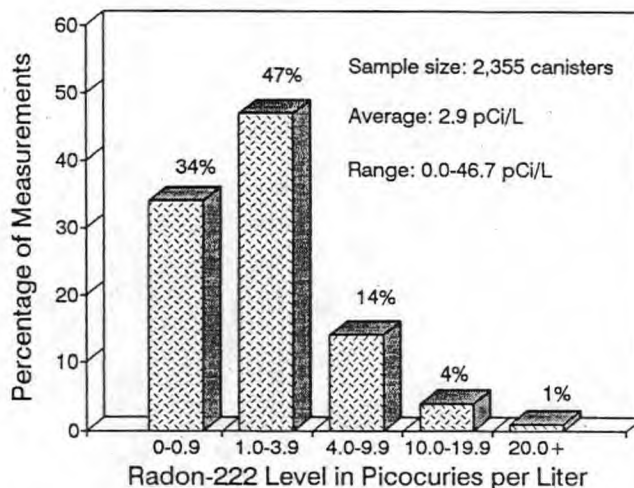
The Nevada Indoor Radon Survey

This project was undertaken by NBMG and NDOH to determine if radon poses a health hazard to Nevadans. In order to do this, the indoor concentrations of radon in many homes had to be measured across the state. Support and partial funding for this survey was provided by EPA, with the remaining funding being provided by the State of Nevada. Using a list of randomly selected telephone numbers supplied by EPA, telephone interviewers at NBMG began calling homeowners across the state in January 1990. Homeowners agreeing to take part in this project were sent short-term charcoal canister radon detectors to be placed in their homes for two days and then mailed to an EPA laboratory for analysis. Ten percent of the homeowners were also sent a longer-term ATD to place in their homes for one year, and were also sent a short-term charcoal canister every three months.

One month after the canisters were mailed to the laboratory, the homeowners were sent the results of their homes' individual radon measurements. Homeowners participating in this study incurred no costs for the detectors, and all radon data pertaining to each individual home is being kept confidential.

NBMG has received results of analyses on 2,048 of the 2,777 charcoal canisters mailed out during the year, most of which were mailed out during January and February 1990 (the results of the long-term ATD's are not available at this time). The individual indoor measurements for the state average 2.9 pCi/L (arithmetic mean) and range from 0.0 to 46.7 pCi/L. EPA's recommended guideline for remedial action (4 pCi/L) is exceeded by 19% of the analyzed detectors. However, on the basis of numbers of households, population centers were sampled less intensively than rural areas. For example, only 12% of the homes sampled were in Clark County where more than half of the state's population lives. When weighted to compensate for variability in sampling intensity (giving more weight to urban data), the data indicate that about 10% of Nevadans live in houses with radon levels greater than 4 pCi/L (considering only 1572 measurements from winter and early spring, 1990). The weighted average (of winter and spring 1990 results only) for the state is 2.0 pCi/L.

The 1990-1991 indoor measurements in Nevada compare closely with a smaller statewide radon survey conducted by NBMG the previous (1989) winter and spring. In that survey, of the 307 short-term radon detectors returned for analyses, 20% exceeded 4 pCi/L, and the statewide average (unweighted) was 2.9 pCi/L.



Graph 1.—Results of the 1989 and 1990-1991 surveys in Nevada (not adjusted for population variations).

The combined results of the 1989 and 1990-1991 surveys (total of 2,355 canisters) are shown in graph 1 and summarized by county in the table.

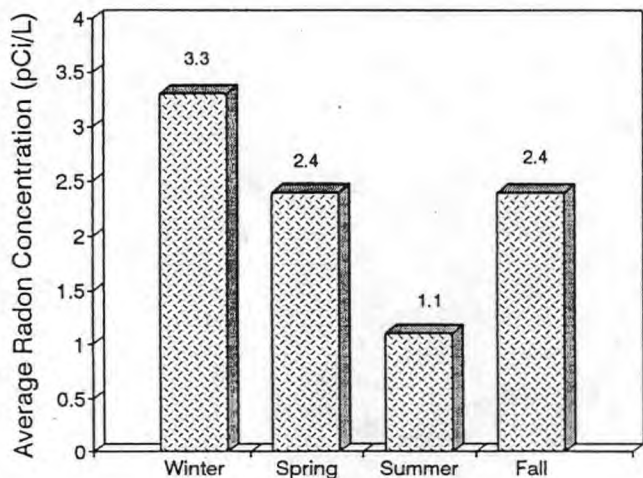
Some of the homeowners participating in the 1990-1991 survey received a short-term charcoal canister every 3 months. Analyses of these canisters show that there are wide variations in indoor radon concentrations at different times of the year. The average radon concentration in these homes was three times greater in the winter than in the summer (graph 2). Furthermore, there was considerable variation among the individual homes (graph 3). The radon concentration in home A was quite high in the winter and, although somewhat lower during the other three seasons, remained well above the EPA action level throughout the year. Home B also had a high radon concentration in the winter but it dropped below the EPA action level during the rest of the year. Radon concentrations in home C were greatest during the fall and winter but remained below the EPA action level throughout the year. Home A requires remedial action to reduce radon concentrations. The radon in home B may pose a health hazard and should be retested with a long-term ATD device. The radon in home C does not appear to pose a health hazard and would not need to be retested.

This seasonal variation is probably due partly to variations in home ventilation, which is generally greater in summer in northern climates, but may also be due in part to seasonal variations in soil and climatic conditions.

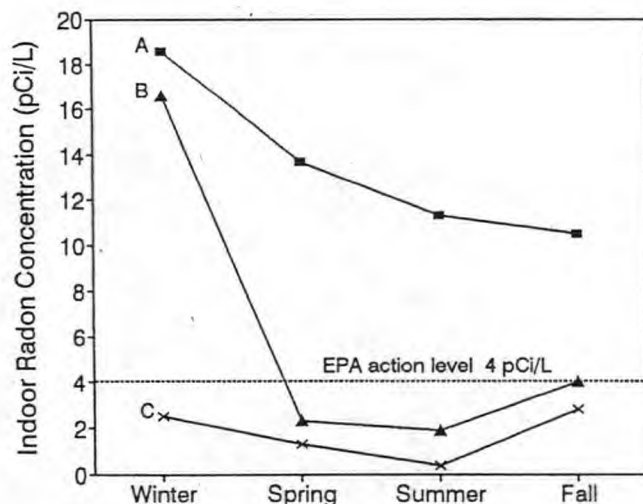
Summary of results of 1989 and 1990-1991 surveys

County	Number of measurements	High pCi/L	Average pCi/L	Percentage over 4 pCi/L
Carson City	98	31.6	3.9	27
Churchill	141	20.1	2.2	9
Clark	259	11.0	1.0	3
Douglas	85	21.9	4.6	38
Elko	258	18.0	2.9	22
Esmeralda	20	3.0	1.1	0
Eureka	34	35.4	5.0	29
Humboldt	250	43.4	2.4	14
Lander	68	46.7	3.1	18
Lincoln	143	41.8	4.5	37
Lyon	68	11.0	2.4	18
Mineral	74	23.6	4.2	41
Nye	161	15.0	2.9	10
Pershing	40	40.7	6.4	45
Storey	7	14.7	3.3	14
Washoe	407	40.6	2.8	18
White Pine	242	23.7	3.4	27
	2,355		2.9 ¹	19 ¹

¹Unweighted averages



Graph 2.—Average radon concentration in seasonally measured homes during the winter (January-February and December 1990 and January-February 1991), spring (March-May 1990), summer (June-August 1990), and fall (September-November 1990).



Graph 3.—Seasonal variations in indoor radon concentrations in three Nevada homes during the 1990-1991 survey.

Radon concentration has been shown to vary by floor in the home as well, which the Nevada surveys have substantiated. That is, radon concentrations are generally higher in the lower floors of buildings. For example, in the 1990-1991 Nevada radon survey, it was found that basements of homes averaged 6.3 pCi/L (with a range of 0.0 to 46.7 pCi/L), while first (ground) floors of homes across the state averaged 1.9 pCi/L of radon (with a range of 0.0 to 28.4 pCi/L), or only one-third the concentration of basements on the average. Radon concentrations in crawl spaces averaged 3.1 pCi/L, and concentrations in second floors of homes averaged 1.6 pCi/L, only slightly less than first floor concentrations, but not enough second floors or crawl spaces have been measured for these figures to be statistically significant.

Radon and Geology

Some relationships between the occurrence of higher levels of indoor radon and local geology are indicated by the data

collected in the Nevada surveys. Granite and related plutonic rocks can contain above-average amounts of uranium; some granitic rocks have been shown to be sources of high indoor radon in some parts of the country. From the survey data, there is a cluster of towns and cities in west-central Nevada with a relatively high proportion of elevated radon measurements, which may be due to the proximity of granitic rocks in the local mountain ranges. In central Nevada, the town of Austin is surrounded by granitic rocks, and the mountain ranges flanking the town of Lovelock contain some granitic rocks.

Other rocks that have been shown to contribute to elevated indoor radon levels in some parts of the country include some shales, some metamorphic rocks, and phosphatic rocks. Most of Nevada's shale is located in the eastern half of the state and may be contributing to some of the elevated radon content found in homes in east-central and northeastern Nevada. Metamorphic rocks occur in various mountain ranges of Nevada; their role in the state's radon picture is unclear but they may be a source of indoor radon in some communities such as Carson City and Hawthorne. Phosphatic rocks in Nevada are restricted mostly to northeastern Elko County; it is unlikely that phosphatic rocks are a source of radon in any of the communities involved in these surveys.

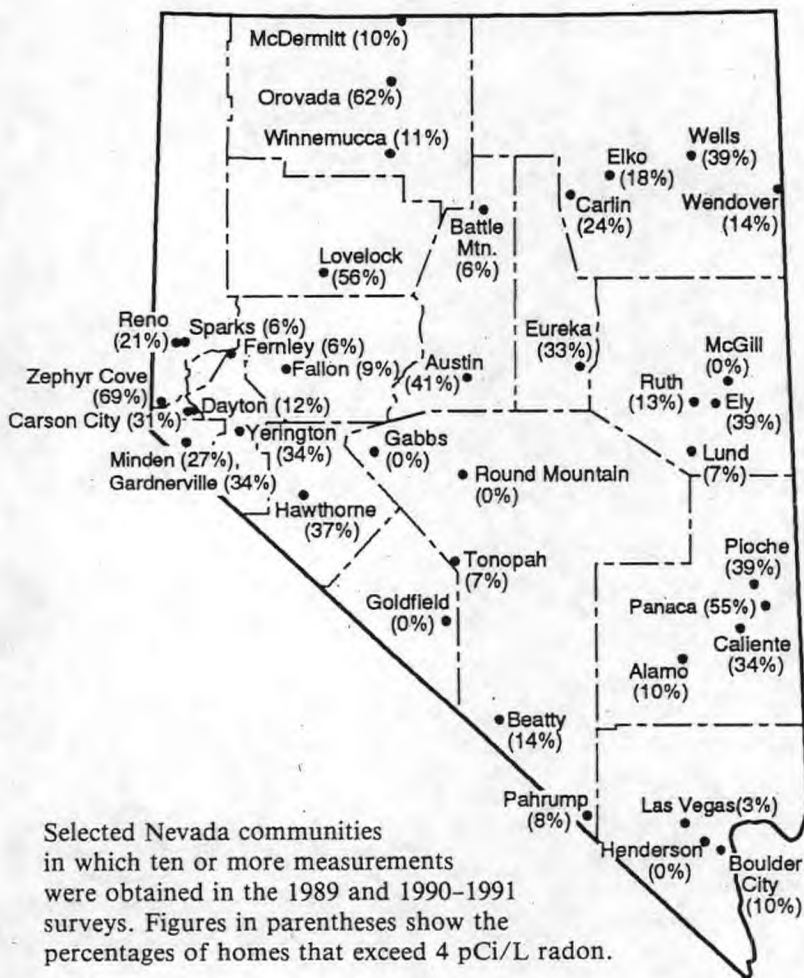
Because of their relatively high uranium content, silicic volcanic rocks have the potential to generate significant radon. Based on some of the radon data collected in Nevada and on some geochemical analyses, it appears that elevated indoor radon levels found in some Nevada communities may be due to certain kinds of volcanic rocks. Many of the elevated radon values in Lincoln County are likely due to nearby silicic volcanic rocks or sediments derived from them. Some of the higher indoor radon levels in homes in Elko County and in the towns of Lovelock, Eureka, and Yerington, among others, may also be derived from silicic volcanic rocks.

Summary

Thirty-four states have participated in the EPA's radon survey to date. Out of 47,598 homes measured for indoor radon in those states (including Nevada), 21% exceeded 4 pCi/L, and the weighted average radon value for all states was 3.3 pCi/L. Some homes in other states had readings as high as several thousand pCi/L, and in Iowa, radon in 71% of the homes surveyed by EPA exceeded 4 pCi/L.

Compared to some parts of the country then, the data from Nevada may not seem very high. However, some areas in Nevada contain radon in amounts substantially higher than the average radon value for the United States, and some areas contain high percentages of homes exceeding 4 pCi/L (see map, next page).

Results of this survey should be considered preliminary. Although over 2,000 homes in Nevada have now been measured for radon content under this program, this is far less than 1% of all Nevada homes. Furthermore, radon measurements made in your neighbor's house cannot be used to predict the radon content of your house. This is because radon concentration in buildings depends on many factors besides the type of underlying soil or rock. These other factors include the floor on which the measurement was made; the specific types of construction and building materials used in the design and construction of the building; the barometric pressure, wind speed, and outdoor air temperature; whether windows and doors in the building were opened or closed during the testing period; and whether the heating or cooling systems were being used during the testing period. For these reasons, the only way to determine the amount of radon present in a particular building is to test that building for radon using a radon detector. The Governor has recommended that all Nevadans test their homes for radon.



Sources of Information and Radon Detectors

For more information on radon, including free copies of the brochures mentioned above and regional lists of EPA RMP radon detector vendors, contact:

U.S. Environmental Protection Agency,
Region 9
75 Hawthorne Street
San Francisco, California 94105
(415) 744-1045 or -1046

or

Nevada Division of Health, Radiological Health Section
505 E. King Street
Carson City, Nevada 89710
(702) 687-5394

For a free copy of EPA's *Citizen's Guide to Radon* only, call 1-800-SOS-RADON.

ATD radon detectors and free information or radon are also available from the American Lung Association of Nevada at:

P.O. Box 7056
Reno, Nevada 89510-7056
(702) 829-5864

or

P.O. Box 44137
Las Vegas, Nevada 89116-2137
(702) 454-2500

For information on geology, mineral resources, and geologic hazards, contact:

Nevada Bureau of Mines and Geology
University of Nevada
Reno, Nevada 89557-0088
(702) 784-6691

This brochure was prepared by the Nevada Bureau of Mines and Geology and the Nevada Division of Health



UNIVERSITY OF NEVADA, RENO

Nevada Bureau of Mines and Geology

Mackay School of Mines
University of Nevada, Reno
Reno, Nevada 89557-0088

January 4, 2006

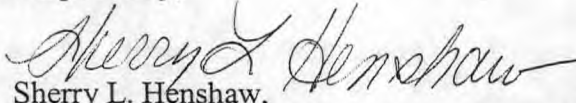
Mr. Robert J. Merrill, CIH, CEM
EDSW
4854 Nara Vista Way # 101
Las Vegas, NV 89103

Dear Mr. Merrill:

At your request, enclosed are water analyses performed on the drinking water that is supplied by the Las Vegas Valley Water District for the past five years. The water meets or surpasses all State of Nevada and federal drinking water standards. You can also find this analyses at the following web site: www.lvwd.com, under the heading of Water Quality, and sub heading of Water Analysis.

If you have any further questions or concerns, please feel free to contact our office at 258-3215.

Respectfully,


Sherry L. Henshaw,
Water Quality /Maintenance Engineering Division

slh
Enclosure

LAS VEGAS VALLEY
WATER DISTRICT



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

LAS VEGAS VALLEY WATER DISTRICT

2004 WATER ANALYSES

SUBSTANCE	LVVWD ppb *	MCL ppb *		SUBSTANCE	LVVWD ppb	MCL ppb
ALUMINUM	ND	50 - 200	(2)	(1,2,4-)TRICHLOROENZENE	ND	70
ANTIMONY	ND	6		1,1,1-TRICHLOROETHANE	ND	200
ARSENIC	ND	50		1,1,2-TRICHLOROETHANE	ND	5
BARIUM	140	2000		1,1-DICHLOROETHYLENE	ND	7
BERYLLIUM	ND	4		1,2 DICHLOROPROPANE	ND	5
CADMIUM	ND	5		1,2-DICHLOROENZENE	ND	600
CHROMIUM	ND	100		1,2-DICHLOROETHANE	ND	5
COPPER	1100 (5)	1300	(3)	1,4-DICHLOROENZENE	ND	75
IRON	ND	600	(2)	2,3,7,8-TCDD (DIOXIN)	ND	0.00003
LEAD	2 (5)	15	(3)	2,4-D	0.13	70
MANGANESE	ND	100	(2)	ALACHLOR	ND	2
MERCURY	ND	2		ALDICARB	ND	3
MOLYBDENUM	5	N/A		ALDICARB SULFONE	ND	2
NICKEL	ND	100		ALDICARB SULFOXIDE	ND	4
SELENIUM	1	50		ATRAZINE	ND	3
SILVER	ND	100	(2)	BENZENE	ND	5
THALLIUM	ND	2		CARBOFURAN	ND	40
VANADIUM	1	N/A		CARBON TETRACHLORIDE	ND	5
ZINC	165	5,000	(2)	CHLORDANE	ND	2
AGGRESSIVENESS INDEX	12.1	N/A		cis-1,2-DICHLOROETHYLENE	ND	70
ALKALINITY	131 ppm	N/A		DALAPON	ND	200
ASBESTOS	ND MFL	7 MFL		DI (2-ETHYLHEXYL) ADIPATE	ND	400
BROMATE	3	10		DI (2-ETHYLHEXYL) PHTHALATE	ND	6
BROMIDE	ND	N/A		DIBROMOCHLOROPROPANE	ND	0.2
CALCIUM	77 ppm	N/A		DICHLOROMETHANE	ND	5
CARBON DIOXIDE	4.2 ppm	N/A		DINOSEB	ND	7
CHLORIDE	94 ppm	400 ppm	(2)	DICUAT	ND	100
CHLORINE RESIDUAL	1.08 ppm	4.0 ppm		ENDOTHALL	ND	100
COLOR, True	1 Units	15 Units	(2)	ENDRIN	ND	2
CONDUCTIVITY	1034 uS/cm	N/A		ETHYLBENZENE	ND	700
CYANIDE	ND	200		ETHYLENE DIBROMIDE	ND	0.05
FLUORIDE	762	4,000	(3)	GLYPHOSATE	ND	700
		2,000	(2)	HALOACETIC ACIDS (Total Regulated)	23	60
HARDNESS	312 ppm	N/A		HEPTACHLOR EPOXIDE	ND	0.2
	18 gpg			HEPTACHLOR (H-34, HEPTOX)	ND	0.4
LANGELIER INDEX	0.06	N/A	(1)	HEXACHLOROENZENE	ND	1
MAGNESIUM	29 ppm	150 ppm	(2)	HEXACHLOROCYCLOPENTADIENE	ND	50
MBAS	ND	500	(2)	LINDANE	ND	0.2
NITROGEN, NITRATE	458	10,000		METHOXYCHLOR	ND	40
NITROGEN, NITRITE	ND	1,000		MONOCHLOROENZENE	ND	100
COMB. NITRITE/NITRATE	< 1,000	10,000		MTBE	ND	N/A
ODOR	1 TON	3.0 TON		PAHs (benzo(a)pyrene)	ND	0.2
pH	7.70	6.5 - 8.5	(2)	PENTACHLOROPHENOL	ND	1
ORTHO PHOSPHATE	55	N/A		PICLORAM	ND	500
PERCHLORATE	5.5	N/A		POLYCHLORINATED BIPHENYLS	ND	0.5
POTASSIUM	4.8 ppm	N/A		SILVEX (2,4,5 - TP)	ND	50
SILICA	8.4 ppm	N/A		SIMAZINE	ND	4
SODIUM	97 ppm	N/A	(1)	STYRENE	ND	100
SULFATE	253 ppm	500 ppm	(2)	TETRACHLOROETHYLENE	ND	5
TEMPERATURE	16.9 degC	N/A		TOLUENE	ND	1000
TOTAL DISSOLVED SOLIDS	631 ppm	1000 ppm	(2)	TOXAPHENE	ND	3
TURBIDITY (maximum value)	0.07 NTU	0.3 NTU		trans-1,2 DICHLOROETHYLENE	ND	100
				TRICHLOROETHYLENE	ND	5
COLIFORM, TOTAL	0.4% positive	5.0 % positive		TRIHALOMETHANES (Total)	52	80
COLIFORM, FECAL	ND	0/100 mL		VINYL CHLORIDE	ND	2
CRYPTOSPORIDIUM	ND	N/A		VYDATE	ND	200
				XYLENES	ND	10,000
GROSS ALPHA	1.99 pCi/L	15 pCi/L				
GROSS BETA	3.64 pCi/L	50 pCi/L				
TOTAL RADIUM	0.43 pCi/L	5 pCi/L				
(Ra 226 plus Ra 228)						
URANIUM	4.6	30				

* Units are ppb unless otherwise indicated

MCL = Maximum Contaminant Level Set by EPA

MFL = Million Fibers per Liter, with fiber length > 10 microns

N/A = Not applicable, No Standard Set

ND = Not Detected

NTU = Nephelometric Turbidity Unit

pCi/L = picocuries per liter

ppb = parts per billion

ppm = parts per million

uS/cm = Micro Siemens per centimeter

(1) Monitoring requirement only, no MCL

(2) "Secondary" Standards - Guidance levels for State of Nevada

(3) ACL = Action Level only

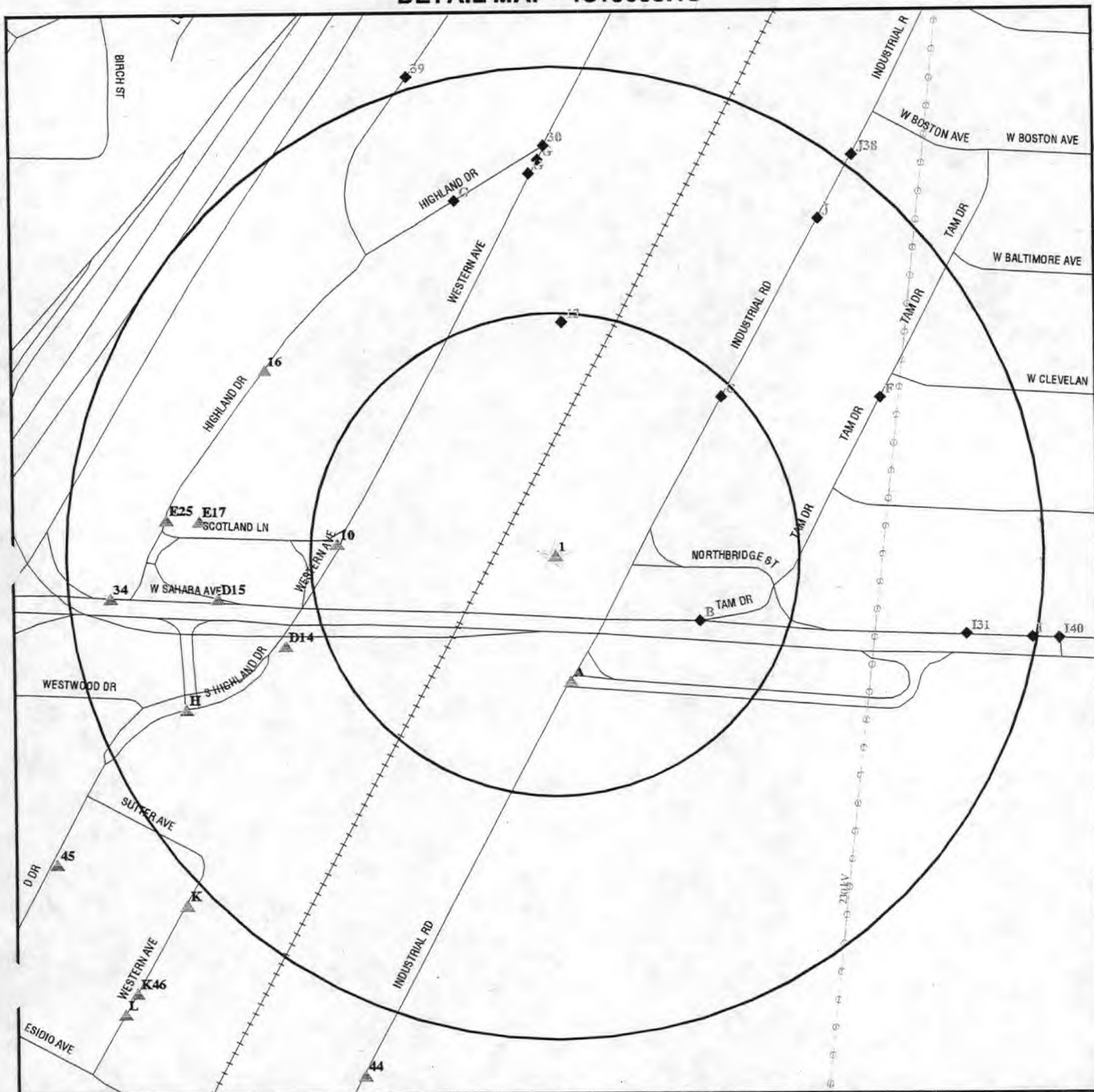
(4) Fluoridation Started March 2000

(5) 90th Percentile of all samples collected

APPENDIX E

EDR Environmental Database Search Report

DETAIL MAP - 1819093.1s



Target Property

- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ◆ Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

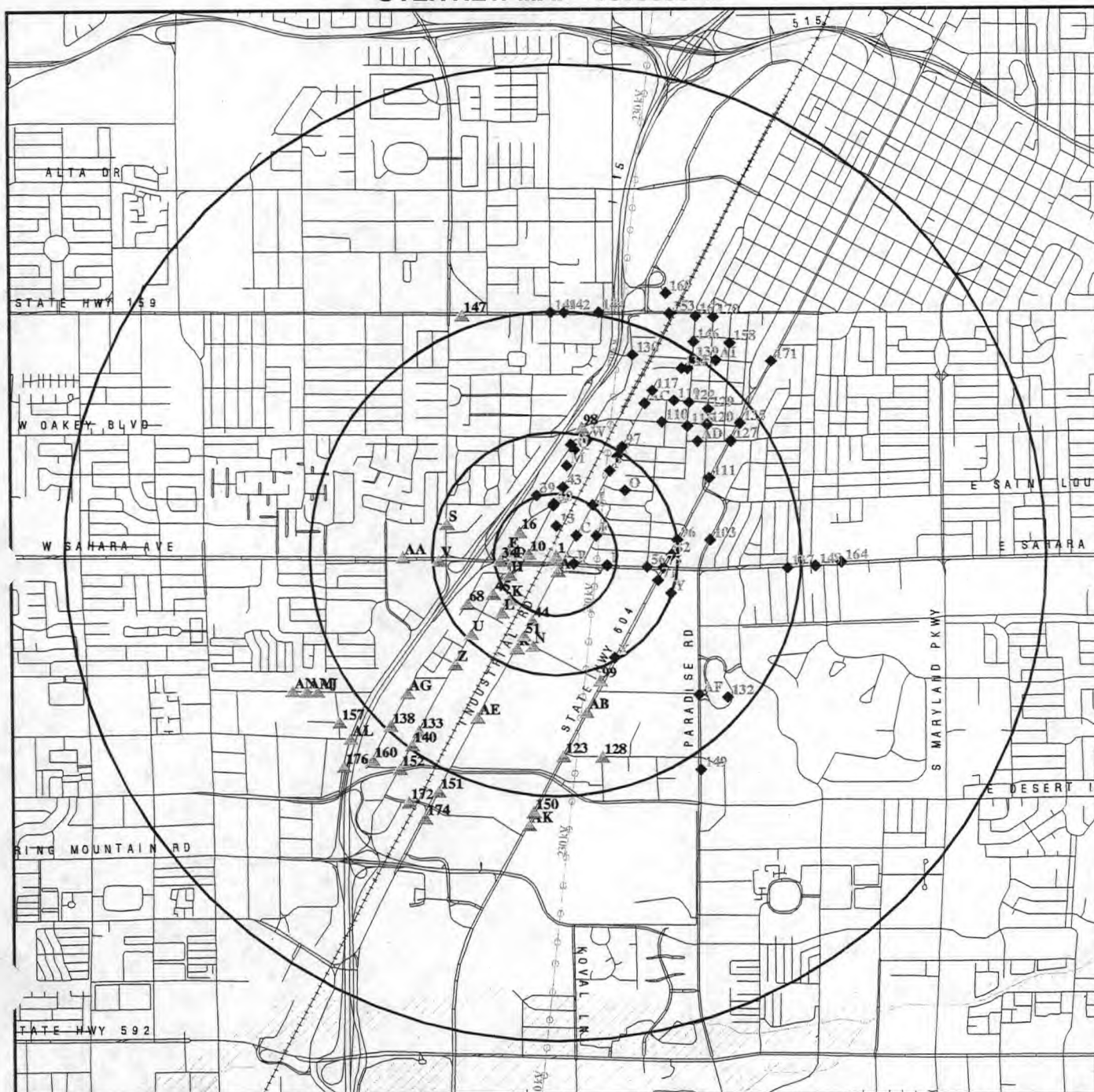
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

0 1/16 1/8 1/4 Miles

SITE NAME: Crazy Horse Plaza Property
 ADDRESS: 2440-2494 South Industrial Road
 Las Vegas NV 89102
 LAT/LONG: 36.1445 / 115.1652

CLIENT: Environmental Discovery SW Inc
 CONTACT: Robert J. Merrill
 INQUIRY #: 1819093.1s
 DATE: December 18, 2006 9:34 am

OVERVIEW MAP - 1819093.1s



Target Property

- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites

- ▨ Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- ▨ 100-year flood zone
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0 1/2 1 2 Miles

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 DATE: December 18, 2006 9:34 am



EDR® Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Crazy Horse Plaza Property
2440-2494 South Industrial Road
Las Vegas, NV 89102**

Inquiry Number: 1819093.1s

December 18, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Detail Map.....	3
Map Findings Summary.....	4
Map Findings.....	6
Orphan Summary.....	135
Government Records Searched/Data Currency Tracking.....	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2440-2494 SOUTH INDUSTRIAL ROAD
LAS VEGAS, NV 89102

COORDINATES

Latitude (North): 36.144500 - 36° 8' 40.2"
Longitude (West): 115.165200 - 115° 9' 54.7"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 665076.6
UTM Y (Meters): 4001334.2
Elevation: 2061 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 36115-B2 LAS VEGAS NW, NV
Most Recent Revision: 1983

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 6 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
ALLSTATE AUTO & MARINE 2478 INDUSTRIAL RD LAS VEGAS, NV 89102	RCRA-SQG FINDS	NVD981675523

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions

EXECUTIVE SUMMARY

NPL RECOVERY.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
RCRA-LQG.....	Resource Conservation and Recovery Act Information
HMIRS.....	Hazardous Materials Information Reporting System
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
US BROWNFIELDS.....	A Listing of Brownfields Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
RAATS.....	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SWF/LF.....	Landfill List
SWRCY.....	Recycling Information Listing
AST.....	Aboveground Storage Tank List
VCP.....	Voluntary Cleanup Program Sites
BROWNFIELDS.....	Project Tracking Database
NPDES.....	Permitted Facility Listing
AIRS.....	Permitted Airs Facility Listing

TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL RECORDS

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.

A review of the CERC-NFRAP list, as provided by EDR, and dated 10/10/2006 has revealed that there are 3 CERC-NFRAP sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NEVADA POWER CO INDUSTRIAL RD	2515 S INDUSTRIAL RD	0 - 1/8 S	A4	9
USPS MAIN OFFICE	1001 CIRCUS CIRCUS DR	1/4 - 1/2 SSW	N57	50
HI VALUE REBUILDERS	2900 S. HIGHLAND #20A	1/2 - 1 SW	Z100	86

RCRAInfo: 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. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. 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.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/13/2006 has revealed that there are 24 RCRA-SQG sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NEVADA POWER CO INDUSTRIAL RD	2515 S INDUSTRIAL RD	0 - 1/8 S	A4	9
CONSOLIDATED WESTERN CONTRACT	2411 WESTERN AVE STE E	1/8 - 1/4 W	D15	18
DESERT TRANSMISSION	2441 S HIGHLAND DR	1/8 - 1/4 W	E25	23
DRATTER ELECTRICAL SVC INC	2681 S INDUSTRIAL RD	1/4 - 1/2 SSW	44	42
HOST INTERNATIONAL INC	2670 WESTERN AVE	1/4 - 1/2 SW	L48	44
M & K SALES	2670 WESTERN AVE	1/4 - 1/2 SW	L49	45
USPS MAIN OFFICE	1001 CIRCUS CIRCUS DR	1/4 - 1/2 SSW	N57	50
CREEL PRINTING	2701 WESTWOOD DR	1/4 - 1/2 WSW	68	58
BAT RENTALS INC	2771 S INDUSTRIAL	1/4 - 1/2 SSW	R70	59
STEINBERG DIAGNOSTIC MEDICAL I	2300 RANCHO DR UNIT 112	1/4 - 1/2 WNW	S79	69
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ARTISTIC IRON WORKS	2310 INDUSTRIAL RD	0 - 1/8 NE	C11	16
WESTERN ELECTRIC MOTORS	2113 WESTERN AVE	1/8 - 1/4 N	30	26
SPARKLE CLEANERS	326 W SAHARA	1/8 - 1/4 ESE	I31	27
SPARKLE CLEANERS	326 W SAHARA AVE	1/4 - 1/2 E	I37	37
GRAPHIC ART SERVICES	2141 INDUSTRIAL RD	1/4 - 1/2 NE	J38	38
NEVADA COIN MINTING	2004 WESTERN AVE	1/4 - 1/2 N	43	42
FISCHERS AUTO SHOP	1910 S WESTERN AVE	1/4 - 1/2 N	M50	45
EQUIPMENT SVC CO OF NV	1916 S HIGHLAND DR	1/4 - 1/2 N	M55	50

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ENGINE MASTERS	1712 S HIGHLAND DR	1/4 - 1/2 N	Q73	64
AMTECH LIGHTING SERVICES	1816 S INDUSTRIAL RD	1/4 - 1/2 NNE	T80	70
KOALA T AUTO SERVICE	1815 INDUSTRIAL RD NO 3	1/4 - 1/2 NNE	T81	71
BOB BRADLEYS MARINE SVCS INC	1704 WESTERN AVE	1/4 - 1/2 NNE	W88	75
CUMMINS ALLISON CORP	1702 WESTERN AVE UNIT H	1/4 - 1/2 NNE	W89	76
ARCO NO 5310	2728 S LAS VEGAS BLVD	1/4 - 1/2 SSE	X91	77

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2005 has revealed that there are 4 ERNS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
2515 S. INDUSTRIAL RD.	2515 S. INDUSTRIAL RD.	0 - 1/8 S	A5	10
2515 S. INDUSTRIAL RD.	2515 S. INDUSTRIAL RD.	0 - 1/8 S	A6	10
2412 SOUTH HIGHLAND DRIVE	2412 SOUTH HIGHLAND DRI	1/8 - 1/4 W	E17	21
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
2135 WESTERN AVE.	2135 WESTERN AVE.	1/8 - 1/4 N	G23	23

FTTS: FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act) over the previous five years. To maintain currency, EDR contacts the Agency on a quarterly basis.

A review of the FTTS list, as provided by EDR, and dated 10/19/2006 has revealed that there are 2 FTTS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NEVADA POWER CO TRANSFORMER SE	2515 INDUSTRIAL RD	0 - 1/8 S	A3	8
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MONTEREY VILLAS APARTMENTS	2320 TAM DRIVE	1/8 - 1/4 ENE	F18	21

ICIS: The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

A review of the ICIS list, as provided by EDR, and dated 02/13/2006 has revealed that there is 1 ICIS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
REBEL OIL COMPANY	2200 S. HIGHLAND DRIVE	1/8 - 1/4 NNW	G21	22

EXECUTIVE SUMMARY

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 10/11/2006 has revealed that there are 7 FINDS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NEVADA POWER CO INDUSTRIAL RD	2515 S INDUSTRIAL RD	0 - 1/8 S	A4	9
CONSOLIDATED WESTERN CONTRACT	2411 WESTERN AVE STE E	1/8 - 1/4 W	D15	18
DESERT TRANSMISSION	2441 S HIGHLAND DR	1/8 - 1/4 W	E25	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ARTISTIC IRON WORKS	2310 INDUSTRIAL RD	0 - 1/8 NE	C12	16
MONTEREY VILLAS APARTMENTS	2320 TAM DRIVE #101	1/8 - 1/4 ENE	F19	21
REBEL OIL COMPANY	2200 S. HIGHLAND DRIVE	1/8 - 1/4 NNW	G22	22
WESTERN ELECTRIC MOTORS	2113 WESTERN AVE	1/8 - 1/4 N	30	26

STATE AND LOCAL RECORDS

SHWS: Corrective Action Case list (Active, Non-ust Hazardous Waste and Regulated Substance. Correction Actions)

A review of the SHWS list, as provided by EDR, and dated 03/31/2006 has revealed that there are 101 SHWS sites within approximately 1.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NEVADA POWER COMPANY Date Closed: 04/01/92 Date Closed: 03/28/95	2515 SOUTH INDUSTRIAL R	0 - 1/8 S	A7	10
NEVADA POWER COMPANY POLE YARD Date Closed: 10/14/92	2500 SOUTH HIGHLAND AVE	1/8 - 1/4 WSW	D14	18
SUPERIOR TIRE, INC. Date Closed: 06/23/97 Date Closed: 12/29/98	2310 S HIGHLAND DR	1/8 - 1/4 WNW	16	19
UNOCAL SS #6164 Date Closed: 03/03/03	2550 SOUTH HIGHLAND	1/8 - 1/4 WSW	H29	26
WALT CASEY CULLIGAN Date Closed: 03/06/98	2630 SOUTH HIGHLAND	1/4 - 1/2 WSW	45	43
M & R SALES Date Closed: 04/04/96	2670 SOUTH WESTERN AVEN	1/4 - 1/2 SW	L47	43
U.S. POSTAL SERVICE Date Closed: 09/28/92	1001 CIRCUS CIRCUS DRIV	1/4 - 1/2 SSW	N58	52
BAT RENTALS Date Closed: 07/30/97	2771 SOUTH INDUSTRIAL D	1/4 - 1/2 SSW	R69	59
TEXACO STATION Date Closed: 09/09/92	2475 SOUTH RANCHO DRIVE	1/4 - 1/2 W	S76	65

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WESTERN PAPER Date Closed: 06/04/91	2760 SOUTH HIGHLAND AVE	1/4 - 1/2 SW	U84	72
TEXACO STATION #61-529-0057 Date Closed: 07/05/91	1550 WEST OAKLEY BOULEVA	1/2 - 1 NNE 98		85
DON'T PANIC LLC PROPERTY, AJ H Date Closed: 08/02/05	810 CIRCUS CIRCUS DRIVE	1/2 - 1 SSE	99	86
VERIZON WIRELESS Date Closed: 10/01/04	2901 SOUTH HIGHLAND DRI	1/2 - 1 SW	Z101	87
PASEO PLAZA SHOPPING CENTER Date Closed: 06/10/05	2600 WEST SAHARA AVENUE	1/2 - 1 W	AA102	87
VACANT LOT (SOUTHLAND) Date Closed: 10/25/95	2625 WEST SAHARA AVENUE	1/2 - 1 W	AA104	88
MCDONALD'S USA RESTAURANT CIRCUS CIRCUS HOTEL & CASINO Date Closed: 04/11/97	2946 SOUTH LAS VEGAS BO 2880 LAS VEGAS BLVD SOU	1/2 - 1 S 1/2 - 1 S	AB105 AB106	88 88
CLARK COUNTY FIRE STATION #12 Date Closed: 10/14/91	3001 INDUSTRIAL ROAD	1/2 - 1 SSW	AE114	93
FITWORK OF NEVADA Date Closed: 04/27/94	3025 SOUTH INDUSTRIAL R	1/2 - 1 SSW	AE118	94
STARDUST HOTEL & CASINO Date Closed: 04/16/97	3000 SOUTH LAS VEGAS BO	1/2 - 1 S	123	96
ARMS RECYCLING INC. Date Closed: 01/18/96	2951 WESTWOOD DRIVE	1/2 - 1 SW	AG124	97
M. J. WOOD & ASSOCIATES Date Closed: 04/22/92	2965 SOUTH WESTWOOD DRI	1/2 - 1 SW	AG126	98
BANK OF AMERICA Date Closed: 05/17/94	101 CONVENTION CENTER D	1/2 - 1 SSE	128	98
ROYAL TRANSMISSIONS Date Closed: 12/08/92	3088 SOUTH HIGHLAND DRI	1/2 - 1 SW	133	103
UTE, INC. Date Closed: 06/12/95	3060 WESTWOOD DRIVE	1/2 - 1 SW	138	105
NEVADA POWER COMPANY Date Closed: 07/03/93	3128 SOUTH HIGHLAND	1/2 - 1 SW	140	105
CHEVRON #91481 Date Closed: 06/29/99	2237 WEST CHARLESTON BO	1 - 2 NNW	147	112
FRONTIER HOTEL Date Closed: 05/05/94 Date Closed: 09/13/93	3120 LAS VEGAS BLVD SOU	1 - 2 S	150	115
MGM MIRAGE DESIGN CENTER Date Closed: 07/30/96	3260 S INDUSTRIAL RD	1 - 2 SSW	151	116
NEVADA DEPARTMENT OF TRANSPORT Date Closed: 02/26/96	HIGHLAND / CAPELLA	1 - 2 SW	152	117
PHILLIP HANNA PROPERTY Date Closed: 04/21/03	3101 MEADE AVENUE	1 - 2 WSW	AJ154	118
MGM DESERT INN Date Closed: 11/06/97	3145 SOUTH LAS VEGAS BO	1 - 2 S	AK155	118
WYNN RESORTS LIMITED Date Closed: 03/18/03	3145 SOUTH LAS VEGAS BO	1 - 2 S	AK156	119

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
VEGAS TRUCKING COMPANY Date Closed: 02/25/00	3049 RIGEL AVENUE	1 - 2 SW	157	119
JOE'S SERVICE STATION MAINT. Date Closed: 10/24/94	3132 MEADE DRIVE	1 - 2 WSW	AJ159	120
QUALITY MECHANICAL Date Closed: 10/04/94	3175 WESTWOOD DRIVE	1 - 2 SW	160	120
FLETCHER JONES MERCEDES Date Closed: 11/10/98	3100 S RANCHO DR	1 - 2 SW	AL161	121
PENNZOIL Date Closed: 08/18/97	3200 MEADE AVENUE	1 - 2 WSW	AM163	126
FLETCHER JONES LEXUS Date Closed: 01/05/99	3120 SOUTH RANCHO DRIVE	1 - 2 SW	AL165	127
POOL MART OF NEVADA Date Closed: 03/15/96	3209 MEADE DRIVE	1 - 2 WSW	AM166	128
MCMILLAN WATER TREATMENT CO. Date Closed: 09/03/98	3211 MEADE AVENUE	1 - 2 WSW	AM167	129
FRONTIER REFRIGERATION INC. Date Closed: 03/22/94	3211 MEADE AVE	1 - 2 WSW	AM168	129
MAGNUSON DEHP SITE Date Closed: 03/03/94 Date Closed: 03/03/94	2441 WEST DESERT INN RO	1 - 2 SSW	172	131
HACKETT ENVIRONMENTAL SYSTEMS Date Closed: 09/14/90	3296 MEADE AVENUE	1 - 2 WSW	AN173	131
NEVADA DEPARTMENT OF TRANSPORT Date Closed: 08/28/96	3337 SOUTH INDUSTRIAL R	1 - 2 SSW	174	132
UNITED EXPOSITION SERVICE Date Closed: 06/08/94	3311 MEADE AVENUE	1 - 2 WSW	AN175	132
FLETCHER JONES MAZDA Date Closed: 04/27/99	3200 S RANCHO DR	1 - 2 SW	176	132
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ACE TRUCK RENTAL Date Closed: 12/01/95	2135 WESTERN AVE.	1/8 - 1/4 N	G24	23
GRAND CANYON SPECIALISTS Date Closed: 06/09/95	2125 WESTERN AVENUE	1/8 - 1/4 N	G26	24
LUCKY 7 LUXURY LIMO Date Closed: 02/27/97	2201 INDUSTRIAL ROAD	1/8 - 1/4 NE	J32	28
ARCO #5320 Date Closed: 08/21/91	336 WEST SAHARA AVENUE	1/8 - 1/4 E	I36	37
SIMPSON ELECTRIC, INC. Date Closed: 05/20/94	2056 S. HIGHLAND AVE.	1/4 - 1/2 NNW	39	39
GIBSON CONSTRUCTION Date Closed: 02/19/93	1914 SOUTH HIGHLAND DRI	1/4 - 1/2 N	M53	49
ALLURE CONDOMINIUM PROJECT Date Closed: 08/29/05	200 WEST SAHARA AVENUE	1/4 - 1/2 E	56	50
ALFRED GERSTLER TRUST Date Closed: 12/15/94 Date Closed: 12/15/94	303 W. ST. LOUIS	1/4 - 1/2 NE	O61	54

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AIR LIQUIDE Date Closed: 06/03/94	1820 WESTERN AVENUE	1/4 - 1/2 NNE	Q63	56
CATTLEMAN PROPERTY Date Closed: 04/07/95	2533 SOUTH LAS VEGAS BO	1/4 - 1/2 ESE	71	63
UNDERGROUND INC. (O'ROURKE) Date Closed: 12/14/93	1708 SOUTH HIGHLAND DRI	1/4 - 1/2 N	Q74	64
TDI/SAHARA CENTER: PASTOR/FOXY	2423 SOUTH LAS VEGAS BO	1/4 - 1/2 E	82	72
SAHARA HOTEL CORPORATION Date Closed: 08/09/96 Date Closed: 06/03/02	2535 SOUTH LAS VEGAS BO	1/4 - 1/2 ESE	Y93	79
UNOCAL SS #3846 Date Closed: 02/13/92	2300 SOUTH LAS VEGAS BO	1/2 - 1 E	96	82
WHITTLESEA BLUE CAB CO Date Closed: 06/29/93	1719 S INDUSTRIAL RD	1/2 - 1 NNE	97	82
GREYLINE TOURS OF SOUTHERN NEV Date Closed: 04/05/01	1550 SOUTH INDUSTRIAL R	1/2 - 1 NNE	AC107	90
LAS VEGAS TRANSIT/GRAY LINE Date Closed: 03/16/95	1550 SOUTH INDUSTRIAL R	1/2 - 1 NNE	AC108	91
M & S AIR CONDITIONING Date Closed: 06/02/93	210 WEST WYOMING	1/2 - 1 NE	110	91
STRATOSPHERE CORP. Date Closed: 07/11/96	2000 SOUTH LAS VEGAS BO	1/2 - 1 ENE	111	92
JOAN MILLER Date Closed: 06/11/92	1521 SOUTH INDUSTRIAL R	1/2 - 1 NNE	AC112	92
DESERT CAB/YELLOW CAB Date Closed: 08/12/99	90 WEST OAKLEY BOULEVARD	1/2 - 1 NE	AD113	92
SHERWIN-WILLIAMS PAINT STORE Date Closed: 08/28/03	1604 COMMERCE STREET	1/2 - 1 NE	115	93
STAN'S FAR WEST AUTO (CLASSY C) Date Closed: 05/18/93 Date Closed: 05/18/93	1730 SOUTH MAIN STREET	1/2 - 1 NE	AD116	93
GOLDEN ENGINES AND CYLINDER HE Date Closed: 04/17/98	1414 SOUTH INDUSTRIAL R	1/2 - 1 NNE	117	94
POTTER ELECTRIC CO. Date Closed: 05/06/96	236 WEST UTAH	1/2 - 1 NE	119	95
VACANT PROPERTY Date Closed: 02/11/98	WYOMING AVENUE/MAIN STR	1/2 - 1 NE	120	95
SHELL OIL FACILITY Date Closed: 03/21/89	PARADISE AND RIVIERA	1/2 - 1 SE	AF121	95
HOST INTERNATIONAL WAREHOUSE Date Closed: 09/11/92	1505 SOUTH COMMERCE STR	1/2 - 1 NE	122	96
ARCO #5309 Date Closed: 12/06/02	2955 SOUTH PARADISE ROA	1/2 - 1 SE	AF125	97
TED WIENS TIRE AND AUTO CENTER Date Closed: 11/21/96	1701 SOUTH LAS VEGAS BO	1/2 - 1 ENE	127	98
B & M TRANSMISSIONS Date Closed: 01/21/90 Date Closed: 01/21/97	1531 SOUTH MAIN STREET	1/2 - 1 NE	129	99

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WESTERN LINEN SERVICES Date Closed: 11/12/91 Date Closed: 12/04/98	1205 SOUTH WESTERN AVEN	1/2 - 1 NNE	130	99
FITZGERALD GLASS Date Closed: 06/22/93	1401 SOUTH COMMERCE	1/2 - 1 NE	AH131	100
LAS VEGAS HILTON O'DONNELL, PATRICK Date Closed: 04/25/95	3000 PARADISE ROAD 155 WEST IMPERIAL AVENU	1/2 - 1 SE 1/2 - 1 NE	132 134	100 103
ARCO #5311 Date Closed: 12/03/93	1619 SOUTH LAS VEGAS BO	1/2 - 1 NE	135	104
DESERT GOLD FOOD COMPANY, INC. Date Closed: 04/22/93	123 WEST IMPERIAL AVENU	1/2 - 1 NE	AH136	104
PRESTIGE STATIONS INC. #5058 Date Closed: 08/05/94	569 EAST SAHARA AVENUE	1/2 - 1 E	137	104
DISCOUNT AUTO BROKERS Date Closed: 02/26/91	1300 SOUTH COMMERCE STR	1/2 - 1 NE	139	105
UNIVERSITY MEDICAL CTR Date Closed: 03/26/99	1800 W CHARLESTON BLVD	1/2 - 1 N	141	106
CHEVRON #90824 (REBEL OIL #65) Date Closed: 07/27/99 Date Closed: 03/20/03	1720 WEST CHARLESTON BO	1/2 - 1 N	142	107
AAMCO TRANSMISSIONS 1 Date Closed: 02/13/97 Date Closed: 12/08/92	1323 S MAIN ST	1 - 2 NE	AI143	107
TRUCK SPILL (CARL'S JUNIOR) Date Closed: 07/17/98	1522 WEST CHARLESTON BO	1 - 2 N	144	110
HOPPY'S TRANSMISSION Date Closed: 04/05/94	1311 SOUTH MAIN STREET	1 - 2 NE	AI145	110
HOUSTON LUMBER COMPANY Date Closed: 04/23/93 Date Closed: 04/22/93	1220 SOUTH COMMERCE	1 - 2 NNE	146	110
PEP BOYS #688 Date Closed: 04/21/98	637 EAST SAHARA AVENUE	1 - 2 E	148	112
LAS VEGAS CONVENTION AUTHORITY Date Closed: 06/28/02 Date Closed: 04/20/98	3150 PARADISE RD	1 - 2 SSE	149	113
NEVADA BAKING COMPANY Date Closed: 12/17/91	299 W CHARLESTON BLVD	1 - 2 NNE	153	117
VEGAS INSTANT PAGE Date Closed: 07/09/93	1221 S. CASINO CENTER	1 - 2 NE	158	119
FIRST WESTERN BANK, F.S.B. Date Closed: 08/15/95	1112 SOUTH COMMERCE	1 - 2 NNE	162	126
SILVER STATE DISPOSAL Date Closed: 12/08/94	770 EAST SAHARA AVENUE	1 - 2 E	164	127
UNION PACIFIC RAILROAD COMPANY NEVADA RADIATOR SERVICE STEINER'S CLEANERS Date Closed: 11/29/04	DOWNTOWN LAS VEGAS 1114 SOUTH MAIN STREET 1320 SOUTH LAS VEGAS BO	1 - 2 NNE 1 - 2 NNE 1 - 2 NE	169 170 171	130 130 130

EXECUTIVE SUMMARY

LUST: Leaking UST List.

A review of the LUST list, as provided by EDR, and dated 03/31/2006 has revealed that there are 10 LUST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TEXACO STATION	2475 SOUTH RANCHO DRIVE	1/4 - 1/2W	S76	65
TEXACO STATION #0097	2301 WEST SAHARA AVENUE	1/4 - 1/2W	V86	73
Date Closed: 05/11/05				
TEXACO STATION #61-529-0057	1550 WEST OAKLEY BOULEVA	1/2 - 1 NNE	98	85
RIVIERA HOTEL & CASINO	2901 SOUTH LAS VEGAS BO	1/2 - 1 S	AB109	91
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
REBEL OIL BULK FACILITY PLANT	1900 WEST SAHARA AVENUE	0 - 1/8 ESE	B9	15
BUTLER CRANE SERVICE	306 WEST ST. LOUIS AVEN	1/4 - 1/2NE	O60	53
AMERICAN COIN	1901 INDUSTRIAL ROAD	1/4 - 1/2NNE	P67	58
Date Closed: 09/19/05				
ARCO #5310	2728 SOUTH LAS VEGAS BO	1/4 - 1/2SSE	X90	76
Date Closed: 10/25/04				
UNOCAL SS #3846	2300 SOUTH LAS VEGAS BO	1/2 - 1 E	96	82
TEXACO STATION #61-529-0402, 2	2233 PARADISE ROAD	1/2 - 1 E	103	87

UST: Registered Underground Storage Tank Facilities.

A review of the UST list, as provided by EDR, and dated 10/01/2006 has revealed that there are 39 UST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
INDUSTRIAL ROAD FACILITY	2515 S INDUSTRIAL RD	0 - 1/8 S	A2	6
CODALE ELECTRIC	2441 WESTERN AVE.	0 - 1/8 W	10	15
SUPERIOR TIRE, INC.	2310 S HIGHLAND DR	1/8 - 1/4WNW	16	19
TOSCO/76 STATION #256164/31110	2550 S HIGHLAND AVE	1/8 - 1/4WSW	H28	25
REIGER & REIGER PROPERTIES	2621 WESTERN AVE	1/4 - 1/2SW	K41	40
ACE FIRE SYSTEMS, INC.	2620 WESTERN AVE	1/4 - 1/2SW	K42	41
WALT CASEY WATER CO	2661 WESTERN AVE	1/4 - 1/2SW	K46	43
HOST INTERNATIONAL INC	2670 WESTERN AVE	1/4 - 1/2SW	L48	44
BAT RENTALS, INC.	2735 S INDUSTRIAL RD	1/4 - 1/2SSW	51	48
US POSTAL SERVICE	1001 CIRCUS CIRCUS DR	1/4 - 1/2SSW	N59	52
BAT RENTALS INC	2771 S INDUSTRIAL	1/4 - 1/2SSW	R70	59
EQUILON #120994/TEXACO #61-529	2475 S RANCHO RD	1/4 - 1/2W	S77	66
NYP CORP.	2760 S. HIGHLAND	1/4 - 1/2SW	U85	73
FORMER EQUILON #120941/TEXACO	2301 W SAHARA AVE	1/4 - 1/2W	V87	73
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
REBEL OIL COMPANY	1900 W SAHARA AVE	0 - 1/8 ESE	B8	11
REBEL #25	2300 WESTERN (CORNER HI	0 - 1/8 N	13	17
HIGH DESERT APPLIANCE	2104 S HIGHLAND DR	1/8 - 1/4NNW	G20	21
ACE TRUCK RENTAL	2135 WESTERN AVE.	1/8 - 1/4N	G24	23
WILLIAM G MILLER	2125 WESTERN AVE	1/8 - 1/4N	G27	24
LUCKY 7 LIMO	2201 INDUSTRIAL ROAD	1/8 - 1/4NE	J33	28
ARCO #5320	336 W SAHARA AVE	1/8 - 1/4E	I35	36
GRAPHIC ART SERVICES	2141 INDUSTRIAL RD	1/4 - 1/2NE	J38	38
SIMPSON ELECTRIC, INC.	2056 S. HIGHLAND AVE.	1/4 - 1/2NNW	39	39

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
A - HOLIDAY TEXACO	300 W SAHARA AVE	1/4 - 1/2 E	I40	39
RENTAL YARD	1920 S. HIGHLAND	1/4 - 1/2 N	M52	48
JANET GIBSON	1914 S. HIGHLAND	1/4 - 1/2 N	M54	49
BUTLER CRANE SERVICE	306 WEST ST. LOUIS AVEN	1/4 - 1/2 NE	O60	53
ALFRED GERSTLER TRUST	303 W. ST. LOUIS	1/4 - 1/2 NE	O61	54
WHITTLESEA BLUE CAB CO	1910 INDUSTRIAL RD	1/4 - 1/2 NNE	P62	55
AL WELDING PRODUCTS INC.	1820 WESTERN AVE.	1/4 - 1/2 NNE	Q64	57
WHITTLESEA BLUE CAB CO	1900 INDUSTRIAL RD	1/4 - 1/2 NNE	P65	57
WESTERN V.W.	1901 INDUSTRIAL ROAD	1/4 - 1/2 NNE	P66	58
O'ROURKE PLUMBING, INC.	1716 S. HIGHLAND	1/4 - 1/2 N	Q72	63
STOP N GO MARKETS (#143) - CLO	2501 LAS VEGAS BLVD NOR	1/4 - 1/2 E	75	65
UNDERGROUND YARD	1708 S HIGHLAND AVE	1/4 - 1/2 N	78	69
LARKIN COMPANY INC	1801 INDUSTRIAL ROAD	1/4 - 1/2 NNE	T83	72
ARCO #5310	2728 LAS VEGAS BLVD SOU	1/4 - 1/2 SSE	X92	77
SAHARA HOTEL & CASINO	2535 LAS VEGAS BLVD SOU	1/4 - 1/2 ESE	Y94	79
SAME AS 8001403	2535 LAS VEGAS BLVD SOU	1/4 - 1/2 ESE	Y95	81

TIER 2: Emergency Planning and Community Right-to-Know Act (EPCRA) required facilities which store or manufacture hazardous materials to prepare and submit a chemical inventory report by March 1st of each year to the State Emergency Response Commission (SERC), LEPC and the local fire department. The inventory form must include information on all hazardous chemicals present at the facility during the previous calendar year in amounts that meet or exceed thresholds.

A review of the TIER 2 list, as provided by EDR, and dated 09/06/2006 has revealed that there is 1 TIER 2 site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
REBEL OIL COMPANY, INC	1900 WEST SAHARA AVENUE	1/8 - 1/4 W	34	29

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
ROYAL EXPRESS, INC.	SHWS
WESTERN TRANSPORT SPILL	SHWS
TREVEER TRUCKING ACCIDENT	SHWS
FREDERICKSEN TANK LINES, INC.	SHWS
PAN WESTERN CORPORATION	SHWS
CORE MARK TRUCKING ACCIDENT	SHWS
VEHICLE ACCIDENT	SHWS
CITY OF LAS VEGAS	SHWS
RIO SUITE HOTEL	SHWS
CALNEV PIPELINE - BRACKEN	SHWS
NEVADA DEPARTMENT OF TRANSPORT	SHWS
CITY OF LAS VEGAS FIRE DEPARTM	SHWS
THOMPSON DRILLING COMPANY SPIL	SHWS
WILLIAMS TANK LINES SPILL	SHWS
ACE HARDWARE/Ryder RENTAL	SHWS
FORMER GAS STATION/AUTO REPAIR	SHWS
O'DONNELL, PATRICK	SHWS
NEVADA POWER COMPANY	SHWS
LASFUEL CONSORTIUM, AREA UNDER	SHWS
NEVADA DEPARTMENT OF TRANSPORT	SHWS
MAMMOTH UNDERGROUND LLC	SHWS
REGENCY DRY CLEANING AND LAUND	SHWS
WYKOFF NEWBERG CORPORATION	SHWS
JEAN DEVELOPMENT COMPANY	SHWS
SOUTHWEST GAS CORPORATION	SHWS
NEVADA READY MIX/PARDEE HOMES	SHWS
READY MIX INC	TIER 2
FREHNER CONSTRUCTION CO INC	TIER 2
GEORGIA-PACIFIC GYPSUM CORP	TIER 2
SIERRA PACIFIC RESOURCES	TIER 2
FREHNER CONSTRUCTION CO INC	TIER 2
ENVIRONMENTAL TECHNOLOGIES	TIER 2
FREHNER CONSTRUCTION CO INC	TIER 2
THE WESTWARD HO HOUSE	UST
METROPOLITAN AUTO BODY & PAINT, IN	RCRA-SQG
NEVADA POWER CO POLEYARD	RCRA-SQG, FINDS
CAMINO CAMPER OF LAS VEGAS	RCRA-SQG, FINDS
NEVADA CO-GEN /GARNET VALLEY	NPDES
APEX MAINTENANCE BLDG & SCALE HOUS	NPDES

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.250	0	0	0	0	0	0
Proposed NPL		1.250	0	0	0	0	0	0
Delisted NPL		1.250	0	0	0	0	0	0
NPL RECOVERY		0.250	0	0	NR	NR	NR	0
CERCLIS		0.750	0	0	0	0	NR	0
CERC-NFRAP		0.750	1	0	1	1	NR	3
CORRACTS		1.250	0	0	0	0	0	0
RCRA TSD		0.750	0	0	0	0	NR	0
RCRA Lg. Quan. Gen.		0.500	0	0	0	NR	NR	0
RCRA Sm. Quan. Gen.	X	0.500	2	4	18	NR	NR	24
ERNS		0.250	2	2	NR	NR	NR	4
HMIRS		0.250	0	0	NR	NR	NR	0
US ENG CONTROLS		0.750	0	0	0	0	NR	0
US INST CONTROL		0.750	0	0	0	0	NR	0
DOD		1.250	0	0	0	0	0	0
FUDS		1.250	0	0	0	0	0	0
US BROWNFIELDS		0.750	0	0	0	0	NR	0
CONSENT		1.250	0	0	0	0	0	0
ROD		1.250	0	0	0	0	0	0
UMTRA		0.750	0	0	0	0	NR	0
ODI		0.750	0	0	0	0	NR	0
TRIS		0.250	0	0	NR	NR	NR	0
TSCA		0.250	0	0	NR	NR	NR	0
FTTS		0.250	1	1	NR	NR	NR	2
SSTS		0.250	0	0	NR	NR	NR	0
ICIS		0.250	0	1	NR	NR	NR	1
PADS		0.250	0	0	NR	NR	NR	0
MLTS		0.250	0	0	NR	NR	NR	0
MINES		0.500	0	0	0	NR	NR	0
FINDS	X	0.250	2	5	NR	NR	NR	7
RAATS		0.250	0	0	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		1.250	1	7	15	44	34	101
State Landfill		0.750	0	0	0	0	NR	0
SWRCY		0.750	0	0	0	0	NR	0
LUST		0.750	1	0	5	4	NR	10
UST		0.500	4	7	28	NR	NR	39
AST		0.500	0	0	0	NR	NR	0
VCP		0.750	0	0	0	0	NR	0
BROWNFIELDS		0.750	0	0	0	0	NR	0
NPDES		0.250	0	0	NR	NR	NR	0
AIRS		0.250	0	0	NR	NR	NR	0
TIER 2		0.250	0	1	NR	NR	NR	1
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.250	0	0	0	0	0	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
INDIAN LUST		0.750	0	0	0	0	NR	0
INDIAN UST		0.500	0	0	0	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.250	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

1 **ALLSTATE AUTO & MARINE**
Target **2478 INDUSTRIAL RD**
Property **LAS VEGAS, NV 89102**

Database(s) EDR ID Number
EPA ID Number

RCRA-SQG **1000388196**
FINDS **NVD981675523**

Actual:
2061 ft.

RCRAInfo:

Owner: JAMES C BARRIER
 (415) 555-1212
EPA ID: NVD981675523
Contact: Not reported
Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

A2 **INDUSTRIAL ROAD FACILITY**
South **2515 S INDUSTRIAL RD**
< 1/8 **LAS VEGAS, NV 89109**
347 ft.

UST **U003379921**
 N/A

Relative:
Equal

Actual:
2061 ft.

Site 1 of 6 in cluster A

UST:

Facility ID: 8-000455
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Other
tankmatdes: Not Listed
Tank: None
pipmatdes: Not Listed
Pipe: None
Install Date: Not reported
Owner: NEVADA POWER COMPANY
Owner Address: ATTN: ACCOUNTS PAYABLE-S4A60 P.O. BOX 10100
Owner City,St,Zip: RENO, NV 89520
Owner Phone: (775) 834-3300
Owner Desc: Private

Facility ID: 8-000455
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Other
tankmatdes: Not Listed
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

INDUSTRIAL ROAD FACILITY (Continued)

U003379921

Owner: NEVADA POWER COMPANY
Owner Address: ATTN: ACCOUNTS PAYABLE-S4A60 P.O. BOX 10100
Owner City,St,Zip:RENO, NV 89520
Owner Phone: (775) 834-3300
Owner Desc: Private

Facility ID: 8-000455
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Other
tankmatdes: Not Listed
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: Not reported

Owner: NEVADA POWER COMPANY
Owner Address: ATTN: ACCOUNTS PAYABLE-S4A60 P.O. BOX 10100
Owner City,St,Zip:RENO, NV 89520
Owner Phone: (775) 834-3300
Owner Desc: Private

Facility ID: 8-000455
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/11/1981
Owner: NEVADA POWER COMPANY
Owner Address: ATTN: ACCOUNTS PAYABLE-S4A60 P.O. BOX 10100
Owner City,St,Zip:RENO, NV 89520
Owner Phone: (775) 834-3300
Owner Desc: Private

Facility ID: 8-000455
Tank ID: 5
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/1/1963
Owner: NEVADA POWER COMPANY
Owner Address: ATTN: ACCOUNTS PAYABLE-S4A60 P.O. BOX 10100
Owner City,St,Zip:RENO, NV 89520
Owner Phone: (775) 834-3300
Owner Desc: Private

Facility ID: 8-000455
Tank ID: 6
Tank Status: Permanently Out of Use

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

INDUSTRIAL ROAD FACILITY (Continued)

U003379921

Tank Capacity: 550
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 4/11/1962
Owner: NEVADA POWER COMPANY
Owner Address: ATTN: ACCOUNTS PAYABLE-S4A60 P.O. BOX 10100
Owner City,St,Zip: RENO, NV 89520
Owner Phone: (775) 834-3300
Owner Desc: Private

Facility ID: 8-000455
Tank ID: 7
Tank Status: Temporarily Out of Use
Tank Capacity: 1000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Copper
Pipe: None
Install Date: 9/1/1988
Owner: NEVADA POWER COMPANY
Owner Address: ATTN: ACCOUNTS PAYABLE-S4A60 P.O. BOX 10100
Owner City,St,Zip: RENO, NV 89520
Owner Phone: (775) 834-3300
Owner Desc: Private

Facility ID: 8-000455
Tank ID: 8
Tank Status: Temporarily Out of Use
Tank Capacity: 1000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Copper
Pipe: None
Install Date: 9/1/1988
Owner: NEVADA POWER COMPANY
Owner Address: ATTN: ACCOUNTS PAYABLE-S4A60 P.O. BOX 10100
Owner City,St,Zip: RENO, NV 89520
Owner Phone: (775) 834-3300
Owner Desc: Private

A3
South
< 1/8
347 ft.

NEVADA POWER CO TRANSFORMER SERVICE SHOP
2515 INDUSTRIAL RD
LAS VEGAS, NV 89109

FTTS 1008185846
N/A

Relative:
Equal

Site 2 of 6 in cluster A

Actual:
2061 ft.

FTTS INSP:
Inspection Number: 1987051204037 4
Region: 09
Inspection Date: Not reported
Inspector: SCHULTZ
Violation occurred: Yes
Investigation Type: Section 6 PCB Federal Conducted

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NEVADA POWER CO TRANSFORMER SERVICE SHOP (Continued)

1008185846

Investigation Reason: Neutral Scheme, Region
Legislation Code: TSCA
Facility Function: User

A4 NEVADA POWER CO INDUSTRIAL RD
South 2515 S INDUSTRIAL RD
< 1/8 LAS VEGAS, NV 89109
347 ft.

RCRA-SQG 1000145257
FINDS NVT330010174
CERC-NFRAP

Site 3 of 6 in cluster A

Relative:
Equal

Actual:
2061 ft.

RCRAInfo:
Owner: NOT REQUIRED
(415) 555-1212
EPA ID: NVT330010174
Contact: Not reported
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CERC-NFRAP:

Site ID: 0903050
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP

CERCLIS-NFRAP Site Contact Name(s):

Contact Name: Matt Mitguard
Contact Tel: (415) 972-3096
Contact Title: Site Assessment Manager (SAM)

Site Description: Not reported

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY
Date Started: Not reported
Date Completed: 03/01/1980
Priority Level: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NEVADA POWER CO INDUSTRIAL RD (Continued)

1000145257

Action: PRELIMINARY ASSESSMENT
Date Started: Not reported
Date Completed: 05/01/1980
Priority Level: Low

Action: SITE INSPECTION
Date Started: Not reported
Date Completed: 09/01/1984
Priority Level: NFRAP (No Further Remedial Action Planned)

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 09/01/1984
Priority Level: Not reported

A5 2515 S. INDUSTRIAL RD.
South 2515 S. INDUSTRIAL RD.
< 1/8 LAS VEGAS, NV -
347 ft.

ERNS 93349390
N/A

Site 4 of 6 in cluster A

Relative:
Equal

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Actual:
2061 ft.

A6 2515 S. INDUSTRIAL RD.
South 2515 S. INDUSTRIAL RD.
< 1/8 LAS VEGAS, NV 89109
347 ft.

ERNS 94468389
N/A

Site 5 of 6 in cluster A

Relative:
Equal

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Actual:
2061 ft.

A7 NEVADA POWER COMPANY
South 2515 SOUTH INDUSTRIAL ROAD
< 1/8 LAS VEGAS, NV 89109
347 ft.

SHWS S103875929
N/A

Site 6 of 6 in cluster A

Relative:
Equal

Actual:
2061 ft.

SHWS:

flag: CLOSE
Facility ID: 8-000455
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/01/92
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

flag: CLOSE
Facility ID: 8-000455
Date Release Reported to NDEP: Not reported
Program: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

NEVADA POWER COMPANY (Continued)

EDR ID Number
EPA ID Number

Database(s)

S103875929

NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 03/28/95
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

flag: CLOSE
Facility ID: H-000956
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 11/24/97
Regulatory Type of Closure: Not reported
Description of Contaminant: Solvents, -----, Tetrachloroethylene

B8 REBEL OIL COMPANY
ESE 1900 W SAHARA AVE
< 1/8 LAS VEGAS, NV 89102
429 ft.

UST U003379992
N/A

Site 1 of 2 in cluster B

Relative:
Lower

Actual:
2057 ft.

UST:
Facility ID: 8-000538
Tank ID: 1
Tank Status: Currently In Use
Tank Capacity: 5000
Tank Substance: Kerosene
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/25/1961
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 4/25/1961
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

REBEL OIL COMPANY (Continued)

U003379992

Facility ID: 8-000538
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 4/25/1961
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 4
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Gasohol
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/25/1961
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 5
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/25/1961
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 6
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

REBEL OIL COMPANY (Continued)

U003379992

Install Date: 4/25/1961
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 7
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/25/1961
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 8
Tank Status: Currently in Use
Tank Capacity: 12000
Tank Substance: Kerosene
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 10/1/1987
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 9
Tank Status: Currently in Use
Tank Capacity: 12000
Tank Substance: Kerosene
tankmatdes: Composite (Steel w/ FRP)
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 10/1/1987
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 10

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

REBEL OIL COMPANY (Continued)

U003379992

Tank Status: Currently in Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Composite (Steel w/ FRP)
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 10/1/1987
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 11
Tank Status: Currently in Use
Tank Capacity: 1000
Tank Substance: Used Oil
tankmatdes: Composite (Steel w/ FRP)
Tank: None
pipmatdes: No Piping
Pipe: None
Install Date: 10/1/1987
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 12
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 4/1/1961
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000538
Tank ID: 13
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 4/1/1961
Owner: REBEL OIL COMPANY INC

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

REBEL OIL COMPANY (Continued)

U003379992

Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

B9
ESE
< 1/8
429 ft.

REBEL OIL BULK FACILITY PLANT
1900 WEST SAHARA AVENUE
LAS VEGAS, NV 0

LUST S105029649
N/A

Site 2 of 2 in cluster B

Relative:
Lower

LUST:

Actual:
2057 ft.

flag: ACTIVE
Facility ID: 8-000538
Date Reported to NDEP: 05/15/01
Program: 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
Description of Contaminant: Gasoline

10
West
< 1/8
592 ft.

CODALE ELECTRIC
2441 WESTERN AVE.
LAS VEGAS, NV 89102

UST U003380481
N/A

Relative:
Higher

UST:

Actual:
2064 ft.

Facility ID: 8-001129
Tank ID: 1
Tank Status: Temporarily Out of Use
Tank Capacity: 4000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/1/1981
Owner: LUNDGREN FAMILY TRUST
Owner Address: 5100 SMOKE RANCH RD.
Owner City,St,Zip: LAS VEGAS, NV 89108
Owner Phone: (702) 878-3400
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

C11
NE
< 1/8
623 ft.

ARTISTIC IRON WORKS
2310 INDUSTRIAL RD
LAS VEGAS, NV 89102

Database(s) EDR ID Number
EPA ID Number
RCRA-SQG 1007990461
NVR000080002

Site 1 of 2 in cluster C

Relative:
Lower

RCRAInfo:

Owner: DAVID SPRUELL

EPA ID: NVR000080002

Actual:
2054 ft.

Contact: DAVID SPRUELL
702-387-8688

Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.34 (d)(5)(i)(B)-(C)
Area of Violation: GENERATOR-OTHER REQUIREMENTS
Date Violation Determined: 03/21/2005
Actual Date Achieved Compliance: 05/17/2005
Regulation Violated: 262.34(5)(i)
Area of Violation: GENERATOR-OTHER REQUIREMENTS
Date Violation Determined: 03/21/2005
Actual Date Achieved Compliance: 05/17/2005

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation
Compliance Evaluation Inspection	GENERATOR-OTHER REQUIREMENTS
	GENERATOR-OTHER REQUIREMENTS

Date of
Compliance
20050517
20050517

C12
NE
< 1/8
623 ft.

ARTISTIC IRON WORKS
2310 INDUSTRIAL RD
LAS VEGAS, NV 89102

FINDS 1008001656
110020744630

Site 2 of 2 in cluster C

Relative:
Lower

FINDS:

Other Pertinent Environmental Activity Identified at Site

Actual:
2054 ft.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

13 **REBEL #25**
North **2300 WESTERN (CORNER HIGHLAND)**
< 1/8 **LAS VEGAS, NV 89102**
637 ft.

UST **U003379980**
N/A

Relative:
Lower

UST:

Actual:
2057 ft.

Facility ID: 8-000526
Tank ID: 1
Tank Status: Temporarily Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/25/1966
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000526
Tank ID: 2
Tank Status: Temporarily Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/25/1966
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Facility ID: 8-000526
Tank ID: 3
Tank Status: Temporarily Out of Use
Tank Capacity: 4000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/25/1966
Owner: REBEL OIL COMPANY INC
Owner Address: 2200 S HIGHLAND DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5866
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D14
WSW
1/8-1/4
771 ft.

NEVADA POWER COMPANY POLE YARD
2500 SOUTH HIGHLAND AVENUE
LAS VEGAS, NV 0

SHWS **S103877000**
N/A

Site 1 of 2 in cluster D

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: H-000606
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: jconners
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 10/14/92
Regulatory Type of Closure: Not reported
Description of Contaminant: TPH, -----, PCBs

Actual:
2066 ft.

D15
West
1/8-1/4
921 ft.

CONSOLIDATED WESTERN CONTRACT
2411 WESTERN AVE STE E
LAS VEGAS, NV 89102

RCRA-SQG **1001119215**
FINDS **NVR000002568**

Site 2 of 2 in cluster D

Relative:
Higher

RCRAInfo:

Owner: CONSOLIDATED WESTERN CONTRACT
(702) 471-6655
EPA ID: NVR000002568
Contact: DON CADWELL
(702) 471-6655

Actual:
2067 ft.

Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

16 **SUPERIOR TIRE, INC.**
WNW **2310 S HIGHLAND DR**
1/8-1/4 **LAS VEGAS, NV 89102**
934 ft.

SHWS **U003380352**
UST **N/A**

Relative: **SHWS:**
Higher flag: **CLOSE**
Facility ID: 8-000969
Actual: Date Release Reported to NDEP: Not reported
2062 ft. Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: **06/23/97**
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Motor OilMotor Oil

flag: **CLOSE**
Facility ID: 8-000969
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: **12/29/98**
Regulatory Type of Closure: Not reported
Description of Contaminant: Motor OilMotor Oil

UST:

Facility ID: 8-000969
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 1200
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 2/16/1980
Owner: SUPERIOR TIRE INC
Owner Address: 2320 WESTERN AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-2937
Owner Desc: Private

Facility ID: 8-000969
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 2/13/1980
Owner: SUPERIOR TIRE INC
Owner Address: 2320 WESTERN AVENUE

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SUPERIOR TIRE, INC. (Continued)

U003380352

Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-2937
Owner Desc: Private

Facility ID: 8-000969
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 200
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 2/13/1980
Owner: SUPERIOR TIRE INC
Owner Address: 2320 WESTERN AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-2937
Owner Desc: Private

Facility ID: 8-000969
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 200
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 2/13/1980
Owner: SUPERIOR TIRE INC
Owner Address: 2320 WESTERN AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-2937
Owner Desc: Private

Facility ID: 8-000969
Tank ID: 5
Tank Status: Permanently Out of Use
Tank Capacity: 200
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 2/13/1980
Owner: SUPERIOR TIRE INC
Owner Address: 2320 WESTERN AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-2937
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

E17 2412 SOUTH HIGHLAND DRIVE
West 2412 SOUTH HIGHLAND DRIVE
1/8-1/4 LAS VEGAS, NV -
968 ft.

Site 1 of 2 in cluster E

Relative:
Higher

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Actual:
2068 ft.

ERNS 94416177
N/A

F18 MONTEREY VILLAS APARTMENTS
ENE 2320 TAM DRIVE
1/8-1/4 LAS VEGAS, NV 89102
978 ft.

Site 1 of 2 in cluster F

Relative:
Lower

Actual:
2051 ft.

FTTS INSP:

Inspection Number: 200408259ST15 2
Region: 09
Inspection Date: Not reported
Inspector: CHARLES MARTIN
Violation occurred: No
Investigation Type: Lead, Section 1018, SEE
Investigation Reason: Neutral Scheme, Region
Legislation Code: TSCA
Facility Function: Landlord/Renter Facility

FTTS 1009518501
N/A

F19 MONTEREY VILLAS APARTMENTS
ENE 2320 TAM DRIVE #101
1/8-1/4 LAS VEGAS, NV 89102
978 ft.

Site 2 of 2 in cluster F

Relative:
Lower

Actual:
2051 ft.

FINDS:

Other Pertinent Environmental Activity Identified at Site

FINDS 1008157549
110020513577

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

G20 HIGH DESERT APPLIANCE
NNW 2104 S HIGHLAND DR
1/8-1/4 LAS VEGAS, NV 89102
996 ft.

Site 1 of 7 in cluster G

Relative:
Lower

Actual:
2059 ft.

UST:

Facility ID: 8-001998
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Unknown
tankmatdes: Unknown
Tank: None
pipmatdes: Unknown

UST U003762711
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

HIGH DESERT APPLIANCE (Continued)

EDR ID Number
EPA ID Number

Database(s)

U003762711

Pipe: None
Install Date: Not reported
Owner: SAMSON EQUITIES CORP
Owner Address: 820 S SHADOW LN #200
Owner City, St, Zip: LAS VEGAS, NV 89106
Owner Phone: (702) 366-0808
Owner Desc: Private

G21 REBEL OIL COMPANY
NNW 2200 S. HIGHLAND DRIVE
1/8-1/4 LAS VEGAS, NV 89102
999 ft.

ICIS 1009288906
N/A

Site 2 of 7 in cluster G

Relative:
Lower

Actual:
2059 ft.

ICIS:
EFA Enforcement Action ID: 09-2005-0146
ICIS Facility ID: 7730834
EFA Enforcement Action Type: CWA 311B6B1 AO For Class I Penalty - SPCC Expedited Settlement Program
Action Date: 08/15/2005
Facility County: #EMPTY
Region #: 9

G22 REBEL OIL COMPANY
NNW 2200 S. HIGHLAND DRIVE
1/8-1/4 LAS VEGAS, NV 89102
999 ft.

FINDS 1009323803
110024275112

Site 3 of 7 in cluster G

Relative:
Lower

Actual:
2059 ft.

FINDS:
Other Pertinent Environmental Activity Identified at Site

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and its Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G23 2135 WESTERN AVE.
North 2135 WESTERN AVE.
1/8-1/4 LAS VEGAS, NV -
1037 ft.

ERNS 94397421
N/A

Relative: Site 4 of 7 in cluster G

Lower

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Actual:
2057 ft.

G24 ACE TRUCK RENTAL
North 2135 WESTERN AVE.
1/8-1/4 LAS VEGAS, NV 89102
1037 ft.

SHWS U003379550
UST N/A

Relative: Site 5 of 7 in cluster G

Lower

Actual:
2057 ft.

SHWS:

flag: CLOSE
Facility ID: 8-000003
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 12/01/95
Regulatory Type of Closure: Clean Close
Description of Contaminant: Not reported

UST:

Facility ID: 8-000003
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Not Listed
Tank: None
pipmatdes: Not Listed
Pipe: Cathodically Protected
Install Date: 5/18/1971
Owner: KAHN, WILLIAM
Owner Address: 1837 CASTENADA DR
Owner City,St,Zip: BURLINGAME, CA 94010
Owner Phone: (415) 692-0136
Owner Desc: Private

E25 DESERT TRANSMISSION
West 2441 S HIGHLAND DR
1/8-1/4 LAS VEGAS, NV 89102
1057 ft.

RCRA-SQG 1000219304
FINDS NVD981675945

Relative: Site 2 of 2 in cluster E

Higher

Actual:
2069 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

DESERT TRANSMISSION (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000219304

RCRAInfo:
Owner: CURTIS GRIFFIS
(415) 555-1212
EPA ID: NVD981675945
Contact: LARRY FULLER
(702) 382-0137
Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

G26
North
1/8-1/4
1072 ft.

GRAND CANYON SPECIALISTS
2125 WESTERN AVENUE
LAS VEGAS, NV 89102

SHWS S103876221
N/A

Site 6 of 7 in cluster G

Relative:
Lower

Actual:
2057 ft.

SHWS:
flag: CLOSE
Facility ID: 8-001631
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 06/09/95
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Diesel, -----, 210 ppm diesel in soil. Removed.

G27
North
1/8-1/4
1072 ft.

WILLIAM G MILLER
2125 WESTERN AVE
LAS VEGAS, NV 89102

UST U003380810
N/A

Site 7 of 7 in cluster G

Relative:
Lower

Actual:
2057 ft.

UST:
Facility ID: 8-001631
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 9999
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

WILLIAM G MILLER (Continued)

EDR ID Number
EPA ID Number

Database(s)

U003380810

Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 1/1/1968
Owner: WILLIAM G MILLER
Owner Address: 2125 WESTERN AVE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-8443
Owner Desc: Private

Facility ID: 8-001631
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: Not reported
Owner: WILLIAM G MILLER
Owner Address: 2125 WESTERN AVE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-8443
Owner Desc: Private

H28
WSW
1/8-1/4
1086 ft.

TOSCO/76 STATION #256164/31110 - CLOSED
2550 S HIGHLAND AVE
LAS VEGAS, NV 89109

UST **U003380162**
N/A

Relative:
Higher

Actual:
2069 ft.

Site 1 of 2 in cluster H

UST:
Facility ID: 8-000735
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 4/15/1970
Owner: TOSCO MARKETING CO
Owner Address: ENVIRONMENTAL COMPLIANCE PO BOX 52085
Owner City,St,Zip: PHOENIX, AZ 85072
Owner Phone: (602) 728-8000
Owner Desc: Commercial

Facility ID: 8-000735
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TOSCO/76 STATION #256164/31110 - CLOSED (Continued)

U003380162

Install Date: 4/15/1970
Owner: TOSCO MARKETING CO
Owner Address: ENVIRONMENTAL COMPLIANCE PO BOX 52085
Owner City,St,Zip:PHOENIX, AZ 85072
Owner Phone: (602) 728-8000
Owner Desc: Commercial

Facility ID: 8-000735
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 550
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 4/15/1970
Owner: TOSCO MARKETING CO
Owner Address: ENVIRONMENTAL COMPLIANCE PO BOX 52085
Owner City,St,Zip:PHOENIX, AZ 85072
Owner Phone: (602) 728-8000
Owner Desc: Commercial

H29 UNOCAL SS #6164
WSW 2550 SOUTH HIGHLAND
1/8-1/4 LAS VEGAS, NV 0
1086 ft.

SHWS S103877990
N/A

Relative: Site 2 of 2 in cluster H
Higher

Actual: SHWS:
2069 ft. flag: CLOSE
Facility ID: 8-000735
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: **03/03/03**
Regulatory Type of Closure: NAC 459.9977
Description of Contaminant: Other, -----, Gasoline & Waste Oil

30 WESTERN ELECTRIC MOTORS
North 2113 WESTERN AVE
1/8-1/4 LAS VEGAS, NV 89102
1109 ft.

RCRA-SQG 1000402974
FINDS NVD981676364

Relative:
Lower

Actual:
2057 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

WESTERN ELECTRIC MOTORS (Continued)

1000402974

RCRAInfo:

Owner: JAMES N KARR
(415) 555-1212
EPA ID: NVD981676364
Contact: LEO C NOLAN
(702) 384-9949

Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.10-12.A
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 11/03/1999
Actual Date Achieved Compliance: 11/23/1999

There are 1 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19991123

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

I31 **SPARKLE CLEANERS**
ESE **326 W SAHARA**
1/8-1/4 **LAS VEGAS, NV 89102**
1130 ft.

RCRA-SQG 1000363602
NVD982017204

Relative:
Lower

Site 1 of 5 in cluster I

RCRAInfo:

Owner: BYUNG TAE CHO
(415) 555-1212
EPA ID: NVD982017204
Contact: ENVIRONMENTAL MANAGER
(702) 382-8161

Actual:
2051 ft.

Classification: Small Quantity Generator
TSDF Activities: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SPARKLE CLEANERS (Continued)

1000363602

Violation Status: Violations exist

Regulation Violated:	Not reported
Area of Violation:	GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined:	11/22/1994
Actual Date Achieved Compliance:	11/22/1994

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-RECORDKEEPING REQUIREMENTS	19941122

J32
NE
1/8-1/4
1161 ft.
LUCKY 7 LUXURY LIMO
2201 INDUSTRIAL ROAD
LAS VEGAS, NV 89102

SHWS S103875842
N/A

Site 1 of 3 in cluster J

Relative:
Lower

SHWS:
flag: CLOSE
Facility ID: 8-000212
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 02/27/97
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2052 ft.

J33
NE
1/8-1/4
1161 ft.
LUCKY 7 LIMO
2201 INDUSTRIAL ROAD
LAS VEGAS, NV 89102

UST U003379723
N/A

Site 2 of 3 in cluster J

Relative:
Lower

UST:
Facility ID: 8-000212
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Other
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 7/18/1960
Owner: JOHN GILBERT TRUST
Owner Address: 2685 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 735-5173
Owner Desc: Private

Actual:
2052 ft.

Facility ID: 8-000212
Tank ID: 2
Tank Status: Permanently Out of Use

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

LUCKY 7 LIMO (Continued)

U003379723

Tank Capacity: 500
Tank Substance: Other
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 7/18/1960
Owner: JOHN GILBERT TRUST
Owner Address: 2685 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 735-5173
Owner Desc: Private

Facility ID: 8-000212
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 7/18/1978
Owner: JOHN GILBERT TRUST
Owner Address: 2685 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 735-5173
Owner Desc: Private

34
West
1/8-1/4
1210 ft.

REBEL OIL COMPANY, INC
1900 WEST SAHARA AVENUE
LAS VEGAS, NV

TIER 2 S107601621
N/A

Relative:
Higher

HMRI:

Actual:
2071 ft.

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 64741-65-7
Quantity: 11115 LBS
Chemical Name: VOLATILE SOLVENT MIN SPIRITS

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

REBEL OIL COMPANY, INC (Continued)

S107601621

Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 110-54-3
Quantity: 1475 LBS
Chemical Name: HEXANE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 123-86-4
Quantity: 975 LBS
Chemical Name: BUTYL ACETATE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 112-07-2
Quantity: 550 LBS
Chemical Name: E B ACETATE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 78-83-1
Quantity: 825 LBS
Chemical Name: ISOBUTANOL

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

REBEL OIL COMPANY, INC (Continued)

S107601621

Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 108-65-6
Quantity: 375 LBS
Chemical Name: PROPOYLENE GLYCOL

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 110-19-0
Quantity: 21756 LBS
Chemical Name: ISOBUTAL ACETATE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 97-85-8
Quantity: 300 LBS
Chemical Name: ISOBUTAL ISOBUTYRATE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 67-56-1
Quantity: 3750 LBS
Chemical Name: ALCOHOL

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

REBEL OIL COMPANY, INC (Continued)

S107601621

Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 64742-89-8
Quantity: 400 LBS
Chemical Name: ALIPHATIC HYDROCARBON

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 107-21-1
Quantity: 60630 LBS
Chemical Name: ANTIFREEZE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 71-55-6
Quantity: 750 LBS
Chemical Name: III TRICHLOROETHANE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 67-63-0
Quantity: 17600 LBS
Chemical Name: IPA

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

REBEL OIL COMPANY, INC (Continued)

S107601621

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 78-93-3
Quantity: 1800 LBS
Chemical Name: METHYL ETHYL KEYTONE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 67-64-1
Quantity: 6625 LBS
Chemical Name: ACETONE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 763-69-9
Quantity: 425 LBS
Chemical Name: ETHYL 3 ETLOX 4 PROPIONATE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 141-78-6

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

REBEL OIL COMPANY, INC (Continued)

S107601621

Quantity: 175 LBS
Chemical Name: ETHYL ACETATE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 64742-89-8
Quantity: 32500 LBS
Chemical Name: VOLATILE 140 SOLVENT

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 64741-41-9
Quantity: 345 LBS
Chemical Name: VOLATILE ODORLESS MIN SPIRITS

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 64741-41-9
Quantity: 84500 LBS
Chemical Name: KEROSENE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

REBEL OIL COMPANY, INC (Continued)

S107601621

Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 8006-61-9
Quantity: 138600 LBS
Chemical Name: GASOLINE

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 68476-34-6
Quantity: 129000 LBS
Chemical Name: DIESEL

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 64742-94-5
Quantity: 345 LBS
Chemical Name: VOLATILE SOLVENT SPEC NAPTHOLI

Facility Rec#: 7,694.00
Facility ID2: FACILITY REC#: 7,694.00
Contact Name: CASON,JACK
Facility Contact2: CASON,JACK
Facility Contact3: Not reported
Phone Number 1: (702)382-5866
Phone Type 1: W
Phone Number 2: (702)870-5381
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 64742-48-9
Quantity: 1380 LBS
Chemical Name: VOLATILE 365 SOLVENT

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

I35 ARCO #5320
East 336 W SAHARA AVE
1/8-1/4 LAS VEGAS, NV 89102
1307 ft.

UST U003379581
N/A

Site 2 of 5 in cluster I

Relative:
Lower

UST:

Actual:
2050 ft.

Facility ID: 8-000037
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Not Listed
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: Not reported
Owner: BP WEST COAST PRODUCTS, LLC
Owner Address: ATTN: TERESA MILES PO BOX 6038
Owner City,St,Zip: ARTESIA, CA 90702
Owner Phone: (714) 670-5407
Owner Desc: Private

Facility ID: 8-000037
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Not Listed
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: Not reported
Owner: BP WEST COAST PRODUCTS, LLC
Owner Address: ATTN: TERESA MILES PO BOX 6038
Owner City,St,Zip: ARTESIA, CA 90702
Owner Phone: (714) 670-5407
Owner Desc: Private

Facility ID: 8-000037
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Not Listed
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: Not reported
Owner: BP WEST COAST PRODUCTS, LLC
Owner Address: ATTN: TERESA MILES PO BOX 6038
Owner City,St,Zip: ARTESIA, CA 90702
Owner Phone: (714) 670-5407
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

I36 ARCO #5320
East 336 WEST SAHARA AVENUE
1/8-1/4 LAS VEGAS, NV 89102
1307 ft.

Site 3 of 5 in cluster I

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-000037
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 08/21/91
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2050 ft.

Database(s) EDR ID Number
EPA ID Number

SHWS S103875755
N/A

I37 SPARKLE CLEANERS
East 326 W SAHARA AVE
1/4-1/2 LAS VEGAS, NV 89121
1327 ft.

Site 4 of 5 in cluster I

Relative:
Lower

RCRAInfo:

Owner: CHO BYUNG TU
(415) 555-1212
EPA ID: NVD105068670
Contact: BYUNG TAC CHO
(702) 382-8161

Actual:
2050 ft.

RCRA-SQG 1000842107
FINDS NVD105068670

Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: CFR 262.34
Area of Violation: GENERATOR-OTHER REQUIREMENTS
Date Violation Determined: 09/21/2004
Actual Date Achieved Compliance: 11/18/2004
Regulation Violated: 262.50-60
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 03/10/1997
Actual Date Achieved Compliance: 03/17/1997

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-OTHER REQUIREMENTS	20041118
Non-Financial Record Review	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19970317

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SPARKLE CLEANERS (Continued)
under RCRA.

1000842107

J38
NE
1/4-1/2
1352 ft.

GRAPHIC ART SERVICES
2141 INDUSTRIAL RD
LAS VEGAS, NV 89102

RCRA-SQG 1000347175
FINDS NVD982509747
UST

Site 3 of 3 in cluster J

Relative:
Lower

RCRAInfo:

Owner: MARY F GEARY
(702) 382-7612
EPA ID: NVD982509747

Actual:
2052 ft.

Contact: SCOTT FENN
(702) 382-7612

Classification: Conditionally Exempt Small Quantity Generator
TSD Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

UST:

Facility ID: 8-000691
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 55
Tank Substance: Gasoline
tankmatdes: Not Listed
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: Not reported
Owner: GEARY COMPANY
Owner Address: 2141 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-8125
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)
EDR ID Number
EPA ID Number

39
NNW
1/4-1/2
1353 ft.

SIMPSON ELECTRIC, INC.
2056 S. HIGHLAND AVE.
LAS VEGAS, NV 89102

SHWS
UST
U003380009
N/A

Relative:
Lower

SHWS:
flag: CLOSE
Facility ID: 8-000563
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 05/20/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2060 ft.

UST:

Facility ID: 8-000563
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 6/3/1972
Owner: SIMPSON ELECTRIC, INC.
Owner Address: 2056 SOUTH HIGHLAND AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-3449
Owner Desc: Private

140
East
1/4-1/2
1379 ft.

A - HOLIDAY TEXACO
300 W SAHARA AVE
LAS VEGAS, NV 89102

UST
U003380129
N/A

Relative:
Lower

Site 5 of 5 in cluster I

UST:

Facility ID: 8-000694
Tank ID: 1
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/5/1985
Owner: TOM R. BUSHEY
Owner Address: PO BOX 971
Owner City,St,Zip: POWELL, WY 82435
Owner Phone: (702) 382-1462
Owner Desc: Private

Facility ID: 8-000694

Actual:
2050 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

A - HOLIDAY TEXACO (Continued)

U003380129

Tank ID: 2
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/5/1985
Owner: TOM R. BUSHEY
Owner Address: PO BOX 971
Owner City,St,Zip: POWELL, WY 82435
Owner Phone: (702) 382-1462
Owner Desc: Private

Facility ID: 8-000694
Tank ID: 3
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/5/1985
Owner: TOM R. BUSHEY
Owner Address: PO BOX 971
Owner City,St,Zip: POWELL, WY 82435
Owner Phone: (702) 382-1462
Owner Desc: Private

Facility ID: 8-000694
Tank ID: 4
Tank Status: Currently in Use
Tank Capacity: 500
Tank Substance: Used Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/5/1985
Owner: TOM R. BUSHEY
Owner Address: PO BOX 971
Owner City,St,Zip: POWELL, WY 82435
Owner Phone: (702) 382-1462
Owner Desc: Private

K41 REIGER & REIGER PROPERTIES
SW 2621 WESTERN AVE
1/4-1/2 LAS VEGAS, NV 89109
1385 ft.

Relative:
Higher

Actual:
2070 ft.

Site 1 of 3 in cluster K

UST:
Facility ID: 8-001846
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 1000

UST U003380969
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

REIGER & REIGER PROPERTIES (Continued)

U003380969

Tank Substance: Used Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 1/1/1978
Owner: REIGER & REIGER PROPERTIES
Owner Address: 38 PRINCEVILLE LANE
Owner City,St,Zip: LAS VEGAS, NV 89113
Owner Phone: (702) 592-1444
Owner Desc: Private

Facility ID: 8-001846
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Other
tankmatdes: Not Listed
Tank: None
pipmatdes: Not Listed
Pipe: None
Install Date: 1/1/1978
Owner: REIGER & REIGER PROPERTIES
Owner Address: 38 PRINCEVILLE LANE
Owner City,St,Zip: LAS VEGAS, NV 89113
Owner Phone: (702) 592-1444
Owner Desc: Private

K42
SW
1/4-1/2
1385 ft.

ACE FIRE SYSTEMS, INC.
2620 WESTERN AVE
LAS VEGAS, NV 89109

UST U003380376
N/A

Relative:
Higher

Site 2 of 3 in cluster K

Actual:
2070 ft.

UST:

Facility ID: 8-001005
Tank ID: 1
Tank Status: Currently In Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: Lined Interior
pipmatdes: Flexible Plastic
Pipe: None
Install Date: 9/27/1987
Owner: GORDON AND STEVE MARX
Owner Address: DBA ACE FIRE SYSTEMS, INC. 2620 WESTERN AVE.
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 384-2932
Owner Desc: Commercial

Facility ID: 8-001005
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

ACE FIRE SYSTEMS, INC. (Continued)

EDR ID Number
EPA ID Number

Database(s)

U003380376

pipmatdes: Bare Steel
Pipe: None
Install Date: 3/27/1979
Owner: GORDON AND STEVE MARX
Owner Address: DBA ACE FIRE SYSTEMS, INC. 2620 WESTERN AVE.
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 384-2932
Owner Desc: Commercial

43
North
1/4-1/2
1479 ft.

NEVADA COIN MINTING
2004 WESTERN AVE
LAS VEGAS, NV 89114

RCRA-SQG 1007111764
NVN000048322

Relative:
Lower

Actual:
2055 ft.

RCRAInfo:
Owner: ENV MGR
(702) 369-0500
EPA ID: NVN000048322
Contact: LINDA ZURAWSKI
(702) 369-0500
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

44
SSW
1/4-1/2
1509 ft.

DRATTER ELECTRICAL SVC INC
2681 S INDUSTRIAL RD
LAS VEGAS, NV 89109

RCRA-SQG 1000421782
FINDS NVD079621553

Relative:
Higher

Actual:
2069 ft.

RCRAInfo:
Owner: PETER DRATTER
(415) 555-1212
EPA ID: NVD079621553
Contact: PETER J DRATTER
(702) 734-2865
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

45 WALT CASEY CULLIGAN
WSW 2630 SOUTH HIGHLAND
1/4-1/2 LAS VEGAS, NV 0
1595 ft.

SHWS S103877253
N/A

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: H-001259
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 03/06/98
Regulatory Type of Closure: NAC 459 A-K
Description of Contaminant: Unknown, —, Benzene a bit above the action level offsite

K46 WALT CASEY WATER CO
SW 2661 WESTERN AVE
1/4-1/2 LAS VEGAS, NV 89109
1648 ft.

UST U003380615
N/A

Relative:
Higher

Site 3 of 3 in cluster K

UST:

Facility ID: 8-001399
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Other
tankmatdes: Not Listed
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 1/1/1962
Owner: WALT CASEY WATER CO
Owner Address: 2661 WESTERN AVE
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 735-6902
Owner Desc: Private

L47 M & R SALES
SW 2670 SOUTH WESTERN AVENUE
1/4-1/2 LAS VEGAS, NV 89109
1712 ft.

SHWS S103876089
N/A

Relative:
Higher

Site 1 of 3 in cluster L

SHWS:

flag: CLOSE
Facility ID: 8-001035
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 04/04/96
Regulatory Type of Closure: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

M & R SALES (Continued)

S103876089

Description of Contaminant: Not reported

L48 HOST INTERNATIONAL INC
SW 2670 WESTERN AVE
1/4-1/2 LAS VEGAS, NV 89109
1712 ft.

RCRA-SQG 1000121304
FINDS NVD981575160
UST

Site 2 of 3 in cluster L

Relative:
Higher

RCRAInfo:

Owner: NOT REQUIRED
(415) 555-1212

Actual:
2072 ft.

EPA ID: NVD981575160

Contact: Not reported

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.44.D
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 11/24/1993
Actual Date Achieved Compliance: 01/24/1994

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19940124

FINDS:

Other Pertinent Environmental Activity Identified at Site

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UST:

Facility ID: 8-001035
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Other
tankmatdes: Not Listed
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 12/1/1980
Owner: HOST MARRIOTT
Owner Address: 2670 WESTERN AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 796-3225
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

HOST INTERNATIONAL INC (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000121304

Facility ID: 8-001035
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Not Listed
tankmatdes: Not Listed
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 12/1/1980
Owner: HOST MARRIOTT
Owner Address: 2670 WESTERN AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 796-3225
Owner Desc: Private

L49 M & K SALES
SW 2670 WESTERN AVE
1/4-1/2 LAS VEGAS, NV 89109
1712 ft.

RCRA-SQG 1000693362
NVD982442410

Relative:
Higher

Site 3 of 3 in cluster L

RCRAInfo:
Contact: ENVIRONMENTAL MANAGER
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

M50 FISCHERS AUTO SHOP
North 1910 S WESTERN AVE
1/4-1/2 LAS VEGAS, NV 89102
1814 ft.

RCRA-SQG 1000170510
FINDS NVD982478059
HAZNET

Relative:
Lower

Site 1 of 5 in cluster M

Actual:
2052 ft.

RCRAInfo:
Owner: NOT REQUIRED
(415) 555-1212
EPA ID: NVD982478059
Contact: Not reported
Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported
Violation Status: Violations exist
Regulation Violated: 262.10-12.A
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 05/12/1998
Actual Date Achieved Compliance: 06/16/1998
Regulation Violated: 262.30-34.C
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 05/12/1998
Actual Date Achieved Compliance: 06/16/1998
Regulation Violated: 262.44.D
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FISCHERS AUTO SHOP (Continued)

1000170510

Date Violation Determined: 10/26/1993
Actual Date Achieved Compliance: 12/01/1993

Regulation Violated: 262.10-12.A
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 10/26/1993
Actual Date Achieved Compliance: 01/11/1994

Regulation Violated: 262.20-23.B
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 10/26/1993
Actual Date Achieved Compliance: 12/01/1993

Regulation Violated: 262.30-34.C
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 10/26/1993
Actual Date Achieved Compliance: 12/01/1993

There are 6 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19980616
	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19980616
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19931201
	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19931201
	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19931201
	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19940111

FINDS:

Other Pertinent Environmental Activity Identified at Site

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HAZNET:

Gepaid: NVD982478059
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1910 WESTERN AVE
Mailing City,St,Zip: LAS VEGAS, NV 891024606
Gen County: 99
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 1.2960
Facility County: 99

Gepaid: NVD982478059
Contact: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FISCHERS AUTO SHOP (Continued)

1000170510

Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1910 WESTERN AVE
Mailing City,St,Zip: LAS VEGAS, NV 891024606
Gen County: 99
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Tons: .0000
Facility County: 99

Gepaid: NVD982478059
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1910 WESTERN AVE
Mailing City,St,Zip: LAS VEGAS, NV 891024606
Gen County: 99
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Not reported
Tons: .0000
Facility County: 99

Gepaid: NVD982478059
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1910 WESTERN AVE
Mailing City,St,Zip: LAS VEGAS, NV 891024606
Gen County: 99
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Recycler
Tons: 0.225
Facility County: 99

Gepaid: NVD982478059
Contact: CHUCK FISCHER
Telephone: 7023843239
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1910 WESTERN AVE
Mailing City,St,Zip: LAS VEGAS, NV 891024606
Gen County: 99
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: 0.50
Facility County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FISCHERS AUTO SHOP (Continued)

1000170510

Click this hyperlink while viewing on your computer to access
10 additional CA_HAZNET: record(s) in the EDR Site Report.

51 BAT RENTALS, INC.
SSW 2735 S INDUSTRIAL RD
1/4-1/2 LAS VEGAS, NV 89109
1896 ft.

UST U003380625
N/A

Relative: UST:
Higher Facility ID: 8-001411
Tank ID: 1
Actual: Tank Status: Permanently Out of Use
2071 ft. Tank Capacity: 6000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: Not reported
Owner: BAT RENTALS, INC.
Owner Address: 2735 SOUTH INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 731-1122
Owner Desc: Private

M52 RENTAL YARD
~~North~~ 1920 S. HIGHLAND
1/4-1/2 LAS VEGAS, NV 89102
~~1936 ft.~~

UST U003379957
N/A

Site 2 of 5 in cluster M

Relative: UST:
Lower Facility ID: 8-000501
Actual: Tank ID: 1
2053 ft. Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 3/17/1964
Owner: P&M INVESTMENTS
Owner Address: 1716 SOUTH HIGHLAND
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 870-1053
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)
EDR ID Number
EPA ID Number

M53
North
1/4-1/2
1948 ft.

GIBSON CONSTRUCTION
1914 SOUTH HIGHLAND DRIVE
LAS VEGAS, NV 89102

SHWS **S103876120**
N/A

Site 3 of 5 in cluster M

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-001136
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 02/19/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2053 ft.

M54
North
1/4-1/2
1948 ft.

JANET GIBSON
1914 S. HIGHLAND
LAS VEGAS, NV 89102

UST **U003380488**
N/A

Site 4 of 5 in cluster M

Relative:
Lower

UST:

Facility ID: 8-001136
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 1/1/1983
Owner: JANET GIBSON
Owner Address: 2520 PALOMINO LN
Owner City,St,Zip: LAS VEGAS, NV 89107
Owner Phone: () -
Owner Desc: Private

Facility ID: 8-001136
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 6000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 1/1/1983
Owner: JANET GIBSON
Owner Address: 2520 PALOMINO LN
Owner City,St,Zip: LAS VEGAS, NV 89107
Owner Phone: () -
Owner Desc: Private

Actual:
2053 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

M55
North
1/4-1/2
1948 ft.

EQUIPMENT SVC CO OF NV
1916 S HIGHLAND DR
LAS VEGAS, NV 89102

RCRA-SQG **1000260882**
FINDS **NVD981676000**

Site 5 of 5 in cluster M

Relative:
Lower

RCRAInfo:

Owner: CORTES CORPORATION
(415) 555-1212
EPA ID: NVD981676000
Contact: ENVIRONMENTAL MANAGER
(702) 382-3852

Actual:
2053 ft.

Classification: Small Quantity Generator
TSD Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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56
East
1/4-1/2
1995 ft.

ALLURE CONDOMINIUM PROJECT
200 WEST SAHARA AVENUE
LAS VEGAS, NV 89102

SHWS **S107523801**
N/A

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: H-000323
Date Release Reported to NDEP: Not reported
Program: non-LUST
NDEP Case Officer: agravens
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 08/29/05
Regulatory Type of Closure: NAC 445A A-K
Description of Contaminant: Gasoline

Actual:
2047 ft.

N57
SSW
1/4-1/2
2045 ft.

USPS MAIN OFFICE
1001 CIRCUS CIRCUS DR
LAS VEGAS, NV 89114

RCRA-SQG **1000349144**
FINDS **NV7180090014**
CERC-NFRAP

Site 1 of 3 in cluster N

Relative:
Higher

Actual:
2070 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

USPS MAIN OFFICE (Continued)

Database(s)
EDR ID Number
EPA ID Number

1000349144

RCRAInfo:
Owner: U S POSTAL SERVICE
(415) 555-1212
EPA ID: NV7180090014
Contact: ENVIRONMENTAL MANAGER
(702) 388-6391
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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CERC-NFRAP:
Site ID: 0904629
Federal Facility: Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP

CERCLIS-NFRAP Site Contact Name(s):
Contact Name: Matt Mitguard
Contact Tel: (415) 972-3096
Contact Title: Site Assessment Manager (SAM)

Site Description: Not reported

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY
Date Started: Not reported
Date Completed: 10/15/1992
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: Not reported
Date Completed: 10/15/1992
Priority Level: NFRAP (No Further Remedial Action Planned)

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 10/15/1992
Priority Level: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

N58 U.S. POSTAL SERVICE
SSW 1001 CIRCUS CIRCUS DRIVE
1/4-1/2 LAS VEGAS, NV 89109
2045 ft.

SHWS S103876057
N/A

Site 2 of 3 in cluster N

Relative:
Higher

SHWS:

Actual:
2070 ft.

flag: CLOSE
Facility ID: 8-000907
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 09/28/92
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

N59 US POSTAL SERVICE
SSW 1001 CIRCUS CIRCUS DR
1/4-1/2 LAS VEGAS, NV 89114
2045 ft.

UST U003380305
N/A

Site 3 of 3 in cluster N

Relative:
Higher

UST:

Actual:
2070 ft.

Facility ID: 8-000907
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Other
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 3/4/1968
Owner: US GOVT POSTAL SERVICE
Owner Address: 1001 EAST SUNSET ROAD
Owner City,St,Zip: LAS VEGAS, NV 89199
Owner Phone: (702) 361-9367
Owner Desc: Federal Government

Facility ID: 8-000907
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Other
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 3/4/1968
Owner: US GOVT POSTAL SERVICE
Owner Address: 1001 EAST SUNSET ROAD
Owner City,St,Zip: LAS VEGAS, NV 89199
Owner Phone: (702) 361-9367
Owner Desc: Federal Government

Facility ID: 8-000907
Tank ID: 3

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

US POSTAL SERVICE (Continued)

U003380305

Tank Status: Permanently Out of Use
Tank Capacity: 5000
Tank Substance: Other
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 3/4/1968
Owner: US GOVT POSTAL SERVICE
Owner Address: 1001 EAST SUNSET ROAD
Owner City,St,Zip: LAS VEGAS, NV 89199
Owner Phone: (702) 361-9367
Owner Desc: Federal Government

Facility ID: 8-000907
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 5000
Tank Substance: Other
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 3/4/1968
Owner: US GOVT POSTAL SERVICE
Owner Address: 1001 EAST SUNSET ROAD
Owner City,St,Zip: LAS VEGAS, NV 89199
Owner Phone: (702) 361-9367
Owner Desc: Federal Government

O60 BUTLER CRANE SERVICE
NE 306 WEST ST. LOUIS AVENUE
1/4-1/2 LAS VEGAS, NV 89102
2058 ft.

LUST U003380391
UST N/A

Site 1 of 2 in cluster O

Relative:
Lower

Actual:
2046 ft.

LUST:

flag: ACTIVE
Facility ID: 8-001022
Date Reported to NDEP: 01/01/90
Program: LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

UST:

Facility ID: 8-001022
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BUTLER CRANE SERVICE (Continued)

U003380391

pipmatdes: Bare Steel
Pipe: None
Install Date: Not reported
Owner: BUTLER CRANE SERVICE
Owner Address: 306 WEST STREET LOUIS AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-1151
Owner Desc: Private

Facility ID: 8-001022
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: Not reported
Owner: BUTLER CRANE SERVICE
Owner Address: 306 WEST STREET LOUIS AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-1151
Owner Desc: Private

O61 ALFRED GERSTLER TRUST
NE 303 W. ST. LOUIS
1/4-1/2 LAS VEGAS, NV 89102
2082 ft.

SHWS U003380618
UST N/A

Site 2 of 2 in cluster O

Relative:
Lower

Actual:
2046 ft.

SHWS:

flag: CLOSE
Facility ID: 8-001404
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: jgoedert
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 12/15/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

flag: CLOSE
Facility ID: 8-001404
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 12/15/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

UST:

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ALFRED GERSTLER TRUST (Continued)

U003380618

Facility ID: 8-001404
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 1/1/1984
Owner: ALFRED GERSTLER TRUST
Owner Address: 538 E SAHARA
Owner City,St,Zip: LAS VEGAS, NV 89104
Owner Phone: (702) 737-0103
Owner Desc: Not Listed

P62 WHITTLESEA BLUE CAB CO
NNE 1910 INDUSTRIAL RD
1/4-1/2 LAS VEGAS, NV 89102
2138 ft.

UST U003380193
N/A

Site 1 of 4 in cluster P

Relative:
Lower

Actual:
2050 ft.

UST:

Facility ID: 8-000773
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 5/15/1967
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000773
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 5/15/1967
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000773
Tank ID: 3
Tank Status: Currently in Use

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

WHITTLESEA BLUE CAB CO (Continued)

U003380193

Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Flexible Plastic
Pipe: Double-Walled
Install Date: 8/8/1989
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000773
Tank ID: 4
Tank Status: Currently in Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Flexible Plastic
Pipe: Double-Walled
Install Date: 8/8/1989
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000773
Tank ID: 5
Tank Status: Currently in Use
Tank Capacity: 12000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Flexible Plastic
Pipe: Double-Walled
Install Date: 8/8/1989
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Q63 AIR LIQUIDE
NNE 1820 WESTERN AVENUE
1/4-1/2 LAS VEGAS, NV 89109
2142 ft.

SHWS S103875737
N/A

Relative: Site 1 of 5 in cluster Q
Lower SHWS:

Actual: 2053 ft.
flag: CLOSE
Facility ID: 8-000001
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

AIR LIQUIDE (Continued)

EDR ID Number
EPA ID Number

Database(s)

S103875737

Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 06/03/94
Regulatory Type of Closure: Clean Close
Description of Contaminant: Not reported

Q64
NNE
1/4-1/2
2142 ft.

AL WELDING PRODUCTS INC.
1820 WESTERN AVE.
LAS VEGAS, NV 89102

UST **U003379548**
N/A

Site 2 of 5 in cluster Q

Relative:
Lower

UST:

Actual:
2053 ft.

Facility ID: 8-000001
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 4/2/1976
Owner: AL WELDING PRODUCTS INC.
Owner Address: 1820 WESTERN AVENUE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-2334
Owner Desc: Private

P65
NNE
1/4-1/2
2172 ft.

WHITTLESEA BLUE CAB CO
1900 INDUSTRIAL RD
LAS VEGAS, NV 89102

UST **U003380738**
N/A

Site 2 of 4 in cluster P

Relative:
Lower

UST:

Actual:
2050 ft.

Facility ID: 8-001549
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 550
Tank Substance: Used Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 6/1/1985
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)
EDR ID Number
EPA ID Number

P66 WESTERN V.W.
NNE 1901 INDUSTRIAL ROAD
1/4-1/2 LAS VEGAS, NV 89102
2172 ft.

UST U003380406
N/A

Site 3 of 4 in cluster P

Relative:
Lower

UST:

Actual:
2050 ft.

Facility ID: 8-001040
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Not Listed
tankmatdes: Not Listed
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: Not reported
Owner: AMERICAN COIN
Owner Address: 1919 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-1795
Owner Desc: Private

P67 AMERICAN COIN
NNE 1901 INDUSTRIAL ROAD
1/4-1/2 LAS VEGAS, NV 0
2172 ft.

LUST S103876092
N/A

Site 4 of 4 in cluster P

Relative:
Lower

LUST:

Actual:
2050 ft.

flag: CLOSE
Facility ID: 8-001040
Date Reported to NDEP: Not reported
Program: LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 09/19/05
Regulatory Type of Closure: Invest Closed
Description of Contaminant: Not reported

68 CREEL PRINTING
WSW 2701 WESTWOOD DR
1/4-1/2 LAS VEGAS, NV 89109
2181 ft.

RCRA-SQG 1007571039
NVR000079707

Relative:
Higher

Actual:
2080 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CREEL PRINTING (Continued)

1007571039

RCRAInfo:
 Owner: ALLAN CREEL
 EPA ID: NVR000079707

 Contact: EDWARD MCDANIEL
 (702) 784-4944

 Classification: Small Quantity Generator
 TSDF Activities: Not reported

 Violation Status: No violations found

R69 BAT RENTALS
SSW 2771 SOUTH INDUSTRIAL DRIVE
1/4-1/2 LAS VEGAS, NV 89109
2211 ft.

SHWS S103875768
N/A

Site 1 of 2 in cluster R

Relative:
Higher

Actual:
2073 ft.

SHWS:
 flag: CLOSE
 Facility ID: 8-000056
 Date Release Reported to NDEP: Not reported
 Program: Not reported
 NDEP Case Officer: jcarr
 Location of Paper File: NDEP: Carson City
 Type of Media Impacted: Soil & GW
 Event: Not reported
 Date of Closure: **07/30/97**
 Regulatory Type of Closure: Not reported
 Description of Contaminant: Not reported

R70 BAT RENTALS INC
SSW 2771 S INDUSTRIAL
1/4-1/2 LAS VEGAS, NV 89109
2211 ft.

RCRA-SQG 1000129755
FINDS NVD034930552
UST
HAZNET

Site 2 of 2 in cluster R

Relative:
Higher

Actual:
2073 ft.

RCRAInfo:
 Owner: LYNN LULL
 (415) 555-1212
 EPA ID: NVD034930552

 Contact: PAUL BRONKEN
 (702) 731-1122

 Classification: Small Quantity Generator
 TSDF Activities: Not reported

 Violation Status: Violations exist

Regulation Violated: NAC 444.8675
Area of Violation: NVNAC
Date Violation Determined: 06/11/1998
Actual Date Achieved Compliance: 06/16/1998

Regulation Violated: 262.30-34.C
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 01/16/1998
Actual Date Achieved Compliance: 02/26/1998

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

BAT RENTALS INC (Continued)

1000129755

Regulation Violated: 279.22.A
Area of Violation: 09UOS
Date Violation Determined: 01/16/1998
Actual Date Achieved Compliance: 02/26/1998

Regulation Violated: 262.10-12.A
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 07/27/1993
Actual Date Achieved Compliance: 09/17/1993

Regulation Violated: 262.44.D
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 07/27/1993
Actual Date Achieved Compliance: 09/17/1993

There are 5 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	NVNAC	19980616
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19980226
	09UOS	19980226
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19930917
	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19930917

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

UST:

Facility ID: 8-000056
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Kerosene
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/1/1966
Owner: BAT RENTALS, INC.
Owner Address: 2735 SOUTH INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 731-1122
Owner Desc: Private

Facility ID: 8-000056
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Tank Substance: Gasoline

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BAT RENTALS INC (Continued)

1000129755

tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 5/14/1980
Owner: BAT RENTALS, INC.
Owner Address: 2735 SOUTH INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 731-1122
Owner Desc: Private

Facility ID: 8-000056
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 5/14/1980
Owner: BAT RENTALS, INC.
Owner Address: 2735 SOUTH INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 731-1122
Owner Desc: Private

Facility ID: 8-000056
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Kerosene
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 5/14/1966
Owner: BAT RENTALS, INC.
Owner Address: 2735 SOUTH INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 731-1122
Owner Desc: Private

HAZNET:

Gepaid: NVD034930552
Contact: PAUL BROKEN
Telephone: 7027311122
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2771 S INDUSTRIAL
Mailing City,St,Zip: LAS VEGAS, NV 89109
Gen County: Not reported
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 0.10

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BAT RENTALS INC (Continued)

1000129755

Facility County: Not reported

Gepaid: NVD034930552
Contact: PAUL BROKEN
Telephone: 7027311122
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2771 S INDUSTRIAL
Mailing City,St,Zip: LAS VEGAS, NV 89109
Gen County: 99
TSD EPA ID: CAT000613893
TSD County: 99
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 0.05
Facility County: 99

Gepaid: NVD034930552
Contact: PAUL BROKEN
Telephone: 7027311122
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2771 S INDUSTRIAL
Mailing City,St,Zip: LAS VEGAS, NV 89109
Gen County: Not reported
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Transfer Station
Tons: 0
Facility County: Not reported

Gepaid: NVD034930552
Contact: PAUL BROKEN
Telephone: 7027311122
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2771 S INDUSTRIAL
Mailing City,St,Zip: LAS VEGAS, NV 89109
Gen County: Not reported
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 0.21
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
-1 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

71 CATTLEMAN PROPERTY
ESE 2533 SOUTH LAS VEGAS BOULEVARD
1/4-1/2 LAS VEGAS, NV 89102
2273 ft.

SHWS S103876914
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: H-000461
Actual: Date Release Reported to NDEP: Not reported
2046 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/07/95
Regulatory Type of Closure: NAC 459 A-K
Description of Contaminant: TPH

Q72 O'ROURKE PLUMBING, INC.
North 1716 S. HIGHLAND
1/4-1/2 LAS VEGAS, NV 89102
2282 ft.

UST U003379933
N/A

Site 3 of 5 in cluster Q

Relative: UST:
Lower Facility ID: 8-000473
Actual: Tank ID: 1
2053 ft. Tank Status: Currently in Use
Tank Capacity: 4000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: Double-Walled
Install Date: 11/1/1990
Owner: O'ROURKE PLUMBING, INC.
Owner Address: 1716 SOUTH HIGHLAND
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 870-1053
Owner Desc: Private

Facility ID: 8-000473
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 11/1/1990
Owner: O'ROURKE PLUMBING, INC.
Owner Address: 1716 SOUTH HIGHLAND
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 870-1053
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Q73
North
1/4-1/2
2292 ft.

ENGINE MASTERS
1712 S HIGHLAND DR
LAS VEGAS, NV 89102

RCRA-SQG **1000256314**
FINDS **NVD981675283**

Relative:
Lower

Actual:
2053 ft.

Site 4 of 5 in cluster Q

RCRAInfo:

Owner: ENGINE MASTERS
(415) 555-1212
EPA ID: NVD981675283
Contact: ENVIRONMENTAL MANAGER
(702) 385-9390

Classification: Small Quantity Generator
TSD Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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Q74
North
1/4-1/2
2303 ft.

UNDERGROUND INC. (O'ROURKE)
1708 SOUTH HIGHLAND DRIVE
LAS VEGAS, NV 89102

SHWS **S103875997**
N/A

Relative:
Lower

Actual:
2054 ft.

Site 5 of 5 in cluster Q

SHWS:

flag: CLOSE
Facility ID: 8-000717
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 12/14/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

75
East
1/4-1/2
2337 ft.

STOP N GO MARKETS (#143) - CLOSED
2501 LAS VEGAS BLVD NORTH
LAS VEGAS, NV 89110

Database(s)
EDR ID Number
EPA ID Number

UST **U003379884**
N/A

Relative:
Lower

Actual:
2045 ft.

UST:

Facility ID: 8-000418
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 4/28/1974
Owner: 7-ELEVEN INC
Owner Address: ATTN: GASOLINE ACCOUNTING PO BOX 711
Owner City,St,Zip: DALLAS, TX 75221
Owner Phone: (702) 270-7160
Owner Desc: Commercial

Facility ID: 8-000418
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 4/28/1974
Owner: 7-ELEVEN INC
Owner Address: ATTN: GASOLINE ACCOUNTING PO BOX 711
Owner City,St,Zip: DALLAS, TX 75221
Owner Phone: (702) 270-7160
Owner Desc: Commercial

S76
West
1/4-1/2
2382 ft.

TEXACO STATION
2475 SOUTH RANCHO DRIVE
LAS VEGAS, NV 89102

SHWS **S103875822**
LUST **N/A**

Relative:
Higher

Actual:
2080 ft.

Site 1 of 3 in cluster S

SHWS:

flag: CLOSE
Facility ID: 8-000173
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 09/09/92
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

LUST:

flag: ACTIVE

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103875822

Facility ID: 8-000173
Date Reported to NDEP: 10/27/04
Program: LUST
NDEP Case Officer: sfischen
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & GW
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Description of Contaminant: Diesel, -----, TPH diesel was found in soil. PCE was found in groundwater in each groundwater monitoring well

S77 EQUILON #120994/TEXACO #61-529-0060
West 2475 S RANCHO RD
1/4-1/2 LAS VEGAS, NV 89102
2382 ft.

UST U003379691
N/A

Site 2 of 3 in cluster S

Relative:
Higher

Actual:
2080 ft.

UST:

Facility ID: 8-000173
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/30/1985
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Facility ID: 8-000173
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: Double-Walled
pipmatdes: Fiberglass Reinforced Plastic
Pipe: Double-Walled
Install Date: 6/1/1991
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Facility ID: 8-000173
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: Double-Walled

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EQUILON #120994/TEXACO #61-529-0060 (Continued)

U003379691

pipmatdes: Fiberglass Reinforced Plastic
Pipe: Double-Walled
Install Date: 6/1/1991
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Facility ID: 8-000173
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline

tankmatdes: Fiberglass Reinforced Plastic
Tank: Double-Walled
pipmatdes: Fiberglass Reinforced Plastic
Pipe: Double-Walled
Install Date: 6/1/1991
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Facility ID: 8-000173
Tank ID: 5
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: Double-Walled
pipmatdes: Fiberglass Reinforced Plastic
Pipe: Double-Walled
Install Date: 6/1/1991
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Facility ID: 8-000173
Tank ID: 6
Tank Status: Permanently Out of Use
Tank Capacity: 550
Tank Substance: Used Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: Double-Walled
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 6/1/1991
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EQUILON #120994/TEXACO #61-529-0060 (Continued)

U003379691

Facility ID: 8-000173
Tank ID: 7
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Used Oil
tankmatdes: Cathodically Protected Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/30/1973
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Facility ID: 8-000173
Tank ID: 8
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Cathodically Protected Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/3/1983
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Facility ID: 8-000173
Tank ID: 9
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Cathodically Protected Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 5/1/1973
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

Facility ID: 8-000173
Tank ID: 10
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Cathodically Protected Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EQUILON #120994/TEXACO #61-529-0060 (Continued)

U003379691

Install Date: 5/1/1973
Owner: EQUILON ENTERPRISES LLC
Owner Address: ATTN: MICHELLE KENNEDY PONCE 20945 S. WILMINGTON AVE
Owner City,St,Zip: CARSON, CA 90810
Owner Phone: (602) 468-6944
Owner Desc: Commercial

78
North
1/4-1/2
2404 ft.

UNDERGROUND YARD
1708 S HIGHLAND AVE
LAS VEGAS, NV 89102

UST U003380146
N/A

Relative:
Lower

UST:

Facility ID: 8-000717
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 3/17/1974
Owner: UNDERGROUND INC
Owner Address: 1716 SOUTH HIGHLAND
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5446
Owner Desc: Private

Facility ID: 8-000717
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 3/17/1974
Owner: UNDERGROUND INC
Owner Address: 1716 SOUTH HIGHLAND
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-5446
Owner Desc: Private

S79
WNW
1/4-1/2
2436 ft.

STEINBERG DIAGNOSTIC MEDICAL IMAGING
2300 RANCHO DR UNIT 112
LAS VEGAS, NV 89102

RCRA-SQG 1000833301
FINDS NVD986775773

Relative:
Higher

Site 3 of 3 in cluster S

Actual:
2079 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

STEINBERG DIAGNOSTIC MEDICAL IMAGING (Continued)

1000833301

RCRAInfo:

Owner: STEINBERG DIAGNOSTIC MEDICAL IMAGING
(702) 732-6000
EPA ID: NVD986775773
Contact: ILONA VAN BOREN
(702) 732-6000

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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T80
NNE
1/4-1/2
2459 ft.

AMTECH LIGHTING SERVICES
1816 S INDUSTRIAL RD
LAS VEGAS, NV 89102

RCRA-SQG 1000911883
FINDS NV0000603142

Relative:
Lower

Site 1 of 3 in cluster T

RCRAInfo:

Owner: AMTECH LIGHTING SERVICES
(818) 459-5455
EPA ID: NV0000603142
Contact: RALPH BLACKETER
(702) 385-1989

Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: CFR 262.20-23
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 10/26/2004
Actual Date Achieved Compliance: 11/01/2004

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 04/28/2000
Penalty Type: Not reported

Regulation Violated: 273.10-20
Area of Violation: 09UWS
Date Violation Determined: 03/30/2000
Actual Date Achieved Compliance: 10/11/2001

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 04/28/2000
Penalty Type: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

AMTECH LIGHTING SERVICES (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000911883

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS
Compliance Evaluation Inspection	09UWS

Date of
Compliance
20041101
20011011

FINDS:

Other Pertinent Environmental Activity Identified at Site

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T81
NNE
1/4-1/2
2467 ft.

KOALA T AUTO SERVICE
1815 INDUSTRIAL RD NO 3
LAS VEGAS, NV 89102

RCRA-SQG 1000871078
FINDS NV0000069245

Relative:
Lower

Site 2 of 3 in cluster T

Actual:
2049 ft.

RCRAInfo:
Owner: JOEL HANSON
(702) 385-0606
EPA ID: NV0000069245
Contact: Not reported
Classification: Small Quantity Generator
TSD Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

82 TDI/SAHARA CENTER: PASTOR/FOXY
East 2423 SOUTH LAS VEGAS BOULEVARD
1/4-1/2 LAS VEGAS, NV 89109
2503 ft.

SHWS S104736126
N/A

Relative: SHWS:
Lower flag: ACTIVE
Facility ID: H-000402
Actual: Date Release Reported to NDEP: 11/17/89
2043 ft. Program: non-LUST
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Description of Contaminant: Gasoline

T83 LARKIN COMPANY INC
NNE 1801 INDUSTRIAL ROAD
1/4-1/2 LAS VEGAS, NV 89102
2513 ft.

UST U003544122
N/A

Site 3 of 3 in cluster T

Relative: UST:
Lower Facility ID: 8-001442
Actual: Tank ID: 1
2049 ft. Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 6/1/1983
Owner: LARKIN COMPANY INC
Owner Address: 1801 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 382-2410
Owner Desc: Commercial

U84 WESTERN PAPER
SW 2760 SOUTH HIGHLAND AVENUE
1/4-1/2 LAS VEGAS, NV 89109
2514 ft.

SHWS S103876122
N/A

Site 1 of 2 in cluster U

Relative: SHWS:
Higher flag: CLOSE
Actual: Facility ID: 8-001154
2080 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 06/04/91
Regulatory Type of Closure: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

WESTERN PAPER (Continued)

EDR ID Number
EPA ID Number

Database(s)

Description of Contaminant: Not reported

S103876122

U85 NYP CORP.
SW 2760 S. HIGHLAND
1/4-1/2 LAS VEGAS, NV 89109
2514 ft.

UST U003380506
N/A

Site 2 of 2 in cluster U

Relative:
Higher

UST:

Actual:
2080 ft.

Facility ID: 8-001154
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: Not reported
Owner: NYP CORP.
Owner Address: 9680 SULTANA STREET
Owner City,St,Zip: LAS VEGAS, NV 89118
Owner Phone: (702) 737-1045
Owner Desc: Private

V86 TEXACO STATION #0097
West 2301 WEST SAHARA AVENUE
1/4-1/2 LAS VEGAS, NV 89119
2517 ft.

LUST S104178883
N/A

Site 1 of 2 in cluster V

Relative:
Higher

LUST:

Actual:
2082 ft.

flag: CLOSE
Facility ID: 8-000674
Date Reported to NDEP: Not reported
Program: LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 05/11/05
Regulatory Type of Closure: NAC 459.9978
Description of Contaminant: Other

V87 FORMER EQUILON #120941/TEXACO
West 2301 W SAHARA AVE
1/4-1/2 LAS VEGAS, NV 89102
2517 ft.

UST U003380112
N/A

Site 2 of 2 in cluster V

Relative:
Higher

UST:

Actual:
2082 ft.

Facility ID: 8-000674
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 10000

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

FORMER EQUILON #120941/TEXACO (Continued)

EDR ID Number
EPA ID Number

Database(s)

U003380112

Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/1/1982
Owner: NEVADA DEPT OF TRANSPORTATION
Owner Address: ARCHITECTURAL DIVISION 1263 S STEWART ST RM 106
Owner City,St,Zip: CARSON CITY, NV 89712
Owner Phone: (775) 888-7050
Owner Desc: State Government

Facility ID: 8-000674
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/1/1982
Owner: NEVADA DEPT OF TRANSPORTATION
Owner Address: ARCHITECTURAL DIVISION 1263 S STEWART ST RM 106
Owner City,St,Zip: CARSON CITY, NV 89712
Owner Phone: (775) 888-7050
Owner Desc: State Government

Facility ID: 8-000674
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/1/1982
Owner: NEVADA DEPT OF TRANSPORTATION
Owner Address: ARCHITECTURAL DIVISION 1263 S STEWART ST RM 106
Owner City,St,Zip: CARSON CITY, NV 89712
Owner Phone: (775) 888-7050
Owner Desc: State Government

Facility ID: 8-000674
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/1/1982
Owner: NEVADA DEPT OF TRANSPORTATION
Owner Address: ARCHITECTURAL DIVISION 1263 S STEWART ST RM 106
Owner City,St,Zip: CARSON CITY, NV 89712

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

FORMER EQUILON #120941/TEXACO (Continued)

U003380112

Owner Phone: (775) 888-7050
Owner Desc: State Government

Facility ID: 8-000674
Tank ID: 5
Tank Status: Permanently Out of Use
Tank Capacity: 550
Tank Substance: Used Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 5/7/1982
Owner: NEVADA DEPT OF TRANSPORTATION
Owner Address: ARCHITECTURAL DIVISION 1263 S STEWART ST RM 106
Owner City,St,Zip: CARSON CITY, NV 89712
Owner Phone: (775) 888-7050
Owner Desc: State Government

W88 BOB BRADLEYS MARINE SVCS INC
NNE 1704 WESTERN AVE
1/4-1/2 LAS VEGAS, NV 89102
2570 ft.

RCRA-SQG 1000105224
FINDS NVD981675341

Relative:
Lower

Site 1 of 2 in cluster W

Actual:
2056 ft.

RCRAInfo:
Owner: MARINE SERVICES INC
(415) 555-1212
EPA ID: NVD981675341
Contact: PENNY SAUNDERS
(702) 384-1070

Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

W89 CUMMINS ALLISON CORP
NNE 1702 WESTERN AVE UNIT H
1/4-1/2 LAS VEGAS, NV 89102
2577 ft.

Database(s) EDR ID Number
EPA ID Number
RCRA-SQG 1000300222
FINDS NVD981675465

Site 2 of 2 in cluster W

Relative: RCRAInfo:
Lower Owner: CUMMINS ALLISON CORP
Actual: (415) 555-1212
2056 ft. EPA ID: NVD981675465
Contact: MGR ENV
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

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X90 ARCO #5310
SSE 2728 SOUTH LAS VEGAS BOULEVARD
1/4-1/2 LAS VEGAS, NV 89019
2580 ft.

LUST S103875749
N/A

Site 1 of 3 in cluster X

Relative: LUST:
Lower flag: ACTIVE
Actual: Facility ID: 8-000028
2057 ft. Date Reported to NDEP: 01/14/93
Program: LUST
NDEP Case Officer: bkottler
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & GW
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Description of Contaminant: Gasoline, -----, -Address is actually: 2784-Nearby dewatering started 1st Qtr '05 and has caused a 5 foot GW decrease-VE is to take advantage of this temporary situation Gasoline, -----, Release reported in January 2003 found to be original release reported in 1993.

flag: CLOSE
Facility ID: 8-000028
Date Reported to NDEP: Not reported
Program: LUST
NDEP Case Officer: bkottler
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 10/25/04

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

ARCO #5310 (Continued)

EDR ID Number
EPA ID Number

Database(s)

S103875749

Regulatory Type of Closure: Invest Closed
Description of Contaminant: Gasoline, -----, -Address is actually: 2784-Nearby dewatering started 1st Qtr '05 and has caused a 5 foot GW decrease-VE is to take advantage of this temporary situation Gasoline, -----, Release reported in January 2003 found to be original release reported in 1993.

X91
SSE
1/4-1/2
2580 ft.

ARCO NO 5310
2728 S LAS VEGAS BLVD
LAS VEGAS, NV 89109

RCRA-SQG 1000871023
FINDS NV0000021576

Relative:
Lower

Site 2 of 3 in cluster X

Actual:
2057 ft.

RCRAInfo:
Owner: B P WEST COAST PRODUCTS L L C
(714) 690-2425
EPA ID: NV0000021576
Contact: JACK OMAN
(714) 690-2425

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: NAC 444.8675
Area of Violation: NVNAC
Date Violation Determined: 07/08/1998
Actual Date Achieved Compliance: 07/29/1998

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation
Compliance Evaluation Inspection	NVNAC

Date of
Compliance
19980729

FINDS:

Other Pertinent Environmental Activity Identified at Site

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X92
SSE
1/4-1/2
2580 ft.

ARCO #5310
2728 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89109

UST U003379572
N/A

Relative:
Lower

Site 3 of 3 in cluster X

Actual:
2057 ft.

UST:
Facility ID: 8-000028
Tank ID: 1
Tank Status: Currently in Use
Tank Capacity: 10000

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ARCO #5310 (Continued)

U003379572

Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 7/1/1982
Owner: CONCORD WILSHIRE AQUISITIONS-CS, LLC
Owner Address: 11150 OLYMPIC BLVD. SUITE 680
Owner City,St,Zip:LOS ANGELES, CA 90064
Owner Phone: (310) 914-5900
Owner Desc: Commercial

Facility ID: 8-000028
Tank ID: 2
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 7/1/1982
Owner: CONCORD WILSHIRE AQUISITIONS-CS, LLC
Owner Address: 11150 OLYMPIC BLVD. SUITE 680
Owner City,St,Zip:LOS ANGELES, CA 90064
Owner Phone: (310) 914-5900
Owner Desc: Commercial

Facility ID: 8-000028
Tank ID: 3
Tank Status: Currently in Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 7/1/1982
Owner: CONCORD WILSHIRE AQUISITIONS-CS, LLC
Owner Address: 11150 OLYMPIC BLVD. SUITE 680
Owner City,St,Zip:LOS ANGELES, CA 90064
Owner Phone: (310) 914-5900
Owner Desc: Commercial

Facility ID: 8-000028
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 550
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: Not reported
Owner: CONCORD WILSHIRE AQUISITIONS-CS, LLC
Owner Address: 11150 OLYMPIC BLVD. SUITE 680
Owner City,St,Zip:LOS ANGELES, CA 90064

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ARCO #5310 (Continued)

U003379572

Owner Phone: (310) 914-5900
Owner Desc: Commercial

Y93 SAHARA HOTEL CORPORATION
ESE 2535 SOUTH LAS VEGAS BOULEVARD
1/4-1/2 LAS VEGAS, NV 89109
2617 ft.

SHWS S103876162
N/A

Site 1 of 3 in cluster Y

Relative:
Lower

SHWS:

Actual:
2045 ft.

flag: CLOSE
Facility ID: 8-001403
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 08/09/96
Regulatory Type of Closure: Not reported
Description of Contaminant: Diesel

flag: CLOSE
Facility ID: 8-001403
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 06/03/02
Regulatory Type of Closure: NAC 459 A-K
Description of Contaminant: Diesel

Y94 SAHARA HOTEL & CASINO
ESE 2535 LAS VEGAS BLVD SOUTH
1/4-1/2 LAS VEGAS, NV 89109
2617 ft.

UST 1000787581
N/A

Site 2 of 3 in cluster Y

Relative:
Lower

UST:

Actual:
2045 ft.

Facility ID: 8-001403
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 1/1/1976
Owner: GORDON GAMING CORPORATION
Owner Address: 2535 LAS VEGAS BLVD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 737-2111
Owner Desc: Commercial

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

SAHARA HOTEL & CASINO (Continued)

1000787581

Facility ID: 8-001403
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 1/1/1976
Owner: GORDON GAMING CORPORATION
Owner Address: 2535 LAS VEGAS BLVD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 737-2111
Owner Desc: Commercial

Facility ID: 8-001403
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 1/1/1976
Owner: GORDON GAMING CORPORATION
Owner Address: 2535 LAS VEGAS BLVD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 737-2111
Owner Desc: Commercial

Facility ID: 8-001403
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 3/1/1991
Owner: GORDON GAMING CORPORATION
Owner Address: 2535 LAS VEGAS BLVD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 737-2111
Owner Desc: Commercial

Facility ID: 8-001403
Tank ID: 5
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

SAHARA HOTEL & CASINO (Continued)

1000787581

Install Date: 1/1/1988
Owner: GORDON GAMING CORPORATION
Owner Address: 2535 LAS VEGAS BLVD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 737-2111
Owner Desc: Commercial

Facility ID: 8-001403
Tank ID: 6
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None

Install Date: 1/1/1988
Owner: GORDON GAMING CORPORATION
Owner Address: 2535 LAS VEGAS BLVD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 737-2111
Owner Desc: Commercial

Facility ID: 8-001403
Tank ID: 7
Tank Status: Permanently Out of Use
Tank Capacity: 4000
Tank Substance: Not Listed
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 1/1/1988
Owner: GORDON GAMING CORPORATION
Owner Address: 2535 LAS VEGAS BLVD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 737-2111
Owner Desc: Commercial

Y95
ESE
1/4-1/2
2617 ft.

SAME AS 8001403
2535 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89109

UST U003380645
N/A

Relative:
Lower

Actual:
2045 ft.

Site 3 of 3 in cluster Y

UST:
Facility ID: 8-001433
Tank ID: Not reported
Tank Status: Not reported
Tank Capacity: Not reported
Tank Substance: Not reported
tankmatdes: Not reported
Tank: Not reported
pipmatdes: Not reported
Pipe: Not reported
Install Date: Not reported
Owner: GORDON GAMING CORPORATION
Owner Address: 2535 LAS VEGAS BLVD SOUTH

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SAME AS 8001403 (Continued)

U003380645

Owner City,St,Zip:LAS VEGAS, NV 89109
Owner Phone: (702) 737-2111
Owner Desc: Commercial

96 UNOCAL SS #3846
East 2300 SOUTH LAS VEGAS BOULEVARD
1/2-1 LAS VEGAS, NV 89104
2649 ft.

SHWS S103876009
LUST N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-000753
Actual: Date Release Reported to NDEP: Not reported
2042 ft. Program: Not reported
NDEP Case Officer: ksulliva
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 02/13/92
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

LUST:
flag: ACTIVE
Facility ID: 8-000753
Date Reported to NDEP: 10/24/89
Program: LUST
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Description of Contaminant: Gasoline

97 WHITTLESEA BLUE CAB CO
NNE 1719 S INDUSTRIAL RD
1/2-1 LAS VEGAS, NV 89102
2751 ft.

SHWS U003379802
UST N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-000307
Actual: Date Release Reported to NDEP: Not reported
2048 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 06/29/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

UST:
Facility ID: 8-000307

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

WHITTLESEA BLUE CAB CO (Continued)

U003379802

Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 7000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1965
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000307
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1965
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000307
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1965
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000307
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 5000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1970

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

WHITTLESEA BLUE CAB CO (Continued)

U003379802

Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000307
Tank ID: 5
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1965

Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000307
Tank ID: 6
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1974
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000307
Tank ID: 7
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1965
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000307
Tank ID: 8
Tank Status: Permanently Out of Use

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

WHITTLESEA BLUE CAB CO (Continued)

U003379802

Tank Capacity: 7000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1965
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

Facility ID: 8-000307
Tank ID: 9
Tank Status: Permanently Out of Use
Tank Capacity: 7000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/13/1965
Owner: WHITTLESEA BLUE CAB CO
Owner Address: 1910 INDUSTRIAL ROAD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 385-1813
Owner Desc: Commercial

98 **TEXACO STATION #61-529-0057**
NNE 1550 WEST OAKLEY BOULEVARD
1/2-1 LAS VEGAS, NV 89102
2804 ft.

SHWS S103877612
LUST N/A

Relative: **SHWS:**
Equal flag: CLOSE
Facility ID: 8-000178
Actual: Date Release Reported to NDEP: Not reported
2061 ft. Program: Not reported
NDEP Case Officer: jconners
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: **07/05/91**
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Gasoline

LUST:
flag: ACTIVE
Facility ID: 8-000178
Date Reported to NDEP: 10/23/00
Program: 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**

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TEXACO STATION #61-529-0057 (Continued)

S103877612

Regulatory Type of Closure: Not reported
Description of Contaminant: Gasoline, -----, Site temporarily transferred to Sara on April 1, 2005 for file review and update

99 DON'T PANIC LLC PROPERTY, AJ H
SSE 810 CIRCUS CIRCUS DRIVE
1/2-1 LAS VEGAS, NV 89109
2899 ft.

SHWS S107523892
N/A

Relative: SHWS:
Equal flag: CLOSE
Facility ID: H-000320
Actual: Date Release Reported to NDEP: Not reported
2061 ft. Program: non-LUST
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 08/02/05
Regulatory Type of Closure: NAC 445A A-K
Description of Contaminant: Other, -----, Hydraulic Fluid/TPH from AST and Elevator Shaft

Z100 HI VALUE REBUILDERS
SW 2900 S. HIGHLAND #20A
1/2-1 LAS VEGAS, NV 89109
3231 ft.

CERC-NFRAP 1004654819
NV0001104827

Site 1 of 2 in cluster Z

Relative: CERC-NFRAP:
Higher Site ID: 0905267
Actual: Federal Facility: Not a Federal Facility
2085 ft. NPL Status: Not on the NPL
Non NPL Status: NFRAP

CERCLIS-NFRAP Site Contact Name(s):
Contact Name: Matt Mitguard
Contact Tel: (415) 972-3096
Contact Title: Site Assessment Manager (SAM)

Site Description: Not reported

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY
Date Started: Not reported
Date Completed: 06/02/1995
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: Not reported
Date Completed: 09/30/1996
Priority Level: NFRAP (No Further Remedial Action Planned)

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 07/24/2000
Priority Level: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site	Database(s)	EDR ID Number EPA ID Number
Z101 SW 1/2-1 3231 ft. Relative: Higher Actual: 2085 ft.	VERIZON WIRELESS 2901 SOUTH HIGHLAND DRIVE LAS VEGAS, NV 0 Site 2 of 2 in cluster Z SHWS: flag: CLOSE Facility ID: H-000253 Date Release Reported to NDEP: Not reported Program: non-LUST NDEP Case Officer: bkottler Location of Paper File: NDEP: Carson City Type of Media Impacted: Soil Event: Not reported Date of Closure: 10/01/04 Regulatory Type of Closure: NAC 445A A-K Description of Contaminant: Diesel, -----, 200 gal of diesel released from a temporary fuel tank for a cell phone tower generator that was vandalized by disconnecting a fuel line hose.	SHWS S106514469 N/A
AA102 West 1/2-1 3300 ft. Relative: Higher Actual: 2089 ft.	PASEO PLAZA SHOPPING CENTER 2600 WEST SAHARA AVENUE LAS VEGAS, NV 89102 Site 1 of 2 in cluster AA SHWS: flag: CLOSE Facility ID: H-000236 Date Release Reported to NDEP: Not reported Program: non-LUST NDEP Case Officer: spiper Location of Paper File: NDEP: Las Vegas Type of Media Impacted: Soil & GW Event: Not reported Date of Closure: 06/10/05 Regulatory Type of Closure: NAC 445A.22725 Description of Contaminant: Solvents, -----, Tetrachloroethylene	SHWS S106514455 N/A
103 East 1/2-1 3352 ft. Relative: Lower Actual: 2037 ft.	TEXACO STATION #61-529-0402, 2 2233 PARADISE ROAD LAS VEGAS, NV 0 LUST: flag: ACTIVE Facility ID: 8-000180 Date Reported to NDEP: 01/01/90 Program: LUST NDEP Case Officer: sharbour Location of Paper File: NDEP: Las Vegas Type of Media Impacted: Not reported Event: Confirmed Release Date of Closure: Not reported Regulatory Type of Closure: Not reported Description of Contaminant: Gasoline, -----, Now discovered in off-site wells.	LUST S103875827 N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

AA104
West
1/2-1
3398 ft.

VACANT LOT (SOUTHLAND)
2625 WEST SAHARA AVENUE
LAS VEGAS, NV 89102

Database(s)

EDR ID Number
EPA ID Number

SHWS **S103876151**
N/A

Site 2 of 2 in cluster AA

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: 8-001346
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 10/25/95
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2090 ft.

AB105
South
1/2-1
3497 ft.

MCDONALD'S USA RESTAURANT
2946 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV 89109

SHWS **S107524027**
N/A

Site 1 of 3 in cluster AB

Relative:
Higher

SHWS:

flag: ACTIVE
Facility ID: H-000327
Date Release Reported to NDEP: 07/28/05
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
Description of Contaminant: Gasoline

Actual:
2064 ft.

AB106
South
1/2-1
3497 ft.

CIRCUS CIRCUS HOTEL & CASINO
2880 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89109

SHWS **1000787573**
UST **N/A**

Site 2 of 3 in cluster AB

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: 8-001656
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 04/11/97
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2064 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

CIRCUS CIRCUS HOTEL & CASINO (Continued)

1000787573

UST:

Facility ID: 8-001656
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 4/1/1985
Owner: MGM MIRAGE INC (PARENT)
Owner Address: 3260 INDUSTRIAL RD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (888) 725-7600
Owner Desc: Private

Facility ID: 8-001656
Tank ID: 2
Tank Status: Currently in Use
Tank Capacity: 1000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 2/1/1986
Owner: MGM MIRAGE INC (PARENT)
Owner Address: 3260 INDUSTRIAL RD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (888) 725-7600
Owner Desc: Private

Facility ID: 8-001656
Tank ID: 3
Tank Status: Currently In Use
Tank Capacity: 750
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Copper
Pipe: None
Install Date: 1/1/1993
Owner: MGM MIRAGE INC (PARENT)
Owner Address: 3260 INDUSTRIAL RD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (888) 725-7600
Owner Desc: Private

Facility ID: 8-001656
Tank ID: 4
Tank Status: Currently In Use
Tank Capacity: 750
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Copper

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CIRCUS CIRCUS HOTEL & CASINO (Continued)

1000787573

Pipe: None
Install Date: 1/1/1993
Owner: MGM MIRAGE INC (PARENT)
Owner Address: 3260 INDUSTRIAL RD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (888) 725-7600
Owner Desc: Private

Facility ID: 8-001656
Tank ID: 5
Tank Status: Currently In Use
Tank Capacity: 100
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Copper
Pipe: None
Install Date: 1/1/1993
Owner: MGM MIRAGE INC (PARENT)
Owner Address: 3260 INDUSTRIAL RD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (888) 725-7600
Owner Desc: Private

Facility ID: 8-001656
Tank ID: 7
Tank Status: Currently In Use
Tank Capacity: 500
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Copper
Pipe: None
Install Date: 1/1/1993
Owner: MGM MIRAGE INC (PARENT)
Owner Address: 3260 INDUSTRIAL RD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (888) 725-7600
Owner Desc: Private

AC107 GREYLINE TOURS OF SOUTHERN NEV
NNE 1550 SOUTH INDUSTRIAL ROAD
1/2-1 LAS VEGAS, NV 0
3633 ft.

SHWS S103875847
N/A

Site 1 of 3 in cluster AC

Relative: SHWS:
Lower flag: CLOSE
Actual: Facility ID: 8-000220
2044 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/05/01
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

AC108 LAS VEGAS TRANSIT/GRAY LINE
NNE 1550 SOUTH INDUSTRIAL ROAD
1/2-1 LAS VEGAS, NV 0
3633 ft.

Site 2 of 3 in cluster AC

Relative:
Lower

Actual:
2044 ft.

SHWS:
flag: CLOSE
Facility ID: H-000524
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 03/16/95
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Database(s) EDR ID Number
EPA ID Number

SHWS S103876961
N/A

AB109 RIVIERA HOTEL & CASINO
South 2901 SOUTH LAS VEGAS BOULEVARD
1/2-1 LAS VEGAS, NV 89109
3632 ft.

Site 3 of 3 in cluster AB

Relative:
Higher

Actual:
2065 ft.

LUST:
flag: ACTIVE
Facility ID: 8-001540
Date Reported to NDEP: 05/08/02
Program: 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
Description of Contaminant: Diesel

LUST S105488595
N/A

110 M & S AIR CONDITIONING
NE 210 WEST WYOMING
1/2-1 LAS VEGAS, NV 89102
3680 ft.

Relative:
Lower

Actual:
2041 ft.

SHWS:
flag: CLOSE
Facility ID: 8-001447
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 06/02/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

SHWS S103876171
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

111 STRATOSPHERE CORP.
ENE 2000 SOUTH LAS VEGAS BOULEVARD
1/2-1 LAS VEGAS, NV 89104
3720 ft.

SHWS S103876923
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: H-000471
Actual: Date Release Reported to NDEP: Not reported
2036 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 07/11/96
Regulatory Type of Closure: Clean Close
Description of Contaminant: Not reported

AC112 JOAN MILLER
NNE 1521 SOUTH INDUSTRIAL ROAD
1/2-1 LAS VEGAS, NV 89102
3798 ft.

SHWS S103876160
N/A

Site 3 of 3 in cluster AC
Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-001397
Actual: Date Release Reported to NDEP: Not reported
2043 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 06/11/92
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

AD113 DESERT CAB/YELLOW CAB
NE 90 WEST OAKLEY BOULEVARD
1/2-1 LAS VEGAS, NV 89102
3928 ft.

SHWS S103876020
N/A

Site 1 of 2 in cluster AD
Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-000778
Actual: Date Release Reported to NDEP: Not reported
2037 ft. Program: Not reported
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 08/12/99
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AE114 CLARK COUNTY FIRE STATION #12
SSW 3001 INDUSTRIAL ROAD
1/2-1 LAS VEGAS, NV 89109
3949 ft.

SHWS S103875896
N/A

Site 1 of 2 in cluster AE

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: 8-000341
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 10/14/91
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2085 ft.

115 SHERWIN-WILLIAMS PAINT STORE
NE 1604 COMMERCE STREET
1/2-1 LAS VEGAS, NV 89104
3980 ft.

SHWS S103875946
N/A

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-000512
Date Release Reported to NDEP: Not reported
Program: non-LUST
NDEP Case Officer: candres
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 08/28/03
Regulatory Type of Closure: NAC 459.9978
Description of Contaminant: Not reported

Actual:
2038 ft.

AD116 STAN'S FAR WEST AUTO (CLASSY C
NE 1730 SOUTH MAIN STREET
1/2-1 LAS VEGAS, NV 89104
4012 ft.

SHWS S103876021
N/A

Site 2 of 2 in cluster AD

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-000779
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 05/18/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2036 ft.

flag: CLOSE
Facility ID: 8-000779

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

STAN'S FAR WEST AUTO (CLASSY C (Continued)

S103876021

Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 05/18/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

117 GOLDEN ENGINES AND CYLINDER HE
NNE 1414 SOUTH INDUSTRIAL ROAD
1/2-1 LAS VEGAS, NV 0
4131 ft.

SHWS S103877594
N/A

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: H-000516
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/17/98
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: , ———, aPetroleum Hydrocarbon also see 8-000072

AE118 FITWORK OF NEVADA
SSW 3025 SOUTH INDUSTRIAL ROAD
1/2-1 LAS VEGAS, NV 89109
4137 ft.

SHWS S103876208
N/A

Relative:
Higher

Site 2 of 2 in cluster AE

SHWS:

flag: CLOSE
Facility ID: 8-001589
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/27/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Gasoline, ———, ND at each end of removed 10k USTLIST

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

119 POTTER ELECTRIC CO.
NE 236 WEST UTAH
1/2-1 LAS VEGAS, NV 89102
4208 ft.

SHWS S103876174
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-001455
Actual: Date Release Reported to NDEP: Not reported
2039 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 05/06/96
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

120 VACANT PROPERTY
NE WYOMING AVENUE/MAIN STREET
1/2-1 LAS VEGAS, NV 0
4321 ft.

SHWS S103877254
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: H-001260
Actual: Date Release Reported to NDEP: Not reported
2036 ft. Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 02/11/98
Regulatory Type of Closure: Other
Description of Contaminant: Solvents

AF121 SHELL OIL FACILITY
SE PARADISE AND RIVIERA
1/2-1 LAS VEGAS, NV 89109
4344 ft.

SHWS S103877938
N/A

Site 1 of 2 in cluster AF
Relative: SHWS:
Lower flag: CLOSE
Actual: Facility ID: H-000200
2044 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 03/21/89
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Gasoline

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

122 HOST INTERNATIONAL WAREHOUSE
NE 1505 SOUTH COMMERCE STREET
1/2-1 LAS VEGAS, NV 89103
4383 ft.

SHWS U003380710
UST N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-001516
Actual: Date Release Reported to NDEP: Not reported
2037 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 09/11/92
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

UST:
Facility ID: 8-001516
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Other
Pipe: None
Install Date: 1/1/1972
Owner: HOST INTERNATIONAL
Owner Address: 1 MAMOTT DRIVE
Owner City,St,Zip: WASHINGTON, DC 20058
Owner Phone: (301) 380-1761
Owner Desc: Commercial

123 STARDUST HOTEL & CASINO
South 3000 SOUTH LAS VEGAS BOULEVARD
1/2-1 LAS VEGAS, NV 89109
4404 ft.

SHWS S103876219
N/A

Relative: SHWS:
Higher flag: CLOSE
Facility ID: 8-001622
Actual: Date Release Reported to NDEP: Not reported
2069 ft. Program: Not reported
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 04/16/97
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AG124 **ARMS RECYCLING INC.**
SW **2951 WESTWOOD DRIVE**
1/2-1 **LAS VEGAS, NV 89109**
4412 ft.

SHWS **S103877106**
N/A

Site 1 of 2 in cluster AG

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: H-001033
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: dnarala
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: **01/18/96**
Regulatory Type of Closure: Not reported
Description of Contaminant: TPH

Actual:
2097 ft.

AF125 **ARCO #5309**
SE **2955 SOUTH PARADISE ROAD**
1/2-1 **LAS VEGAS, NV 0**
4468 ft.

SHWS **S105805071**
LUST **N/A**

Site 2 of 2 in cluster AF

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-000027
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: **12/06/02**
Regulatory Type of Closure: Other
Description of Contaminant: Gasoline

Actual:
2047 ft.

LUST:

flag: ACTIVE
Facility ID: 8-000027
Date Reported to NDEP: 12/16/02
Program: 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
Description of Contaminant: Gasoline

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site
Database(s)
EDR ID Number
EPA ID Number

AG126 M. J. WOOD & ASSOCIATES
SW 2965 SOUTH WESTWOOD DRIVE
1/2-1 LAS VEGAS, NV 89109
4501 ft.

SHWS S103875931
N/A

Site 2 of 2 in cluster AG

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: 8-000468
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 04/22/92
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2098 ft.

127 TED WIENS TIRE AND AUTO CENTER
ENE 1701 SOUTH LAS VEGAS BOULEVARD
1/2-1 LAS VEGAS, NV 89104
4517 ft.

SHWS S103876103
N/A

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-001081
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 11/21/96
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2033 ft.

128 BANK OF AMERICA
SSE 101 CONVENTION CENTER DR
1/2-1 LAS VEGAS, NV 89109
4525 ft.

SHWS U003380785
UST N/A

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: 8-001605
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 05/17/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Actual:
2063 ft.

UST:

Facility ID: 8-001605
Tank ID: 1

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

BANK OF AMERICA (Continued)

U003380785

Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 1/1/1950
Owner: BANK OF AMERICA
Owner Address: 101 CONVENTION CENTER DR
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 369-8278
Owner Desc: Private

129
NE
1/2-1
4555 ft.

B & M TRANSMISSIONS
1531 SOUTH MAIN STREET
LAS VEGAS, NV 89104

SHWS **S103876018**
N/A

Relative:
Lower

Actual:
2035 ft.

SHWS:

flag: CLOSE
Facility ID: 8-000762
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 01/21/90
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

flag: CLOSE
Facility ID: H-001112
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 01/21/97
Regulatory Type of Closure: Not reported
Description of Contaminant: , ----, Petroleum Hydrocarbon

130
NNE
1/2-1
4670 ft.

WESTERN LINEN SERVICES
1205 SOUTH WESTERN AVENUE
LAS VEGAS, NV 89102

SHWS **S103875961**
N/A

Relative:
Lower

Actual:
2049 ft.

SHWS:

flag: CLOSE
Facility ID: 8-000550
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

WESTERN LINEN SERVICES (Continued)

S103875961

Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: **11/12/91**
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

flag: CLOSE
Facility ID: H-000947
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: **12/04/98**
Regulatory Type of Closure: Other
Description of Contaminant: Solvents, -----, Tetrachloroethylene

AH131 FITZGERALD GLASS
NE 1401 SOUTH COMMERCE
1/2-1 LAS VEGAS, NV 89102
4794 ft.

SHWS S103876164
N/A

Site 1 of 2 in cluster AH

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-001412
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: **06/22/93**
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

132 LAS VEGAS HILTON
SE 3000 PARADISE ROAD
1/2-1 LAS VEGAS, NV 89109
4837 ft.

SHWS 1000135524
UST N/A
TIER 2

Relative:
Lower

SHWS:

flag: ACTIVE
Facility ID: 8-001820
Date Release Reported to NDEP: 07/13/00
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Investigation
Date of Closure: **Not reported**
Regulatory Type of Closure: Not reported
Description of Contaminant: Solvents, -----, see also 8-000841: Convention Center (PCE)

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

LAS VEGAS HILTON (Continued)

1000135524

UST:

Facility ID: 8-001820
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Tank Substance: Diesel
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 1/1/1969
Owner: COLONY RESORTS LVH ACQUISITIONS LLC
Owner Address: 3000 PARADISE ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 732-5111
Owner Desc: Commercial

Facility ID: 8-001820
Tank ID: 1
Tank Status: Currently in Use
Tank Capacity: 550
Tank Substance: Diesel
tankmatdes: Epoxy Coated Steel
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/1/1984
Owner: COLONY RESORTS LVH ACQUISITIONS LLC
Owner Address: 3000 PARADISE ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 732-5111
Owner Desc: Commercial

Facility ID: 8-001820
Tank ID: 2
Tank Status: Currently in Use
Tank Capacity: 1000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 1/1/1989
Owner: COLONY RESORTS LVH ACQUISITIONS LLC
Owner Address: 3000 PARADISE ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 732-5111
Owner Desc: Commercial

HMRI:

Facility Rec#: 1,192.00
Facility ID2: FACILITY REC#: 1,192.00
Contact Name: LAUGHMAN,GREG
Facility Contact2: LAUGHMAN,GREG
Facility Contact3: Not reported
Phone Number 1: (702)732-5095

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

LAS VEGAS HILTON (Continued)

1000135524

Phone Type 1: W
Phone Number 2: (702)564-6899
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 68476-34-6
Quantity: 4575 GAL
Chemical Name: DIESEL

Facility Rec#: 1,192.00
Facility ID2: FACILITY REC#: 1,192.00
Contact Name: LAUGHMAN,GREG
Facility Contact2: LAUGHMAN,GREG
Facility Contact3: Not reported
Phone Number 1: (702)732-5095
Phone Type 1: W
Phone Number 2: (702)564-6899
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 8002-05-9
Quantity: 360 LBS
Chemical Name: SOLVENT

Facility Rec#: 1,192.00
Facility ID2: FACILITY REC#: 1,192.00
Contact Name: LAUGHMAN,GREG
Facility Contact2: LAUGHMAN,GREG
Facility Contact3: Not reported
Phone Number 1: (702)732-5095
Phone Type 1: W
Phone Number 2: (702)564-6899
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 7681-52-9
Quantity: 4800 LBS
Chemical Name: BLEACH

Facility Rec#: 1,192.00
Facility ID2: FACILITY REC#: 1,192.00
Contact Name: LAUGHMAN,GREG
Facility Contact2: LAUGHMAN,GREG
Facility Contact3: Not reported
Phone Number 1: (702)732-5095
Phone Type 1: W
Phone Number 2: (702)564-6899
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 7641-01-0
Quantity: 163 LBS
Chemical Name: MURIATIC ACID

Facility Rec#: 1,192.00
Facility ID2: FACILITY REC#: 1,192.00
Contact Name: LAUGHMAN,GREG

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

LAS VEGAS HILTON (Continued)

1000135524

Facility Contact2: LAUGHMAN,GREG
Facility Contact3: Not reported
Phone Number 1: (702)732-5095
Phone Type 1: W
Phone Number 2: (702)564-6899
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 107-21-1
Quantity: 400 LBS
Chemical Name: ANTIFREEZE

Facility Rec#: 1,192.00
Facility ID2: FACILITY REC#: 1,192.00
Contact Name: LAUGHMAN,GREG
Facility Contact2: LAUGHMAN,GREG
Facility Contact3: Not reported
Phone Number 1: (702)732-5095
Phone Type 1: W
Phone Number 2: (702)564-6899
Phone Type 2: H
Phone Number 3: Not reported
Phone Type 3: Not reported
Case Number: 303-00-0
Quantity: 200 LBS
Chemical Name: WASTE OIL

133
SW
1/2-1
4869 ft.

ROYAL TRANSMISSIONS
3088 SOUTH HIGHLAND DRIVE
LAS VEGAS, NV 0

SHWS S103877004
N/A

Relative:
Higher

SHWS:
flag: CLOSE
Facility ID: H-000611
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 12/08/92
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

134
NE
1/2-1
4891 ft.

O'DONNELL, PATRICK
155 WEST IMPERIAL AVENUE
LAS VEGAS, NV 89104

SHWS S103876226
N/A

Relative:
Lower

SHWS:
flag: CLOSE
Facility ID: 8-001663
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

O'DONNELL, PATRICK (Continued)

S103876226

Location of Paper File: NDEP: Carson City
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 04/25/95
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

135 ARCO #5311
NE 1619 SOUTH LAS VEGAS BOULEVARD
1/2-1 LAS VEGAS, NV 89104
4892 ft.

SHWS S103875750
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-000029
Actual: Date Release Reported to NDEP: Not reported
2032 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 12/03/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

AH136 DESERT GOLD FOOD COMPANY, INC.
NE 123 WEST IMPERIAL AVENUE
1/2-1 LAS VEGAS, NV 0
4961 ft.

SHWS S103877026
N/A

Site 2 of 2 in cluster AH
Relative: SHWS:
Lower flag: CLOSE
Actual: Facility ID: H-000666
2037 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/22/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

137 PRESTIGE STATIONS INC. #5058
East 569 EAST SAHARA AVENUE
1/2-1 LAS VEGAS, NV 0
4999 ft.

SHWS S103875757
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-000039
Actual: Date Release Reported to NDEP: Not reported
2028 ft. Program: Not reported
NDEP Case Officer: CCHD

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PRESTIGE STATIONS INC. #5058 (Continued)

S103875757

Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 08/05/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

138 UTE, INC.
SW 3060 WESTWOOD DRIVE
1/2-1 LAS VEGAS, NV 89109
5178 ft.

SHWS S103876104
N/A

Relative: SHWS:
Higher flag: CLOSE
Facility ID: 8-001084
Actual: Date Release Reported to NDEP: Not reported
2102 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 06/12/95
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

139 DISCOUNT AUTO BROKERS
NE 1300 SOUTH COMMERCE STREET
1/2-1 LAS VEGAS, NV 89104
5189 ft.

SHWS S103876077
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-000992
Actual: Date Release Reported to NDEP: Not reported
2037 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 02/26/91
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

140 NEVADA POWER COMPANY
SW 3128 SOUTH HIGHLAND
1/2-1 LAS VEGAS, NV 0
5205 ft.

SHWS S103877018
N/A

Relative: SHWS:
Higher flag: CLOSE
Facility ID: H-000638
Actual: Date Release Reported to NDEP: Not reported
2099 ft. Program: Not reported
NDEP Case Officer: jconners
Location of Paper File: NDEP: Carson City

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NEVADA POWER COMPANY (Continued)

S103877018

Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 07/03/93
Regulatory Type of Closure: Not reported
Description of Contaminant: TPH, ———, non-PCB Tr

141
North
1/2-1
5265 ft.

UNIVERSITY MEDICAL CTR
1800 W CHARLESTON BLVD
LAS VEGAS, NV 89102

RCRA-SQG 1000434643
SHWS NVD982473019
FINDS

Relative:
Lower

RCRAInfo:

Owner: COUNTY OF CLARK NV
 (702) 455-3530
EPA ID: NVD982473019
Contact: MARTIN HEINY
 (702) 383-3742

Actual:
2055 ft.

Classification: Conditionally Exempt Small Quantity Generator
TSD Activities: Not reported
Violation Status: No violations found

SHWS:

flag: CLOSE
Facility ID: 8-000859
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 03/26/99
Regulatory Type of Closure: NAC 459 A-K
Description of Contaminant: Diesel

FINDS:

Other Pertinent Environmental Activity Identified at Site

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

142
North
1/2-1
5268 ft.

CHEVRON #90824 (REBEL OIL #65)
1720 WEST CHARLESTON BOULEVARD
LAS VEGAS, NV 0

Database(s)
EDR ID Number
EPA ID Number

SHWS
S103877597
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-000098
Actual: Date Release Reported to NDEP: Not reported
2053 ft. Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 07/27/99
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: GasolineGasoline, -----, new release - from Rebel Oil (MTBE 65,000 ug/l)

flag: CLOSE
Facility ID: 8-000098
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 03/20/03
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: GasolineGasoline, -----, new release - from Rebel Oil (MTBE 65,000 ug/l)

AI143
NE
> 1
5330 ft.

AAMCO TRANSMISSIONS 1
1323 S MAIN ST
LAS VEGAS, NV 89104

RCRA-SQG
SHWS
FINDS
UST
1000178098
NVD034930479

Site 1 of 2 in cluster AI

Relative: RCRAInfo:
Lower Owner: KEN SIMKINS
Actual: (415) 555-1212
2034 ft. EPA ID: NVD034930479
Contact: Not reported
Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: Not reported
Area of Violation: GENERATOR-SQG REQUIREMENTS
Date Violation Determined: 12/19/1996
Actual Date Achieved Compliance: 01/15/1997

Regulation Violated: Not reported
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined: 12/19/1996
Actual Date Achieved Compliance: 01/15/1997

Regulation Violated: Not reported
Area of Violation: GENERATOR-OTHER REQUIREMENTS
Date Violation Determined: 12/19/1996
Actual Date Achieved Compliance: 01/15/1997

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

AAMCO TRANSMISSIONS 1 (Continued)

1000178098

There are 3 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	GENERATOR-SQG REQUIREMENTS	19970115
	GENERATOR-RECORDKEEPING REQUIREMENTS	19970115
	GENERATOR-OTHER REQUIREMENTS	19970115

SHWS:

flag:	CLOSE
Facility ID:	8-001087
Date Release Reported to NDEP:	Not reported
Program:	Not reported
NDEP Case Officer:	bbenoy
Location of Paper File:	NDEP: Carson City
Type of Media Impacted:	Soil
Event:	Not reported
Date of Closure:	02/13/97
Regulatory Type of Closure:	Not reported
Description of Contaminant:	Not reported

flag:	CLOSE
Facility ID:	H-000578
Date Release Reported to NDEP:	Not reported
Program:	Not reported
NDEP Case Officer:	CCHD
Location of Paper File:	NDEP: Las Vegas
Type of Media Impacted:	Not reported
Event:	Not reported
Date of Closure:	12/08/92
Regulatory Type of Closure:	Not reported
Description of Contaminant:	Not reported

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

UST:

Facility ID:	8-001087
Tank ID:	1
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Tank Substance:	Used Oil
tankmatdes:	Asphalt Coated or Bare Steel
Tank:	None
pipmatdes:	Galvanized Steel
Pipe:	None
Install Date:	12/19/1968
Owner:	KEN SIMKINS

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

AAMCO TRANSMISSIONS 1 (Continued)

1000178098

Owner Address: 1323 SOUTH MAIN STREET
Owner City,St,Zip: LAS VEGAS, NV 89104
Owner Phone: (702) 384-9284
Owner Desc: Commercial

Facility ID: 8-001087
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 12/19/1968
Owner: KEN SIMKINS
Owner Address: 1323 SOUTH MAIN STREET
Owner City,St,Zip: LAS VEGAS, NV 89104
Owner Phone: (702) 384-9284
Owner Desc: Commercial

Facility ID: 8-001087
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 12/19/1968
Owner: KEN SIMKINS
Owner Address: 1323 SOUTH MAIN STREET
Owner City,St,Zip: LAS VEGAS, NV 89104
Owner Phone: (702) 384-9284
Owner Desc: Commercial

Facility ID: 8-001087
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 12/19/1968
Owner: KEN SIMKINS
Owner Address: 1323 SOUTH MAIN STREET
Owner City,St,Zip: LAS VEGAS, NV 89104
Owner Phone: (702) 384-9284
Owner Desc: Commercial

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

144 TRUCK SPILL (CARL'S JUNIOR)
North 1522 WEST CHARLESTON BOULEVARD
> 1 LAS VEGAS, NV 0
5347 ft.

SHWS S103877272
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: H-001282
Actual: Date Release Reported to NDEP: Not reported
2054 ft. Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 07/17/98
Regulatory Type of Closure: Clean Close
Description of Contaminant: Diesel, -----, FOURWAY Trucking

AI145 HOPPY'S TRANSMISSION
NE 1311 SOUTH MAIN STREET
> 1 LAS VEGAS, NV 0
5473 ft.

SHWS S103876960
N/A

Site 2 of 2 in cluster AI
Relative: SHWS:
Lower flag: CLOSE
Facility ID: H-000522
Actual: Date Release Reported to NDEP: Not reported
2033 ft. Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/05/94
Regulatory Type of Closure: Not reported
Description of Contaminant: TPH

146 HOUSTON LUMBER COMPANY
NNE 1220 SOUTH COMMERCE
> 1 LAS VEGAS, NV 89102
5516 ft.

SHWS 1001169959
UST N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-001002
Actual: Date Release Reported to NDEP: Not reported
2036 ft. Program: Not reported
NDEP Case Officer: ksulliva
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 04/23/93
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Gasoline, -----, (File Includes H-000523 re. PCE)

flag: CLOSE
Facility ID: H-000523
Date Release Reported to NDEP: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

HOUSTON LUMBER COMPANY (Continued)

1001169959

Program: Not reported
NDEP Case Officer: ebasham
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 04/22/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Solvents, -----, Tetrachloroethylene (See File 8-001002)

UST:

Facility ID: 8-001002
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 4/24/1990
Owner: HOUSTON LUMBER COMPANY
Owner Address: 8080 W SAHARA AVE SUITE #D
Owner City,St,Zip: LAS VEGAS, NV 89117
Owner Phone: (702) 254-1303
Owner Desc: Private

Facility ID: 8-001002
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 12/19/1969
Owner: HOUSTON LUMBER COMPANY
Owner Address: 8080 W SAHARA AVE SUITE #D
Owner City,St,Zip: LAS VEGAS, NV 89117
Owner Phone: (702) 254-1303
Owner Desc: Private

Facility ID: 8-001002
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: Lined Interior
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 12/19/1987
Owner: HOUSTON LUMBER COMPANY
Owner Address: 8080 W SAHARA AVE SUITE #D
Owner City,St,Zip: LAS VEGAS, NV 89117
Owner Phone: (702) 254-1303
Owner Desc: Private

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

147 CHEVRON #91481
NNW 2237 WEST CHARLESTON BOULEVARD
> 1 LAS VEGAS, NV 0
5577 ft.

SHWS S104178873
LUST N/A

Relative: SHWS:
Higher flag: CLOSE
Facility ID: 8-000099
Actual: Date Release Reported to NDEP: Not reported
2070 ft. Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 06/29/99
Regulatory Type of Closure: NAC 459 A-K
Description of Contaminant: Gasoline

LUST:
flag: ACTIVE
Facility ID: 8-000099
Date Reported to NDEP: 12/11/00
Program: LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Description of Contaminant: Gasoline

148 PEP BOYS #688
East 637 EAST SAHARA AVENUE
> 1 LAS VEGAS, NV 0
5590 ft.

SHWS S103877706
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-001335
Actual: Date Release Reported to NDEP: Not reported
2025 ft. Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/21/98
Regulatory Type of Closure: NAC 459 A-K
Description of Contaminant: Motor Oil, ———, Waste Oil

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

149 LAS VEGAS CONVENTION AUTHORITY
SSE 3150 PARADISE RD
> 1 LAS VEGAS, NV 89109
5635 ft.

SHWS U003380245
UST N/A

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-000841
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 06/28/02
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Other, -----, Hydraulic OilGasolineGasoline, -----, TPH 4300 ppm (monorail construction site)DieselSolvents

flag: CLOSE
Facility ID: 8-000841
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: Iertler
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 04/20/98
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Other, -----, Hydraulic OilGasolineGasoline, -----, TPH 4300 ppm (monorail construction site)DieselSolvents

flag: CLOSE
Facility ID: 8-000841
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 10/04/99
Regulatory Type of Closure: NAC 445A A-K
Description of Contaminant: Other, -----, Hydraulic OilGasolineGasoline, -----, TPH 4300 ppm (monorail construction site)DieselSolvents

flag: CLOSE
Facility ID: 8-000841
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 02/16/00
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Other, -----, Hydraulic OilGasolineGasoline, -----, TPH 4300 ppm (monorail construction site)DieselSolvents

flag: CLOSE

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

LAS VEGAS CONVENTION AUTHORITY (Continued)

U003380245

Facility ID: 8-000841
Date Release Reported to NDEP: Not reported
Program: non-LUST
NDEP Case Officer: Iertler
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 06/08/98
Regulatory Type of Closure: Invest Closed
Description of Contaminant: Other, -----, Hydraulic Oil Gasoline Gasoline, -----, TPH 4300 ppm (monorail construction site) Diesel Solvents

UST:

Facility ID: 8-000841
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 5/21/1979
Owner: LAS VEGAS CONVENTION AUTHORITY
Owner Address: 3150 PARADISE ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 892-0711
Owner Desc: Local Government

Facility ID: 8-000841
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 5/18/1979
Owner: LAS VEGAS CONVENTION AUTHORITY
Owner Address: 3150 PARADISE ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 892-0711
Owner Desc: Local Government

Facility ID: 8-000841
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 550
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 5/18/1979
Owner: LAS VEGAS CONVENTION AUTHORITY
Owner Address: 3150 PARADISE ROAD

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

LAS VEGAS CONVENTION AUTHORITY (Continued)

U003380245

Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 892-0711
Owner Desc: Local Government

Facility ID: 8-000841
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Not Listed
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 5/21/1959
Owner: LAS VEGAS CONVENTION AUTHORITY
Owner Address: 3150 PARADISE ROAD
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 892-0711
Owner Desc: Local Government

150 **FRONTIER HOTEL**
South **3120 LAS VEGAS BLVD SOUTH**
> 1 **LAS VEGAS, NV 89109**
5636 ft.

SHWS **U003380088**
UST **N/A**

Relative:
Higher

SHWS:
flag: CLOSE
Facility ID: 8-000647
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 05/05/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

flag: CLOSE
Facility ID: H-000514
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: jconners
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 09/13/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Other, ———, Coolant Tower Discharge

UST:

Facility ID: 8-000647
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FRONTIER HOTEL (Continued)

U003380088

Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 5/17/1973
Owner: UNBELIEVABLE, INC. DBA FRONTIER
Owner Address: 3120 LAS VEGAS BOULEVARD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 794-8200
Owner Desc: Private

Facility ID: 8-000647
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 5/17/1973
Owner: UNBELIEVABLE, INC. DBA FRONTIER
Owner Address: 3120 LAS VEGAS BOULEVARD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 794-8200
Owner Desc: Private

151
SSW
> 1
5771 ft.

MGM MIRAGE DESIGN CENTER
3260 S INDUSTRIAL RD
LAS VEGAS, NV 89109

SHWS U003380863
UST N/A

Relative:
Higher

Actual:
2097 ft.

SHWS:
flag: CLOSE
Facility ID: 8-001706
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 07/30/96
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

UST:

Facility ID: 8-001706
Tank ID: 1
Tank Status: Currently in Use
Tank Capacity: 500
Tank Substance: Other
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 1/1/1996
Owner: TREASURE ISLAND AT THE MIRAGE
Owner Address: A MGM-MIRAGE CO 3300 LAS VEGAS BLVD SOUTH

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MGM MIRAGE DESIGN CENTER (Continued)

U003380863

Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 894-7512
Owner Desc: Private

Facility ID: 8-001706
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Diesel
tankmatdes: Composite (Steel w/ FRP)
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: Not reported
Owner: TREASURE ISLAND AT THE MIRAGE
Owner Address: A MGM-MIRAGE CO 3300 LAS VEGAS BLVD SOUTH
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 894-7512
Owner Desc: Private

152
SW
> 1
5780 ft.
NEVADA DEPARTMENT OF TRANSPORT
HIGHLAND / CAPELLA
LAS VEGAS, NV 0

SHWS S103876234
N/A

Relative: SHWS:
Higher flag: CLOSE
Facility ID: 8-001720
Actual: Date Release Reported to NDEP: Not reported
2103 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 02/26/96
Regulatory Type of Closure: Not reported
Description of Contaminant: TPH

153
NNE
> 1
5794 ft.
NEVADA BAKING COMPANY
299 W CHARLESTON BLVD
LAS VEGAS, NV 89102

SHWS U003380380
UST N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: 8-001010
Actual: Date Release Reported to NDEP: Not reported
2035 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 12/17/91
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

NEVADA BAKING COMPANY (Continued)

U003380380

UST:

Facility ID: 8-001010
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 4000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 3/5/1979
Owner: NEVADA BAKING COMPANY
Owner Address: 299 WEST CHARLESTON BOULEVARD
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 384-8950
Owner Desc: Private

AJ154
WSW
> 1
5872 ft.

PHILLIP HANNA PROPERTY
3101 MEADE AVENUE
LAS VEGAS, NV 0

SHWS S105805514
N/A

Site 1 of 2 in cluster AJ

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: H-000155
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/21/03
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Other

AK155
South
> 1
5934 ft.

MGM DESERT INN
3145 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV 89109

SHWS S103877697
N/A

Site 1 of 2 in cluster AK

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: 8-001015
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 11/06/97
Regulatory Type of Closure: NAC 459.9977
Description of Contaminant: Gasoline, ———, Sheraton Desert Inn (not MGM)

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AK156 WYNN RESORTS LIMITED
South 3145 SOUTH LAS VEGAS BOULEVARD
> 1 LAS VEGAS, NV 89109
5934 ft.

SHWS S105805079
N/A

Site 2 of 2 in cluster AK

Relative: SHWS:
Higher flag: CLOSE
Actual: Facility ID: H-000146
2077 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 03/18/03
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Motor Oil

157 VEGAS TRUCKING COMPANY
SW 3049 RIGEL AVENUE
> 1 LAS VEGAS, NV 0
5944 ft.

SHWS S104395302
N/A

Relative: SHWS:
Higher flag: CLOSE
Actual: Facility ID: H-000042
2112 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 02/25/00
Regulatory Type of Closure: Clean Close
Description of Contaminant: Diesel, -----, parking lot

158 VEGAS INSTANT PAGE
NE 1221 S. CASINO CENTER
> 1 LAS VEGAS, NV 89106
5950 ft.

SHWS U003380744
UST N/A

Relative: SHWS:
Lower flag: CLOSE
Actual: Facility ID: 8-001555
2031 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 07/09/93
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

UST:
Facility ID: 8-001555
Tank ID: 1

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

VEGAS INSTANT PAGE (Continued)

U003380744

Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Unknown
Pipe: None
Install Date: 10/1/1980
Owner: VEGAS INSTANT PAGE
Owner Address: 3763 HOWARD HUGHES PKWY
Owner City,St,Zip: LAS VEGAS, NV 89109
Owner Phone: (702) 892-1205
Owner Desc: Commercial

AJ159 JOE'S SERVICE STATION MAINT.
WSW 3132 MEADE DRIVE
> 1 LAS VEGAS, NV 89102
5955 ft.

SHWS S103876074
N/A

Relative: Site 2 of 2 in cluster AJ
Higher

SHWS:
flag: CLOSE
Actual: Facility ID: 8-000984
2122 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 10/24/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

160 QUALITY MECHANICAL
SW 3175 WESTWOOD DRIVE
> 1 LAS VEGAS, NV 89109
5993 ft.

SHWS S103876929
N/A

Relative: SHWS:
Higher flag: CLOSE
Actual: Facility ID: H-000477
2109 ft. Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 10/04/94
Regulatory Type of Closure: Clean Close
Description of Contaminant: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

AL161 FLETCHER JONES MERCEDES
SW 3100 S RANCHO DR
> 1 LAS VEGAS, NV 89102
5997 ft.

Relative:
Higher

Actual:
2112 ft.

Site 1 of 2 in cluster AL

SHWS:

flag: CLOSE
Facility ID: 8-001597
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 11/10/98
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Motor Oil, ———, Waste Oil

LUST:

flag: CLOSE
Facility ID: 8-001597
Date Reported to NDEP: Not reported
Program: LUST
NDEP Case Officer: mstamate
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 09/19/05
Regulatory Type of Closure: Clean w/ Remed
Description of Contaminant: Motor Oil, ———, TPH in soil samples from used/new oil tank pit and under dispensers, soil over excavated, confirmatory samples clean

UST:

Facility ID: 8-001597
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 6000
Tank Substance: Gasoline
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Bare Steel
Pipe: Cathodically Protected
Install Date: 7/1/1986
Owner: FLETCHER JONES IMPORTS
Owner Address: 3100 S RANCHO DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2700
Owner Desc: Private

Facility ID: 8-001597
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: New Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Bare Steel

Database(s) EDR ID Number
EPA ID Number

SHWS U003380777
LUST N/A
UST
TIER 2

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FLETCHER JONES MERCEDES (Continued)

U003380777

Pipe: Cathodically Protected
Install Date: 7/1/1986
Owner: FLETCHER JONES IMPORTS
Owner Address: 3100 S RANCHO DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2700
Owner Desc: Private

Facility ID: 8-001597
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: New Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Bare Steel
Pipe: Cathodically Protected
Install Date: 7/1/1986
Owner: FLETCHER JONES IMPORTS
Owner Address: 3100 S RANCHO DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2700
Owner Desc: Private

Facility ID: 8-001597
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Used Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Bare Steel
Pipe: Cathodically Protected
Install Date: 7/1/1986
Owner: FLETCHER JONES IMPORTS
Owner Address: 3100 S RANCHO DR
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2700
Owner Desc: Private

HMRI:

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 64247-88-7
Quantity: 40 LBS
Chemical Name: MOISTURE SHIELD

Facility Rec#: 760.00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FLETCHER JONES MERCEDES (Continued)

U003380777

Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 8032-32-4
Quantity: 1680 LBS
Chemical Name: SOLVENT

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 303-00-0
Quantity: 1000 GAL
Chemical Name: WASTE OIL

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 8006-61-9
Quantity: 48000 LBS
Chemical Name: GASOLINE

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 303-00-0
Quantity: 1000 GAL

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FLETCHER JONES MERCEDES (Continued)

U003380777

Chemical Name: WASTE OIL

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 8032-32-4
Quantity: 1680 LBS
Chemical Name: SOLVENT

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 8006-61-9
Quantity: 48000 LBS
Chemical Name: GASOLINE

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 64247-88-7
Quantity: 40 LBS
Chemical Name: MOISTURE SHIELD

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

FLETCHER JONES MERCEDES (Continued)

U003380777

Phone Type 3: C
Case Number: 8032-32-4
Quantity: 1680 LBS
Chemical Name: SOLVENT

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 303-00-0
Quantity: 1000 GAL
Chemical Name: WASTE OIL

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 64247-88-7
Quantity: 40 LBS
Chemical Name: MOISTURE SHIELD

Facility Rec#: 760.00
Facility ID2: FACILITY REC#: 760.00
Contact Name: TYLER,BRAD
Facility Contact2: TYLER,BRAD
Facility Contact3: TYLER,BRAD
Phone Number 1: (702)364-2750
Phone Type 1: W
Phone Number 2: (702)658-7721
Phone Type 2: H
Phone Number 3: (702)279-9710
Phone Type 3: C
Case Number: 8006-61-9
Quantity: 48000 LBS
Chemical Name: GASOLINE

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

162 FIRST WESTERN BANK, F.S.B.
NNE 1112 SOUTH COMMERCE
> 1 LAS VEGAS, NV 89104
6008 ft.

SHWS U003380685
UST N/A

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: 8-001481
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 08/15/95
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

UST:

Facility ID: 8-001481
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 550
Tank Substance: Diesel
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Not Listed
Pipe: None
Install Date: 1/1/1982
Owner: FIRST WESTERN BANK, F.S.B.
Owner Address: 2700 WEST SAHARA AVE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 871-2000
Owner Desc: Private

AM163 PENNZOIL
WSW 3200 MEADE AVENUE
> 1 LAS VEGAS, NV 89102
6132 ft.

SHWS S103875866
N/A

Relative:
Higher

Site 1 of 4 in cluster AM

SHWS:

flag: CLOSE
Facility ID: 8-000259
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: Iertler
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 08/18/97
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

164 SILVER STATE DISPOSAL
East 770 EAST SAHARA AVENUE
> 1 LAS VEGAS, NV 0
6149 ft.

SHWS S103877221
N/A

Relative: SHWS:
Lower flag: CLOSE
Facility ID: H-001217
Actual: Date Release Reported to NDEP: Not reported
2022 ft. Program: Not reported
NDEP Case Officer: jvillanu
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 12/08/94
Regulatory Type of Closure: Not reported
Description of Contaminant: , -----, elevator shaft

AL165 FLETCHER JONES LEXUS
SW 3120 SOUTH RANCHO DRIVE
> 1 LAS VEGAS, NV 89102
6152 ft.

SHWS U003380994
UST N/A

Site 2 of 2 in cluster AL

Relative: SHWS:
Higher flag: CLOSE
Facility ID: 8-001872
Actual: Date Release Reported to NDEP: Not reported
2112 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 01/05/99
Regulatory Type of Closure: Not reported
Description of Contaminant: Motor Oil

UST:

Facility ID: 8-001872
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 550
Tank Substance: New Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 10/1/1986
Owner: FLETCHER JONES LEXUS
Owner Address: 3130 SOUTH RANCHO DRIVE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2727
Owner Desc: Private

Facility ID: 8-001872
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: New Oil

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

FLETCHER JONES LEXUS (Continued)

EDR ID Number
EPA ID Number

Database(s)

U003380994

tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 10/1/1986
Owner: FLETCHER JONES LEXUS
Owner Address: 3130 SOUTH RANCHO DRIVE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2727
Owner Desc: Private

Facility ID: 8-001872
Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Used Oil
tankmatdes: Fiberglass Reinforced Plastic
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 10/1/1986
Owner: FLETCHER JONES LEXUS
Owner Address: 3130 SOUTH RANCHO DRIVE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2727
Owner Desc: Private

Facility ID: 8-001872
Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Gasoline
tankmatdes: Cathodically Protected Steel
Tank: None
pipmatdes: Fiberglass Reinforced Plastic
Pipe: None
Install Date: 7/1/1986
Owner: FLETCHER JONES LEXUS
Owner Address: 3130 SOUTH RANCHO DRIVE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2727
Owner Desc: Private

AM166 POOL MART OF NEVADA
WSW 3209 MEADE DRIVE
> 1 LAS VEGAS, NV 89102
6152 ft.

SHWS S103875942
N/A

Relative:
Higher

Actual:
2128 ft.

Site 2 of 4 in cluster AM

SHWS:
flag: CLOSE
Facility ID: 8-000502
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

POOL MART OF NEVADA (Continued)

S103875942

Date of Closure: 03/15/96
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

AM167 MCMILLAN WATER TREATMENT CO.
WSW 3211 MEADE AVENUE
> 1 LAS VEGAS, NV 0
6159 ft.

SHWS S103877306
N/A

Site 3 of 4 in cluster AM

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: H-001317
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 09/03/98
Regulatory Type of Closure: Clean Close
Description of Contaminant: Other, ———, muriatic acid on asphalt surface

AM168 FRONTIER REFRIGERATION INC.
WSW 3211 MEADE AVE
> 1 LAS VEGAS, NV 89102
6159 ft.

SHWS U003380634
UST N/A

Site 4 of 4 in cluster AM

Relative:
Higher

SHWS:

flag: CLOSE
Facility ID: 8-001422
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 03/22/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

UST:

Facility ID: 8-001422
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 6000
Tank Substance: Gasoline
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Galvanized Steel
Pipe: None
Install Date: 1/1/1982
Owner: FRONTIER REFRIGERATION INC.
Owner Address: 3211 MEADE AVE
Owner City,St,Zip: LAS VEGAS, NV 89102

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

FRONTIER REFRIGERATION INC. (Continued)

U003380634

Owner Phone: (702) 873-2229
Owner Desc: Private

169
NNE
> 1
6167 ft.

UNION PACIFIC RAILROAD COMPANY
DOWNTOWN LAS VEGAS
LAS VEGAS, NV 0

SHWS S103876981
N/A

Relative:
Lower

SHWS:

flag: ACTIVE
Facility ID: H-000557
Date Release Reported to NDEP: 01/01/90
Program: non-LUST
NDEP Case Officer: jnajima
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & GW
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Description of Contaminant: Other, -----, Lead and TPH

170
NNE
> 1
6193 ft.

NEVADA RADIATOR SERVICE
1114 SOUTH MAIN STREET
LAS VEGAS, NV

SHWS S103877042
N/A

Relative:
Lower

Actual:
2033 ft.
171

STEINER'S CLEANERS
1320 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV 0

SHWS S105568227
N/A

Relative:
Lower

SHWS:

flag: CLOSE
Facility ID: H-000118
Date Release Reported to NDEP: Not reported
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: 11/29/04
Regulatory Type of Closure: Other
Description of Contaminant: Solvents, -----, PCE

Actual:
2026 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

172 **MAGNUSON DEHP SITE**
SSW **2441 WEST DESERT INN ROAD**
> 1 **LAS VEGAS, NV 0**
6278 ft.

SHWS S103877044
N/A

Relative: SHWS:
Higher flag: CLOSE
 Facility ID: H-000749
Actual: Date Release Reported to NDEP: Not reported
2104 ft. Program: Not reported
 NDEP Case Officer: bpohlman
 Location of Paper File: NDEP: Las Vegas
 Type of Media Impacted: Soil & GW
 Event: Not reported
 Date of Closure: **03/03/94**
 Regulatory Type of Closure: Not reported
 Description of Contaminant: , ----, bis (Z-ethylhex)

 flag: CLOSE
 Facility ID: H-001214
 Date Release Reported to NDEP: Not reported
 Program: Not reported
 NDEP Case Officer: bpohlman
 Location of Paper File: NDEP: Las Vegas
 Type of Media Impacted: Not reported
 Event: Not reported
 Date of Closure: **03/03/94**
 Regulatory Type of Closure: Not reported
 Description of Contaminant: Not reported

AN173 **HACKETT ENVIRONMENTAL SYSTEMS**
WSW **3296 MEADE AVENUE**
> 1 **LAS VEGAS, NV 89102**
6385 ft.

SHWS S103876142
N/A

Site 1 of 2 in cluster AN

Relative: SHWS:
Higher flag: CLOSE
Actual: Facility ID: 8-001317
2134 ft. Date Release Reported to NDEP: Not reported
 Program: Not reported
 NDEP Case Officer: CCHD
 Location of Paper File: Not reported
 Type of Media Impacted: Not reported
 Event: Not reported
 Date of Closure: **09/14/90**
 Regulatory Type of Closure: Not reported
 Description of Contaminant: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

174 NEVADA DEPARTMENT OF TRANSPORT
SSW 3337 SOUTH INDUSTRIAL ROAD
> 1 LAS VEGAS, NV 89109
6413 ft.

SHWS S103877626
N/A

Relative: SHWS:
Higher flag: CLOSE
Facility ID: 8-000345
Actual: Date Release Reported to NDEP: Not reported
2101 ft. Program: Not reported
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 08/28/96
Regulatory Type of Closure: Not reported
Description of Contaminant: Motor Oil

AN175 UNITED EXPOSITION SERVICE
WSW 3311 MEADE AVENUE
> 1 LAS VEGAS, NV 89102
6424 ft.

SHWS S103876212
N/A

Site 2 of 2 in cluster AN

Relative: SHWS:
Higher flag: CLOSE
Facility ID: 8-001610
Actual: Date Release Reported to NDEP: Not reported
2134 ft. Program: Not reported
NDEP Case Officer: CCHD
Location of Paper File: Not reported
Type of Media Impacted: Not reported
Event: Not reported
Date of Closure: 06/08/94
Regulatory Type of Closure: Not reported
Description of Contaminant: Not reported

176 FLETCHER JONES MAZDA
SW 3200 S RANCHO DR
> 1 LAS VEGAS, NV 89102
6521 ft.

RCRA-SQG 1000889829
SHWS NV0000269118
FINDS
UST

Relative: RCRAInfo:
Higher Owner: FLETCHER JONES MAZDA
(702) 364-2710
Actual: EPA ID: NV0000269118
2112 ft. Contact: Not reported
Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FLETCHER JONES MAZDA (Continued)

1000889829

Violation Status: No violations found

SHWS:

flag: CLOSE
Facility ID: 8-001873
Date Release Reported to NDEP: Not reported
Program: Not reported
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/27/99
Regulatory Type of Closure: NAC 459 A-K
Description of Contaminant: Motor Oil, ———, Waste Oil

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

UST:

Facility ID: 8-001873
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: Used Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 1/1/1992
Owner: LAVERTY-JONES INC
Owner Address: 3200 S RANCHO DRIVE
Owner City,St,Zip: LAS VEGAS, NV 89102
Owner Phone: (702) 364-2710
Owner Desc: Private

Facility ID: 8-001873
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 500
Tank Substance: New Oil
tankmatdes: Asphalt Coated or Bare Steel
Tank: None
pipmatdes: Bare Steel
Pipe: None
Install Date: 1/1/1992
Owner: LAVERTY-JONES INC
Owner Address: 3200 S RANCHO DRIVE

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

FLETCHER JONES MAZDA (Continued)

1000889829

Owner City,St,Zip:LAS VEGAS, NV 89102
Owner Phone: (702) 364-2710
Owner Desc: Private

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAS VEGAS	S106514386	ROYAL EXPRESS, INC.	INTERSTATE 15 @ U.S. HIGHWAY 9		SHWS
LAS VEGAS	S106514387	WESTERN TRANSPORT SPILL	INTERSTATE 15 @ U.S. HIGHWAY 9		SHWS
LAS VEGAS	S106514392	TREVEER TRUCKING ACCIDENT	INTERSTATE 15 @ U.S. HIGHWAY 1		SHWS
LAS VEGAS	S104916113	FREDERICKSEN TANK LINES, INC.	INTERSTATE 15 @ SAHARA AVENUE		SHWS
LAS VEGAS	S106514375	PAN WESTERN CORPORATION	INTERSTATE 15 @ U.S. HIGHWAY 9		SHWS
LAS VEGAS	S108070484	READY MIX INC	HWY 156 @ HWY 95		TIER 2
LAS VEGAS	S104736162	CORE MARK TRUCKING ACCIDENT	HIGHWAY 160 @ MILE MARKER 9		SHWS
LAS VEGAS	S103877417	VEHICLE ACCIDENT	HIGHWAY 215 (SUNSET/WRM SP		SHWS
LAS VEGAS	S107777240	NEVADA CO-GEN /GARNET VALLEY	11401 US 93 / I 15		NPDES
LAS VEGAS	S106514388	CITY OF LAS VEGAS	ALLEY BETWEEN 302/304 CARSON S		SHWS
LAS VEGAS	S108070446	FREHNER CONSTRUCTION CO INC	CHEYENNE / HWY 215 1/4 MI S		TIER 2
LAS VEGAS	S106514368	RIO SUITE HOTEL	FLAMINGO ROAD @ VALLEY VIEW BL		SHWS
LAS VEGAS	S103877089	CALNEV PIPELINE - BRACKEN	HACIENDA AND VALLEY VIEW BLVD.		SHWS
LAS VEGAS	1009399833	METROPOLITAN AUTO BODY & PAINT, IN	2901 S HIGHLAND DR STE 2A	89109	RCRA-SQG
LAS VEGAS	1000485990	NEVADA POWER CO POLEYARD	2500 S HIGHLAND AVE	89102	RCRA-SQG, FINDS
LAS VEGAS	S103877094	NEVADA DEPARTMENT OF TRANSPORT	U.S. HIGHWAY 95 AND WAGONWHEEL		SHWS
LAS VEGAS	S106514444	CITY OF LAS VEGAS FIRE DEPARTM	U.S. HIGHWAY 95 @ RAINBOW BOUL		SHWS
LAS VEGAS	S106514429	THOMPSON DRILLING COMPANY SPIL	U.S. HIGHWAY 95 NEAR ANN OVERP		SHWS
LAS VEGAS	S104736159	WILLIAMS TANK LINES SPILL	U.S. HIGHWAY 95 NEAR FLAMINGO		SHWS
LAS VEGAS	S106514366	ACE HARDWARE/Ryder RENTAL	U.S. HIGHWAY 95 @ CHARLESTON B		SHWS
LAS VEGAS	S107777057	APEX MAINTENANCE BLDG & SCALE HOUS	13550 NORTH HIGHWAY 93		NPDES
LAS VEGAS	S107600941	GEORGIA-PACIFIC GYPSUM CORP	11401 US HIGHWAY 91		TIER 2
LAS VEGAS	S108070457	SIERRA PACIFIC RESOURCES	11405 US HIGHWAY 93		TIER 2
LAS VEGAS	S104736129	FORMER GAS STATION/AUTO REPAIR	HOOVER AVENUE @ LAS VEGAS BLVD		SHWS
LAS VEGAS	S106514245	O'DONNELL, PATRICK	123 WEST IMPERIAL AVENUE/217 W	89104	SHWS
LAS VEGAS	U004022469	THE WESTWARD HO HOUSE	2920 S. INDUSTRIAL RD.	89109	UST
LAS VEGAS	1000693355	CAMINO CAMPER OF LAS VEGAS	4631 SO INDUSTRIAL RD	89102	RCRA-SQG, FINDS
LAS VEGAS	S103877139	NEVADA POWER COMPANY	LEWIS AND MAIN STREET SUBSTATI		SHWS
LAS VEGAS	S103877092	LASFUEL CONSORTIUM, AREA UNDER	MCCARRAN AIRPORT A RAMP		SHWS
LAS VEGAS	S103877095	NEVADA DEPARTMENT OF TRANSPORT	NELLIS AND SAHARA AVENUE		SHWS
LAS VEGAS	S107524017	MAMMOTH UNDERGROUND LLC	PIONEER AVENUE @ ARVILLE STREE		SHWS
LAS VEGAS	S105568229	REGENCY DRY CLEANING AND LAUND	4575 SOUTH PROCYON AVENUE		SHWS
LAS VEGAS	S106870551	WYKOFF NEWBERG CORPORATION	7252 NORTH RANCHO DRIVE		SHWS
LAS VEGAS	S108070473	FREHNER CONSTRUCTION CO INC	1/4 M S OF CHARLESTON/HWY 215		TIER 2
LAS VEGAS	S107601482	ENVIRONMENTAL TECHNOLOGIES	770 EAST SAHARA AVENUE		TIER 2
LAS VEGAS	S107523970	JEAN DEVELOPMENT COMPANY	STATE ROUTE 604 @ HAVEN STREET		SHWS
LAS VEGAS	S106514377	SOUTHWEST GAS CORPORATION	TREE LANE DRIVE @ VEGAS VALLEY		SHWS
LAS VEGAS	S106870780	NEVADA READY MIX/PARDEE HOMES	VEGAS VALLEY DRIVE @ HOLLYWOOD		SHWS
LAS VEGAS	S108070471	FREHNER CONSTRUCTION CO INC	1/4 M W OF HWY 215 / SUMMERL		TIER 2

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

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.

Date of Government Version: 09/27/2006
Date Data Arrived at EDR: 11/01/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2006
Next Scheduled EDR Contact: 01/29/2007
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 09/27/2006
Date Data Arrived at EDR: 11/01/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2006
Next Scheduled EDR Contact: 01/29/2007
Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

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.

Date of Government Version: 09/27/2006
Date Data Arrived at EDR: 11/01/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2006
Next Scheduled EDR Contact: 01/29/2007
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 11/17/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

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.

Date of Government Version: 08/09/2006	Source: EPA
Date Data Arrived at EDR: 09/21/2006	Telephone: 703-603-8960
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/21/2006
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

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.

Date of Government Version: 10/10/2006	Source: EPA
Date Data Arrived at EDR: 10/25/2006	Telephone: 703-603-8960
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/27/2006	Source: EPA
Date Data Arrived at EDR: 10/11/2006	Telephone: 800-424-9346
Date Made Active in Reports: 12/13/2006	Last EDR Contact: 12/04/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 03/05/2007
	Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/13/2006
Date Data Arrived at EDR: 06/28/2006
Date Made Active in Reports: 08/23/2006
Number of Days to Update: 56

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/13/2006
Next Scheduled EDR Contact: 02/19/2007
Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 01/12/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 40

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Last EDR Contact: 10/24/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 10/18/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 35

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 10/18/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

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.

Date of Government Version: 03/21/2006
Date Data Arrived at EDR: 03/27/2006
Date Made Active in Reports: 05/22/2006
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 09/07/2006
Next Scheduled EDR Contact: 10/02/2006
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/21/2006
Date Data Arrived at EDR: 03/27/2006
Date Made Active in Reports: 05/22/2006
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 09/07/2006
Next Scheduled EDR Contact: 10/02/2006
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 177

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 11/10/2006
Next Scheduled EDR Contact: 02/05/2007
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 09/20/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 63

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 09/18/2006
Next Scheduled EDR Contact: 01/01/2007
Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 10/17/2006
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 12/13/2006
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/11/2006
Next Scheduled EDR Contact: 03/12/2007
Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 04/25/2005
Number of Days to Update: 69

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 11/17/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/07/2006
Date Data Arrived at EDR: 10/13/2006
Date Made Active in Reports: 12/13/2006
Number of Days to Update: 61

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/02/2006
Next Scheduled EDR Contact: 01/01/2007
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/2005	Source: Department of Energy
Date Data Arrived at EDR: 11/28/2005	Telephone: 505-845-0011
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 06/22/2006	Telephone: 202-566-0250
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 09/22/2006
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002	Source: EPA
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-260-5521
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 10/18/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/19/2006	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 10/27/2006	Telephone: 202-566-1667
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 26	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 10/19/2006	Source: EPA
Date Data Arrived at EDR: 10/27/2006	Telephone: 202-566-1667
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 26	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 05/11/2006	Telephone: 202-564-4203
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 11/07/2006
Number of Days to Update: 11	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 02/13/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/21/2006	Telephone: 202-564-5088
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 20	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/07/2006	Source: EPA
Date Data Arrived at EDR: 08/09/2006	Telephone: 202-566-0500
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 11/29/2006
Number of Days to Update: 28	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/19/2006	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 10/31/2006	Telephone: 301-415-7169
Date Made Active in Reports: 12/13/2006	Last EDR Contact: 10/02/2006
Number of Days to Update: 43	Next Scheduled EDR Contact: 01/01/2007
	Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/09/2006	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/27/2006	Telephone: 303-231-5959
Date Made Active in Reports: 11/27/2006	Last EDR Contact: 09/27/2006
Number of Days to Update: 61	Next Scheduled EDR Contact: 12/25/2006
	Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/11/2006
Date Data Arrived at EDR: 10/18/2006
Date Made Active in Reports: 12/13/2006
Number of Days to Update: 56

Source: EPA
Telephone: N/A
Last EDR Contact: 10/02/2006
Next Scheduled EDR Contact: 01/01/2007
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 12/04/2006
Next Scheduled EDR Contact: 03/05/2007
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003
Date Data Arrived at EDR: 06/17/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 48

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/15/2006
Next Scheduled EDR Contact: 03/12/2007
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

SHWS: Sites Database

A listing of correction action sites.

Date of Government Version: 03/31/2006
Date Data Arrived at EDR: 05/26/2006
Date Made Active in Reports: 07/12/2006
Number of Days to Update: 47

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 10/18/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

SWF/LF: Landfill List

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.

Date of Government Version: 10/31/2005
Date Data Arrived at EDR: 12/27/2005
Date Made Active in Reports: 01/20/2006
Number of Days to Update: 24

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 09/28/2006
Next Scheduled EDR Contact: 12/25/2006
Data Release Frequency: Annually

SWRCY: Recycling Information Listing

A listing of recycling facilities in Nevada.

Date of Government Version: 09/06/2006
Date Data Arrived at EDR: 09/22/2006
Date Made Active in Reports: 10/30/2006
Number of Days to Update: 38

Source: Department of Environmental Protection
Telephone: 775-687-9463
Last EDR Contact: 12/15/2006
Next Scheduled EDR Contact: 03/12/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Sites Database

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.

Date of Government Version: 03/31/2006
Date Data Arrived at EDR: 05/26/2006
Date Made Active in Reports: 07/12/2006
Number of Days to Update: 47

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 10/18/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

UST: Underground Storage Tank List

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.

Date of Government Version: 10/01/2006
Date Data Arrived at EDR: 10/18/2006
Date Made Active in Reports: 11/13/2006
Number of Days to Update: 26

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 10/18/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

AST: Aboveground Storage Tank List

Registered Aboveground Storage Tanks.

Date of Government Version: 01/10/2000
Date Data Arrived at EDR: 01/11/2000
Date Made Active in Reports: 02/16/2000
Number of Days to Update: 36

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 10/16/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Sites

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 03/02/2006
Date Data Arrived at EDR: 03/30/2006
Date Made Active in Reports: 04/21/2006
Number of Days to Update: 22

Source: Department of Conservation & Natural Resources
Telephone: 775-687-9381
Last EDR Contact: 10/30/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

BROWNFIELDS: Project Tracking Database

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.

Date of Government Version: 03/31/2006
Date Data Arrived at EDR: 05/26/2006
Date Made Active in Reports: 07/12/2006
Number of Days to Update: 47

Source: Division of Environmental Protection
Telephone: 775-687-9384
Last EDR Contact: 10/18/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 11/07/2006
Date Data Arrived at EDR: 11/07/2006
Date Made Active in Reports: 12/15/2006
Number of Days to Update: 38

Source: Department of Environmental Protection
Telephone: 775-687-9414
Last EDR Contact: 10/30/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AIRS: Permitted Airs Facility Listing

A listing of permitted Airs facilities and their associated emissions information.

Date of Government Version: 08/29/2006	Source: Division of Environmental Protection
Date Data Arrived at EDR: 08/31/2006	Telephone: 775-687-9359
Date Made Active in Reports: 10/10/2006	Last EDR Contact: 11/13/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Varies

TIER 2: Hazardous Materials Repository Information Data

Emergency Planning and Community Right-to-Know Act (EPCRA) required facilities which store or manufacture hazardous materials to prepare and submit a chemical inventory report by March 1st of each year to the State Emergency Response Commission (SERC), LEPC and the local fire department. The inventory form must include information on all hazardous chemicals present at the facility during the previous calendar year in amounts that meet or exceed thresholds.

Date of Government Version: 09/06/2006	Source: State Emergency Response Commission
Date Data Arrived at EDR: 09/06/2006	Telephone: 775-687-6973
Date Made Active in Reports: 10/10/2006	Last EDR Contact: 10/18/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Semi-Annually

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2004	Source: USGS
Date Data Arrived at EDR: 02/08/2005	Telephone: 202-208-3710
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 11/10/2006
Number of Days to Update: 177	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/07/2006	Source: EPA Region 1
Date Data Arrived at EDR: 09/08/2006	Telephone: 617-918-1313
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 61	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Minnesota, Mississippi and North Carolina.

Date of Government Version: 08/24/2006	Source: EPA Region 4
Date Data Arrived at EDR: 09/11/2006	Telephone: 404-562-8677
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/04/2005	Source: EPA Region 6
Date Data Arrived at EDR: 01/21/2005	Telephone: 214-665-6597
Date Made Active in Reports: 02/28/2005	Last EDR Contact: 11/17/2006
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/30/2006	Source: EPA Region 8
Date Data Arrived at EDR: 09/06/2006	Telephone: 303-312-6271
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 09/11/2006	Source: EPA Region 10
Date Data Arrived at EDR: 09/11/2006	Telephone: 206-553-2857
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/06/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/04/2006	Telephone: 415-972-3372
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/06/2006	Source: EPA Region 7
Date Data Arrived at EDR: 10/04/2006	Telephone: 913-551-7003
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

Date of Government Version: 08/24/2006	Source: EPA Region 4
Date Data Arrived at EDR: 09/11/2006	Telephone: 404-562-9424
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

Date of Government Version: 09/06/2006	Source: EPA Region 9
Date Data Arrived at EDR: 10/04/2006	Telephone: 415-972-3368
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 09/11/2006	Source: EPA Region 10
Date Data Arrived at EDR: 09/11/2006	Telephone: 206-553-2857
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R5: Underground Storage Tanks on Indian Land

Date of Government Version: 12/02/2004	Source: EPA Region 5
Date Data Arrived at EDR: 12/29/2004	Telephone: 312-886-6136
Date Made Active in Reports: 02/04/2005	Last EDR Contact: 11/17/2006
Number of Days to Update: 37	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

Date of Government Version: 08/30/2006	Source: EPA Region 8
Date Data Arrived at EDR: 09/06/2006	Telephone: 303-312-6137
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

Date of Government Version: 08/28/2006	Source: EPA Region 6
Date Data Arrived at EDR: 08/29/2006	Telephone: 214-665-7591
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 71	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

A listing of underground storage tank locations on Indian Land.

Date of Government Version: 09/07/2006	Source: EPA, Region 1
Date Data Arrived at EDR: 09/08/2006	Telephone: 617-918-1313
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 61	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

Date of Government Version: 09/06/2006	Source: EPA Region 7
Date Data Arrived at EDR: 10/04/2006	Telephone: 913-551-7003
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

WASHOE COUNTY:

Underground Storage Tank in Washoe County

Date of Government Version: 09/30/2006
Date Data Arrived at EDR: 10/06/2006
Date Made Active in Reports: 11/13/2006
Number of Days to Update: 38

Source: Washoe County Department of Environmental Health
Telephone: 775-328-2493
Last EDR Contact: 09/25/2006
Next Scheduled EDR Contact: 12/25/2006
Data Release Frequency: Quarterly

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/17/2006
Date Made Active in Reports: 04/07/2006
Number of Days to Update: 49

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 12/11/2006
Next Scheduled EDR Contact: 03/12/2007
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 08/30/2006
Date Made Active in Reports: 10/16/2006
Number of Days to Update: 47

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/29/2006
Next Scheduled EDR Contact: 02/26/2007
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Human Resources

Telephone: 775-684-1100

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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APPENDIX F

Asbestos Laboratory Documentation

January 02, 2007

Environmental Discovery SW
P.O. Box 817
Dolan Springs, AZ 86441

Attn: Bob Merrill

JMS Project: 14579
JMS Batch: 19394

Re: Bulk Asbestos Analyses of sample(s) received 1/2/2007.
Crazy Horse Plaza Project

Dear Mr. Merrill,

This report^{1,2} summarizes the results³ of the analysis of bulk material for asbestos performed by JMS Environmental Associates, Ltd. for Environmental Discovery SW. A detailed analysis report has been included for your review.

The U.S.E.P.A defines a material as asbestos containing if the concentration of asbestos fibers is greater than 1% by weight. If the quantity of asbestos is determined to be <10% by visual estimate, the owner or operator may (1) elect to assume the amount of asbestos to be greater than 1% and treat the material as asbestos containing material or (2) request verification by point counting technique. If a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used.

These sample(s) will be discarded after 3 months of their receipt unless instructed otherwise.

Should you require further assistance regarding this matter, the staff at JMS Environmental Associates, Ltd. is experienced and licensed in all aspects of asbestos consulting. If you have any questions regarding this report, please do not hesitate to contact us at JMS Environmental Associates, Ltd.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.


Robert J. Dal Santo
Analytical Services Manager

¹ This report shall not be reproduced except in full, without the written approval of the laboratory.

² This report must not be used to claim product endorsement by an accrediting organization or any other agency of the U.S. Government.

³ Results relate only to the items tested.

JMS Environmental Associates, Ltd.

Environmental Discovery SW

JMS Batch: 19394

Date: January 02, 2007

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ASBESTOS BULK MATERIAL ANALYSES:

This part of the report covers the results of bulk material analyses that JMS Environmental Associates, Ltd. conducted for Environmental Discovery SW. The information that is presented in this report is representative of the sample(s) submitted to JMS Environmental Associates, Ltd.

The attached information tabulates the quantities of fibrous material found in each sample. The numbers will not necessarily add up to 100%, with the balance being filler and binder materials. The symbol (--) indicates not detected. A sample labeled heterogeneous indicates the possibility of significantly higher local concentrations than the averaged value reported. If the average asbestos content of a heterogeneous (multi-layered) sample is less than or equal to 1%, but greater than none detected (--), additional analysis by separate layers will be necessary to ensure that no layer in the sample contains greater than one percent asbestos.

Vinyl floor tiles may contain thin fibers $<0.25 \mu\text{m}$ in diameter that are below the resolution of the polarized light microscope (PLM). The U.S.E.P.A. recommends that vinyl floor tiles analyzed by PLM in which asbestos is not detected or detected in quantities less than or equal to 1% be verified by transmission electron microscopy (TEM). Fed. Reg. Vol. 59, No. 146, 8/1/94, p. 38970-38971.

Sample analysis has been performed in accordance with the United States Environmental Protection Agency's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in CFR, part 763, subpart F, Appendix A and supplemented by EPA/600/R-93/116, July 1993 - "Method for the Determination of Asbestos in Bulk Building Materials." Analysis was initiated by a stereoscopic examination of the sample as received. Any obvious fractions were noted and samples of each fraction were mounted for polarized light microscopy in a 1.515 index liquid. When mounting samples, any fibrous material is thoroughly separated for optical measurements. Classification of suspected asbestos fibers is achieved by determining the morphology, isotropy, pleochroism, extinction angle, sign of elongation, birefringence and refractive indices. Concurrently, the relative abundance of any asbestos material, other fibers, fillers and binders is determined. Identification of non-asbestos material is not as rigorous as these are not the species of interest.

Quantities measured by visual estimates are determined by comparing areal coverage and thickness of various species present to reference material standards of known weight percent. The quantity "Trace - 1" is reported when asbestos events are observed but estimated visually to be less than or equal to 1%.

Point count quantities are obtained by calculating the percentage of asbestos events counted to total number of particles counted. A minimum of 400 total points is counted over 8 or more preparations to establish statistical significance. Trace is reported if no asbestos events are

JMS Environmental Associates, Ltd.

Environmental Discovery SW

JMS Batch: 19394

Date: January 02, 2007

Page 3 of 5

ASBESTOS BULK MATERIAL ANALYSES: (continued)

counted during a minimum 400-point count method but minimum 5 asbestos events are observed consistently spread over three or more preparations. The term "Trace" is defined to be the point count quantity that is above or equal to the limit of quantitation and less than or equal to 0.1%.

Measurement of uncertainty is determined by visual estimate unless otherwise specified.

When suspected asbestos fibers are observed, they are classified by measuring the following optical properties: refractive index, birefringence, extinction angle, pleochroism, isotropy, sign of elongation, and color. Fibers having optical properties consistent with predefined values are classified as asbestos.

The optical properties of the various forms of asbestos are as follows:

Amosite:	Straight thin single fibers and bundles of such fibers usually with cleanly broken ends on individual fibers; refractive indices of 1.664-1.686 and 1.687-1.729, birefringence 0.020-0.033 and parallel extinction.
Chrysotile:	Thin fibers and fiber bundles with both straight and wavy sections. The ends of bundles tend to be frayed. Indices are 1.529-1.559 and 1.537-1.576, birefringence of 0.004-0.016 and the fibers exhibit parallel extinction.
Anthophyllite:	Similar in morphology to amosite but refractive indices of 1.606-1.648 and 1.626-1.670, birefringence of 0.013-0.025 and extinction is parallel.
Crocidolite:	Similar in morphology to amosite but is distinguished by blue to blue-green pleochroic coloration and indices of 1.680-1.698 and 1.685-1.706. It is commonly referred to as blue asbestos.
Tremolite-Actinolite Series:	Transparent, elongated furrowed prisms, usually with uneven jagged ends and smooth sides, with oblique extinction and positive elongation; indices are 1.559-1.612 and 1.625-1.637. The two minerals are very similar chemically and grade into each other.

Attached with this section of the report are the analytical results of the bulk material samples.

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis For Asbestos Content

Client: Environmental Discovery SW
Project Name: Crazy Horse Plaza Project
Client Project Ref:

Project Number: J-14579
Work Order: 19325
Batch Number: 19394

Asbestos Fibers (%) Nonasbestos-Fibers (%)
% By Visual Estimate

Log Number	Layer I.D.	Sample Identification	Sample Description	Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				Chrysotile	Amosite	Other	Cellulose	Fibrous Glass	Other
270742	--	12	Homogeneous White Plaster	2	--	--	--	Trace-1	--
270743	--	13	Heterogeneous Tan/Black/White Vinyl Tile/Mastic	2*	--	--	Trace-1	--	--
270744	--	14	Homogeneous White Plaster	2	--	--	Trace-1	--	--
270745	--	15	Homogeneous White Plaster	2	--	--	Trace-1	--	--
270746	--	16	Heterogeneous Tan/White Vinyl Tiles/Mastic	2**	--	--	Trace-1	--	Trace-1/ Synthetic

Abbreviations: Croc. Crocidolite Trem. Tremolite Synth. Synthetic Fibers
 Anth. Anthophyllite Actin. Actinolite CaSil. Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.

Comments: *Chrysotile was detected in the tile and black mastic layer. **Chrysotile was detected in the tan tile layer.

Analyst: Kirsten Bolda
Kirsten Bolda

Date: January 02, 2007

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis For Asbestos Content

Client: Environmental Discovery SW
Project Name: Crazy Horse Plaza Project
Client Project Ref:

Project Number: J-14579
Work Order: 19325
Batch Number: 19394

Log Number	Layer I.D.	Sample Identification	Sample Description	Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
				Chrysotile	Amosite	Other	Cellulose	Fibrous Glass	Other
270747	--	17	Homogeneous White Plaster	3	--	--	--	--	--

Abbreviations: Croc. Crocidolite Trem. Tremolite Synth. Synthetic Fibers
 Anth. Anthophyllite Actin. Actinolite CaSil. Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.

Comments:

Analyst: Kirsten Bolda
Kirsten Bolda

Date: January 02, 2007

EDSW

 ENVIRONMENTAL
DISCOVERY
SOUTHWEST


ROBERT J. MERRILL, CIH - CEM

 4854 NARA VISTA WAY, #101
LAS VEGAS, NV 89103

 (702) 361-3212
FAX (928) 767-3722

J. 14579

PROJECT NAME: Crazy Horse Plaza Project

PROJECT #:

PROJECT CONTACT/PHONE #

Bob Merrill

P.O. #

SAMPLE HAZARDS, IF ANY:

SAMPLE I.D.	ANALYSIS REQUIRED	MATRIX	SAMPLE DESCRIPTION	DATE & TIME COLLECTED	PRESERVATION	LAB USE ONLY
12	PLM		2454 S. Industrial Rd. popcorn ceiling texture	12-22-6 AM	NA	
13			2454 S. Industrial Rd. Old floor tile hidden under carpet in front entrance area (19' X 19')*			
14			2482 S. Industrial Rd. popcorn ceiling texture			
15			2448 S. Industrial Rd. popcorn ceiling texture			
16			2448 & 2482 S. Industrial 12" floor tiles with traces of adhesive.			
17			2484 S. Industrial Rd. popcorn ceiling texture			

SPECIAL INSTRUCTIONS:

*Dirty adhesive or mastic residues adhering to tile.

Sample 16 has two different tiles. One layer has a dark border in dec. pattern.

	PRINT NAME	SIGNATURE	DATE	TIME
COLLECTED BY	Robert J. Merrill	<i>Robert J. Merrill</i>	12-22-06	AM
RELEASED BY	Robert J. Merrill	<i>Robert J. Merrill</i>	12-23-06	10:45 AM
RECEIVED BY	KIRSTEN BOLDA	<i>Kirsten Bolder</i>	12-02-07	8:00 am
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				

JMS Environmental Associates, Ltd.

JMS

816 Burr Oak Drive • Westmont, Illinois 60559 • Tel: (630) 655-8500 • Fax: (630) 655-8724

January 5, 2007

Environmental Discovery SW
P.O. Box 817

Dolan Springs, AZ 86441

Attn: Bob Merrill

JMS Project: 14579
JMS Batch: 19400

Re: Bulk Asbestos Analyses of sample(s) received 1/3/2007.
Crazy Horse Plaza Project

Dear Mr. Merrill,

This report^{1,2} summarizes the results³ of the analysis of bulk material for asbestos performed by JMS Environmental Associates, Ltd. for Environmental Discovery SW. A detailed analysis report has been included for your review.

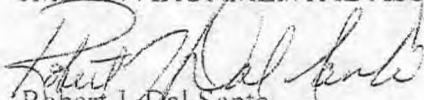
The U.S.E.P.A defines a material as asbestos containing if the concentration of asbestos fibers is greater than 1% by weight. If the quantity of asbestos is determined to be <10% by visual estimate, the owner or operator may (1) elect to assume the amount of asbestos to be greater than 1% and treat the material as asbestos containing material or (2) request verification by point counting technique. If a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used.

These sample(s) will be discarded after 3 months of their receipt unless instructed otherwise.

Should you require further assistance regarding this matter, the staff at JMS Environmental Associates, Ltd. is experienced and licensed in all aspects of asbestos consulting. If you have any questions regarding this report, please do not hesitate to contact us at JMS Environmental Associates, Ltd.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.


Robert J. Dal Santo
Analytical Services Manager

¹ This report shall not be reproduced except in full, without the written approval of the laboratory.

² This report must not be used to claim product endorsement by an accrediting organization or any other agency of the U.S. Government.

³ Results relate only to the items tested.

JMS Environmental Associates, Ltd.

Environmental Discovery SW

JMS Batch: 19400

Date: January 5, 2007

Page 2 of 4

ASBESTOS BULK MATERIAL ANALYSES:

This part of the report covers the results of bulk material analyses that JMS Environmental Associates, Ltd. conducted for Environmental Discovery SW. The information that is presented in this report is representative of the sample(s) submitted to JMS Environmental Associates, Ltd.

The attached information tabulates the quantities of fibrous material found in each sample. The numbers will not necessarily add up to 100%, with the balance being filler and binder materials. The symbol (--) indicates not detected. A sample labeled heterogeneous indicates the possibility of significantly higher local concentrations than the averaged value reported. If the average asbestos content of a heterogeneous (multi-layered) sample is less than or equal to 1%, but greater than none detected (--), additional analysis by separate layers will be necessary to ensure that no layer in the sample contains greater than one percent asbestos.

Vinyl floor tiles may contain thin fibers $<0.25 \mu\text{m}$ in diameter that are below the resolution of the polarized light microscope (PLM). The U.S.E.P.A. recommends that vinyl floor tiles analyzed by PLM in which asbestos is not detected or detected in quantities less than or equal to 1% be verified by transmission electron microscopy (TEM). Fed. Reg. Vol. 59, No. 146, 8/1/94. p. 38970-38971.

Sample analysis has been performed in accordance with the United States Environmental Protection Agency's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in CFR, part 763, subpart F, Appendix A and supplemented by EPA/600/R-93/116. July 1993 - "Method for the Determination of Asbestos in Bulk Building Materials." Analysis was initiated by a stereoscopic examination of the sample as received. Any obvious fractions were noted and samples of each fraction were mounted for polarized light microscopy in a 1.515 index liquid. When mounting samples, any fibrous material is thoroughly separated for optical measurements. Classification of suspected asbestos fibers is achieved by determining the morphology, isotropy, pleochroism, extinction angle, sign of elongation, birefringence and refractive indices. Concurrently, the relative abundance of any asbestos material, other fibers, fillers and binders is determined. Identification of non-asbestos material is not as rigorous as these are not the species of interest.

Quantities measured by visual estimates are determined by comparing areal coverage and thickness of various species present to reference material standards of known weight percent. The quantity "Trace - 1" is reported when asbestos events are observed but estimated visually to be less than or equal to 1%.

Point count quantities are obtained by calculating the percentage of asbestos events counted to total number of particles counted. A minimum of 400 total points is counted over 8 or more preparations to establish statistical significance. Trace is reported if no asbestos events are

JMS Environmental Associates, Ltd.

Environmental Discovery SW

JMS Batch: 19400

Date: January 5, 2007

Page 3 of 4

ASBESTOS BULK MATERIAL ANALYSES: (continued)

counted during a minimum 400-point count method but minimum 5 asbestos events are observed consistently spread over three or more preparations. The term "Trace" is defined to be the point count quantity that is above or equal to the limit of quantitation and less than or equal to 0.1%.

Measurement of uncertainty is determined by visual estimate unless otherwise specified.

When suspected asbestos fibers are observed, they are classified by measuring the following optical properties: refractive index, birefringence, extinction angle, pleochroism, isotropy, sign of elongation, and color. Fibers having optical properties consistent with predefined values are classified as asbestos.

The optical properties of the various forms of asbestos are as follows:

Amosite:	Straight thin single fibers and bundles of such fibers usually with cleanly broken ends on individual fibers; refractive indices of 1.664-1.686 and 1.687-1.729, birefringence 0.020-0.033 and parallel extinction.
Chrysotile:	Thin fibers and fiber bundles with both straight and wavy sections. The ends of bundles tend to be frayed. Indices are 1.529-1.559 and 1.537-1.576, birefringence of 0.004-0.016 and the fibers exhibit parallel extinction.
Anthophyllite:	Similar in morphology to amosite but refractive indices of 1.606-1.648 and 1.626-1.670, birefringence of 0.013-0.025 and extinction is parallel.
Crocidolite:	Similar in morphology to amosite but is distinguished by blue to blue-green pleochroic coloration and indices of 1.680-1.698 and 1.685-1.706. It is commonly referred to as blue asbestos.
Tremolite-Actinolite Series:	Transparent, elongated furrowed prisms, usually with uneven jagged ends and smooth sides, with oblique extinction and positive elongation; indices are 1.559-1.612 and 1.625-1.637. The two minerals are very similar chemically and grade into each other.

Attached with this section of the report are the analytical results of the bulk material samples.

*JMS Environmental Associates, Ltd.
Westmont, Illinois*

Bulk Sample Analysis For Asbestos Content

Client: Environmental Discovery SW
Project Name: Crazy Horse Plaza Project
Client Project Ref:

Project Number: J-14579
Work Order: 19331
Batch Number: 19400

Log Number	Layer I.D.	Sample Identification	Sample Description	Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
				Chrysotile	Amosite	Other	Cellulose	Fibrous Glass	Other
270792	--	18	Homogeneous White Plaster	3	--	--	--	--	--
270793	--	19	Heterogeneous White/Grey Plaster/Paint	2	--	--	--	--	--

Abbreviations: Croc. Crocidolite Trem. Tremolite Synth. Synthetic Fibers
 Anth. Anthophyllite Actin. Actinolite CaSil. Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.

Comments:

Analyst:

Kirsten Bolda
Kirsten Bolda

Date: January 5, 2007

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SOUTHWEST



ROBERT J. MERRILL, CIH - CEM

4854 NARA VISTA WAY, #101
LAS VEGAS, NV 89103

(702) 361-3212
FAX (928) 767-3722

PROJECT NAME: Crazy Horse Plaza Project

PROJECT #:

PROJECT CONTACT/PHONE # Bob Merrill

P.O. #

SAMPLE HAZARDS, IF ANY:

SAMPLE I.D.	ANALYSIS REQUIRED	MATRIX	SAMPLE DESCRIPTION	DATE & TIME COLLECTED	PRESERVATION	LAB USE ONLY
18	PLM		2444 S. Industrial Rd. popcorn ceiling texture	12-29-06 PM	NA	
19			2452 S. Industrial Rd. popcorn ceiling texture			

SPECIAL INSTRUCTIONS:

	PRINT NAME	SIGNATURE	DATE	TIME
COLLECTED BY	Robert J. Merrill	<i>Robert J. Merrill</i>	12-29-06	PM
RELEASED BY	Robert J. Merrill	<i>Robert J. Merrill</i>	01-03-07	8:00 am
RECEIVED BY	KIRSTEN BOLDA	<i>Kirsten Bolder</i>	1-3-07	8:20 am
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				

JMS Environmental Associates, Ltd.

JMS

816 Burr Oak Drive • Westmont, Illinois 60559 • Tel: (630) 655-8500 • Fax: (630) 655-8724

December 28, 2006

Environmental Discovery SW
P.O. Box 817
Dolan Springs, AZ 86441

Attn: Bob Merrill

JMS Project: 14579
JMS Batch: 19390

Re: Bulk Asbestos Analyses of sample(s) received 12/26/2006.
Crazy Horse Plaza Project

Dear Mr. Merrill,

This report^{1,2} summarizes the results³ of the analysis of bulk material for asbestos performed by JMS Environmental Associates, Ltd. for Environmental Discovery SW. A detailed analysis report has been included for your review.

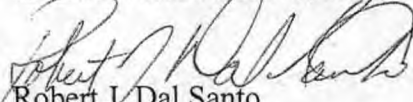
The U.S.E.P.A defines a material as asbestos containing if the concentration of asbestos fibers is greater than 1% by weight. If the quantity of asbestos is determined to be <10% by visual estimate, the owner or operator may (1) elect to assume the amount of asbestos to be greater than 1% and treat the material as asbestos containing material or (2) request verification by point counting technique. If a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used.

These sample(s) will be discarded after 3 months of their receipt unless instructed otherwise.

Should you require further assistance regarding this matter, the staff at JMS Environmental Associates, Ltd. is experienced and licensed in all aspects of asbestos consulting. If you have any questions regarding this report, please do not hesitate to contact us at JMS Environmental Associates, Ltd.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.


Robert J. Dal Santo
Analytical Services Manager

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² This report must not be used to claim product endorsement by an accrediting organization or any other agency of the U.S. Government.

³ Results relate only to the items tested.

JMS Environmental Associates, Ltd.

Environmental Discovery SW

JMS Batch: 19390

Date: December 28, 2006

Page 2 of 6

ASBESTOS BULK MATERIAL ANALYSES:

This part of the report covers the results of bulk material analyses that JMS Environmental Associates, Ltd. conducted for Environmental Discovery SW. The information that is presented in this report is representative of the sample(s) submitted to JMS Environmental Associates, Ltd.

The attached information tabulates the quantities of fibrous material found in each sample. The numbers will not necessarily add up to 100%, with the balance being filler and binder materials. The symbol (--) indicates not detected. A sample labeled heterogeneous indicates the possibility of significantly higher local concentrations than the averaged value reported. If the average asbestos content of a heterogeneous (multi-layered) sample is less than or equal to 1%, but greater than none detected (--), additional analysis by separate layers will be necessary to ensure that no layer in the sample contains greater than one percent asbestos.

Vinyl floor tiles may contain thin fibers $<0.25 \mu\text{m}$ in diameter that are below the resolution of the polarized light microscope (PLM). The U.S.E.P.A. recommends that vinyl floor tiles analyzed by PLM in which asbestos is not detected or detected in quantities less than or equal to 1% be verified by transmission electron microscopy (TEM). Fed. Reg. Vol. 59, No. 146, 8/1/94, p. 38970-38971.

Sample analysis has been performed in accordance with the United States Environmental Protection Agency's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" as found in CFR, part 763, subpart F, Appendix A and supplemented by EPA/600/R-93/116, July 1993 - "Method for the Determination of Asbestos in Bulk Building Materials." Analysis was initiated by a stereoscopic examination of the sample as received. Any obvious fractions were noted and samples of each fraction were mounted for polarized light microscopy in a 1.515 index liquid. When mounting samples, any fibrous material is thoroughly separated for optical measurements. Classification of suspected asbestos fibers is achieved by determining the morphology, isotropy, pleochroism, extinction angle, sign of elongation, birefringence and refractive indices. Concurrently, the relative abundance of any asbestos material, other fibers, fillers and binders is determined. Identification of non-asbestos material is not as rigorous as these are not the species of interest.

Quantities measured by visual estimates are determined by comparing areal coverage and thickness of various species present to reference material standards of known weight percent. The quantity "Trace - 1" is reported when asbestos events are observed but estimated visually to be less than or equal to 1%.

Point count quantities are obtained by calculating the percentage of asbestos events counted to total number of particles counted. A minimum of 400 total points is counted over 8 or more preparations to establish statistical significance. Trace is reported if no asbestos events are

JMS Environmental Associates, Ltd.

Environmental Discovery SW

JMS Batch: 19390

Date: December 28, 2006

Page 3 of 6

ASBESTOS BULK MATERIAL ANALYSES: (continued)

counted during a minimum 400-point count method but minimum 5 asbestos events are observed consistently spread over three or more preparations. The term "Trace" is defined to be the point count quantity that is above or equal to the limit of quantitation and less than or equal to 0.1%.

Measurement of uncertainty is determined by visual estimate unless otherwise specified.

When suspected asbestos fibers are observed, they are classified by measuring the following optical properties: refractive index, birefringence, extinction angle, pleochroism, isotropy, sign of elongation, and color. Fibers having optical properties consistent with predefined values are classified as asbestos.

The optical properties of the various forms of asbestos are as follows:

Amosite:	Straight thin single fibers and bundles of such fibers usually with cleanly broken ends on individual fibers; refractive indices of 1.664-1.686 and 1.687-1.729, birefringence 0.020-0.033 and parallel extinction.
Chrysotile:	Thin fibers and fiber bundles with both straight and wavy sections. The ends of bundles tend to be frayed. Indices are 1.529-1.559 and 1.537-1.576, birefringence of 0.004-0.016 and the fibers exhibit parallel extinction.
Anthophyllite:	Similar in morphology to amosite but refractive indices of 1.606-1.648 and 1.626-1.670, birefringence of 0.013-0.025 and extinction is parallel.
Crocidolite:	Similar in morphology to amosite but is distinguished by blue to blue-green pleochroic coloration and indices of 1.680-1.698 and 1.685-1.706. It is commonly referred to as blue asbestos.
Tremolite-Actinolite Series:	Transparent, elongated furrowed prisms, usually with uneven jagged ends and smooth sides, with oblique extinction and positive elongation; indices are 1.559-1.612 and 1.625-1.637. The two minerals are very similar chemically and grade into each other.

Attached with this section of the report are the analytical results of the bulk material samples.

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis For Asbestos Content

Client: Environmental Discovery SW
Project Name: Crazy Horse Plaza Project
Client Project Ref:

Project Number: J-14579
Work Order: 19321
Batch Number: 19390

Asbestos Fibers (%) Nonasbestos-Fibers (%)
% By Visual Estimate

Log Number	Layer I.D.	Sample Identification	Sample Description	Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				Chrysotile	Amosite	Other	Cellulose	Fibrous Glass	Other
270706	--	01	Heterogeneous Black, Beige Ceiling Tile	--	--	--	50	15	--
270707	--	02	Heterogeneous White, Grey Ceiling Tile	--	--	--	40	30	--
270708	--	03	Heterogeneous White, Grey Ceiling Tile	--	--	--	25	55	--
270709	--	04	Heterogeneous Black, White Plaster	4	--	--	--	--	--
270710	--	05	Heterogeneous White Plaster	4	--	--	--	--	--

Abbreviations: Croc. Crocidolite Trem. Tremolite Synth. Synthetic Fibers
 Anth. Anthophyllite Actin. Actinolite CaSil. Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.

Comments:

Analyst:

John Aschbacher

Date: December 28, 2006

Page 4 of 6

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis For Asbestos Content

Client: Environmental Discovery SW
 Project Name: Crazy Horse Plaza Project
 Client Project Ref:

Project Number: J-14579
 Work Order: 19321
 Batch Number: 19390

Asbestos Fibers (%) Nonasbestos-Fibers (%)
% By Visual Estimate

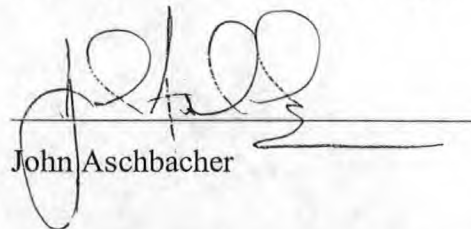
Log Number	Layer I.D.	Sample Identification	Sample Description	Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				Chrysotile	Amosite	Other	Cellulose	Fibrous Glass	Other
270711	--	06	Heterogeneous White Plaster	--	--	--	Trace - 1	--	--
270712	--	07	Heterogeneous Black Vinyl Tile Yellow Mastic	--	--	--	Trace - 1	--	--
270713	--	08	Heterogeneous White Plaster	N O N F I B R O U S					
270714	--	09	Heterogeneous White Plaster	N O N F I B R O U S					
270715	--	10	Heterogeneous White, Green Plaster	--	--	--	Trace - 1	--	--

Abbreviations: Croc. Crocidolite Trem. Tremolite Synth. Synthetic Fibers
 Anth. Anthophyllite Actin. Actinolite CaSil. Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.

Comments:

Analyst:


 John Aschbacher

Date: December 28, 2006

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis For Asbestos Content

Client: Environmental Discovery SW
Project Name: Crazy Horse Plaza Project
Client Project Ref:

Project Number: J-14579
Work Order: 19321
Batch Number: 19390

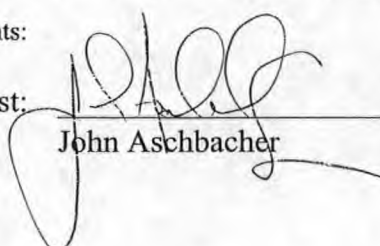
Log Number	Layer I.D.	Sample Identification	Sample Description	Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
				Chrysotile	Amosite	Other	Cellulose	Fibrous Glass	Other
270716	--	11	Heterogeneous White, Grey Ceiling Tile	--	--	--	15	65	--

Abbreviations: Croc. Crocidolite Trem. Tremolite Synth. Synthetic Fibers
 Anth. Anthophyllite Actin. Actinolite CaSil. Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.

Comments:

Analyst:


John Aschbacher

Date: December 28, 2006

Page 6 of 6

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SOUTHWEST



ROBERT J. MERRILL, CIH - CEM

 4854 NARA VISTA WAY, #101
LAS VEGAS, NV 89103

 (702) 361-3212
FAX (928) 767-3722

2476 S. INDUSTRIAL

PROJECT NAME: Crazy Horse Plaza Project

PROJECT #:

PROJECT CONTACT/PHONE # Bob Merrill

P.O. #

SAMPLE HAZARDS, IF ANY:

SAMPLE I.D.	ANALYSIS REQUIRED	MATRIX	SAMPLE DESCRIPTION	DATE & TIME COLLECTED	PRESERVATION	LAB USE ONLY
01	PLM		Lounge area - painted 2' X 4' ceiling tile	12-20-06 AM	NA	
02			Lounge area - painted 2' X 4' ceiling tile			
03			Hallway outside executive offices - 2' X 4' ceiling tile			
04			Lounge area near east entrance - popcorn ceiling texture remnant*			
05			Lounge Area near SE bathrooms - popcorn ceiling texture remnant*			
06			Hallway outside executive offices - painted textured wall finish			
07			Employee kitchen area - 12" black vinyl floor tile w/traces of adhesive.			
(*popcorn texture remnants hidden above newer drop ceilings.)						

SPECIAL INSTRUCTIONS: Samples 1 through 11 were collected at 2476 South Industrial Road (Crazy Horse Too Gentleman's Club). Normal Turnaround Requested.

	PRINT NAME	SIGNATURE	DATE	TIME
COLLECTED BY	Robert J. Merrill	<i>Robert J. Merrill</i>	12-20-06	AM
RELEASED BY	Robert J. Merrill	<i>Robert J. Merrill</i>	12-20-06	12:25 PM
RECEIVED BY	<i>Robert Dal Santo</i>	<i>Robert J. Merrill</i>	12-26-06	11:00
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				

EDSW
 ENVIRONMENTAL
 DISCOVERY
 SOUTHWEST



ROBERT J. MERRILL, CIH - CEM

 4854 NARA VISTA WAY, #101
 LAS VEGAS, NV 89103

 (702) 361-3212
 FAX (928) 767-3722

PROJECT NAME:	Crazy Horse Plaza Project
PROJECT #:	
PROJECT CONTACT/PHONE #	Bob Merrill
P.O. #	
SAMPLE HAZARDS, IF ANY:	

SAMPLE ID	ANALYSIS REQUIRED	MATRIX	SAMPLE DESCRIPTION	DATE & TIME COLLECTED	PRESERVATION	LAB USE ONLY
08	PLM		Hallway leading to employee kitchen-	12-20-06 AM	NA	
			Painted textured wall finish			
09			Patty Jones' office- Painted textured wall finish			
10			Storeroom w/steam generator off east side of locker rooms-			
			Painted textured wall finish			
11			Patty Jone's office - 2' square drop ceiling tile (raised panel pattern)			

SPECIAL INSTRUCTIONS:

	PRINT NAME	SIGNATURE	DATE	TIME
COLLECTED BY	Robert J. Merrill	<i>Robert J. Merrill</i>	12-20-06	AM
RELEASED BY	Robert J. Merrill	<i>Robert J. Merrill</i>	12-21-06	12:25 PM
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				
RECEIVED BY				
RELEASED BY				

LANDAMERICA VALUATION CORPORATION

Parkview One, Suite 400
925 North Point Parkway
Alpharetta, GA 30005
770 777-6133
770 777-6136 (Fax)



SELF-CONTAINED REPORT

OF

THE RETAIL CENTER KNOWN AS

**CRAZY HORSE TOO PLAZA
2440-2494 INDUSTRIAL ROAD
LAS VEGAS, NV 89102**

**APPRAISED BY:
BRETT A. SMITH
WILLIAM L. CHRISTENSEN, MAI, SRA, CRE, FRICS**

**DATE ISSUED: APRIL 13, 2007
LVC PROJECT NUMBER: 07-10221.1**

**PREPARED FOR
MIKE SIGNORELLI
CRAZY HORSE TOO
2476 INDUSTRIAL ROAD
LAS VEGAS, NV 89102**

**FOR QUESTIONS OR MORE INFORMATION ABOUT THIS REPORT,
PLEASE CONTACT YOUR LVC NATIONAL CLIENT MANAGER,
MICHAEL CHRISTENSEN AT 801-274-1702.**

DRAFT

At City Council
~~Submitted after final agenda~~
Date *4/18/07* Item *#66*



LandAmerica Valuation Corporation
Parkview One, Suite 400
925 North Point Parkway
Alpharetta, GA 30005
770 777-6133 770 777-6136 (Fax)
www.landam.com

April 13, 2007

Mr. Mike Signorelli
Crazy Horse Too
2476 Industrial Road
Las Vegas, NV 89102

Subject: Appraisal of
The Retail Center Known As
Crazy Horse Too Plaza
2440-2494 Industrial Road
Las Vegas, NV 89102
LVC Project No.: 07-10221.1

Dear Mr. Signorelli:

As requested, LandAmerica Valuation Corporation (LVC) has prepared an appraisal of the market value of the fee simple estate in the above-referenced real property. The intended use of this appraisal is to help the client decide whether to exercise a lease/option agreement he holds on the subject property. The Client is a potential purchaser if he chooses to exercise the option to purchase. This option agreement covers the purchase of the Crazy Horse Too Plaza real estate, the Crazy Horse Too Gentlemen's Club business, and the furniture, fixtures, and equipment (F, F, & E) being used in the operation of the business. The Crazy Horse Too Club currently occupies and utilizes about 33% of the real estate.

The purpose of this appraisal is to estimate the market value of the real estate only. The Client has also hired independent appraisers to estimate the going concern value of the business and of the market value of the F, F, & E. We are not business or F, F, & E appraisers. We have been asked to include both the independent business appraisal and the F, F, & E appraisals under the same cover as our appraisal report. However, while they appear to be reasonable, we are not experts in business or F, F, & E appraisals and cannot guarantee their reliability. The business and F, F, & E appraisals are attached to this appraisal of the real estate simply to consolidate the appraisals. The intended user of the appraisal is Crazy Horse Too.

LandAmerica Valuation Corporation's analyses, opinions and conclusions were developed, and this report is intended to conform to the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. In addition, this report is intended to conform to the requirements of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA).

The subject property is the Crazy Horse Too Plaza, which includes a mixed use multi-tenant retail/office/warehouse facility, including two in-line and parallel buildings. The primary user is the Crazy Horse Too Gentlemen's Club, owned and operated by the owner of the subject property. The facility was constructed in 1972 and has a combined size of 60,500 square feet of gross/rentable space. The subject is nearly completely occupied, with only 2,000 square feet current vacant. This results in an occupancy level of 96.7% as of the date of value. The improvements are situated on a 2.653-acre site according to Clark County records. It is noted the subject owner rents adjacent land under the Sahara

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Mr. Signorelli
Crazy Horse Too
April 13, 2007
LVC Project No. 07-10221.1
Page Two

Avenue viaduct for additional parking containing 0.78 acre. The subject owner may have a leasehold interest in this parcel resulting from a below market rent.

Of the 60,500 rentable square feet, about 20,000 square feet is owner-occupied by the Crazy Horse Too Gentlemen's Club. The remaining space is leased, but typically on a month to month term basis. For this reason, the fee simple interest in the subject property is appraised in this report, with the exception of the potential leasehold interest in the adjacent leased land.

This appraisal is not subject to any hypothetical conditions or extraordinary assumptions which would have a positive or negative impact to the concluded market value estimate.

Based on research and analyses contained in this report, our conclusion of the "as is" market value of the fee simple estate interest in the subject property, as of March 29, 2007 is:

TWELVE MILLION FIVE HUNDRED THOUSAND DOLLARS
\$12,500,000

The market value estimate is based on the definitions, qualifications, assumptions, limiting conditions, and certification in the report. We have estimated a reasonable exposure time of 18 months at this concluded value estimate.

The above value conclusion does not include the typical in Furniture, Fixtures and Equipment associated with gentlemen's club facilities such as lighting and sound systems, kitchen and bar furniture and equipment, appliances, etc.

In accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), this is a self-contained report. This appraisal may not be used or relied upon by anyone other than the client, for any purpose whatsoever, without the express written consent of the appraiser. By this and other reference in the report, the Addendum is made an integral part of the report.

It has been a pleasure to assist you on this assignment. If you have any questions concerning the analysis, opinions, or conclusions or if LandAmerica Valuation Corporation can be of further service, please call.

Respectfully submitted,

LandAmerica Valuation Corporation

By:

Brett A. Smith
State Certified General Appraiser (A0005566)

William L. Christensen, MAI, CRE, SRA
State Certified General Appraiser (A0005149)

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GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description or plats reported herein are assumed to be accurate. Any sketches, surveys, plats, photographs, drawings or other exhibits are included only to assist the intended user to better understand and visualize the subject property, the environs, and the competitive data. We have made no survey of the property and assume no responsibility in connection with such matters.
2. The appraiser has not conducted any engineering or architectural surveys in connection with this appraisal assignment. Information reported pertaining to dimensions, sizes, and areas is either based on measurements taken by the appraiser or the appraiser's staff or was obtained or taken from referenced sources and is considered reliable. No responsibility is assumed for the costs of preparation or for arranging geotechnical engineering, architectural, or other types of studies, surveys, or inspections that require the expertise of a qualified professional.
3. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in fee simple unless discussed otherwise in the report. The property is considered to be free and clear of existing liens, easements, restrictions, and encumbrances, except as noted.
4. Unless otherwise noted herein, it is assumed there are no encroachments or violations of any zoning or other regulations affecting the subject property and the utilization of the land and improvements is within the boundaries or property lines of the property described.
5. LandAmerica assumes there are no private deed restrictions affecting the property which would limit the use of the subject property in any way.
6. It is assumed the subject property is not adversely affected by the potential of floods.
7. It is assumed all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any proposed buildings.
8. Unless otherwise noted within the report, the depiction of the physical condition of the improvements described herein is based on an on-site visual observation. No liability is assumed for the soundness of structural members since no engineering tests were conducted. No liability is assumed for the condition of mechanical equipment, plumbing, or electrical components, as complete tests were not made. No responsibility is assumed for hidden, unapparent or masked property conditions or characteristics that were not clearly apparent during our on-site observation.
9. If building improvements are present on the site, no significant evidence of termite damage or infestation was observed during our on-site visual observation, unless so noted in the report. No termite inspection report was available, unless so noted in the report. No responsibility is assumed for hidden damages or infestation.
10. Any proposed or incomplete improvements included in this report are assumed to be satisfactorily completed in a workmanlike manner or will be thus completed within a reasonable length of time according to plans and specifications submitted.
11. No responsibility is assumed for hidden defects or for conformity to specific governmental requirements, such as fire, building, safety, earthquake, or occupancy codes, except where specific professional or governmental inspections have been completed and reported in the appraisal report.
12. The property is assumed to be under financially sound, competent and aggressive ownership.
13. The appraisers assume no responsibility for any changes in economic or physical conditions which occur following the effective date of this report that would influence or potentially affect the analyses, opinions, or conclusions in the report. Any subsequent changes are beyond the scope of the report.
14. The value estimates reported herein apply to the entire property. Any proration or division of the total into fractional interests will invalidate the value estimates, unless such proration or division of interests is set forth in the report.
15. Any division of the land and improvement values estimated herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
16. Unless otherwise noted in the report, only the real property is considered, so no consideration is given to the value of personal property or equipment located on the premises or the costs of moving or relocating such personal property or equipment.
17. Mark the appropriate box:

☒ Unless otherwise stated, it is assumed ownership includes subsurface oil, gas, and other mineral rights. No opinion is expressed as to whether the property is subject to surface entry for their exploration or removal. The contributing value, if any, of these rights has not been separately identified.

Unless otherwise stated, it is assumed the rights of ownership exclude subsurface oil, gas, and/or mineral assets. For this reason, the contributing value, if any, of these rights or whether the property is available for subsurface entry to facilitate their exploration and/or extraction have not been considered.

18. Any projections of income and expenses, including the reversion at time of resale, are not predictions of the future. Rather, they are our best estimate of current market thinking of what future trends will be. No warranty or representation is made that these projections will materialize. The real estate market is constantly fluctuating and changing. It is not the task of an appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future in terms of expectations of growth in rental rates, expenses, and supply and demand.
19. Unless subsoil opinions based upon engineering core borings were furnished, it is assumed there are no subsoil defects present, which would impair development of the land to its maximum permitted use or would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
20. LandAmerica representatives are not experts in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. Appraisers are not qualified to detect such substances. The client is urged to retain an expert in this field.
21. We are not experts in determining the habitat for protected or endangered species, including, but not limited to, animal or plant life (such as bald eagles, gophers, tortoises, etc.) that may be present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such species or for loss as a result of the presence of such species.
22. No environmental impact studies were either requested or made in conjunction with this analysis. The appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, and investigation.
23. The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.
24. Neither all nor any part of the contents of this report or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media, without the prior written consent and approval of the appraisers. This limitation pertains to any valuation conclusions, the identity of the analyst or the firm and any reference to the professional organization of which the appraiser is affiliated or to the designations thereof.
25. Although the appraiser has made, insofar as is practical, every effort to verify as factual and true all information and data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the appraiser either by the client or others. If for any reason, future investigations should prove any data to be in substantial variance with that presented in this report, the appraiser reserves the right to alter or change any or all analyses, opinions, or conclusions and/or estimates of value.
26. If this report has been prepared in a so-called "public non-disclosure" state, real estate sales prices and other data, such as rents, prices, and financing, are not a matter of public record. If this is such a "non-disclosure" state, although extensive effort has been expended to verify pertinent data with buyers, sellers, brokers, lenders, lessors, lessees, and other sources considered reliable, it has not always been possible to independently verify all significant facts. In these instances, the appraiser may have relied on verification obtained and reported by appraisers outside of our office. Also, as necessary, assumptions and adjustments have been made based on comparisons and analyses using data in the report and on interviews with market participants. It is suggested the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds to the subject property.
27. This report is null and void if used in any connection with a real estate syndicate or syndication, defined as a general or limited partnership, joint venture, unincorporated association, or similar organization formed for or engaged in investment or gain from an interest in real property, including but not limited to a sale, exchange, trade, development, or lease of property on behalf of others or which is required to be registered with the U.S. Securities and Exchange Commission or any Federal or State Agency which regulates investments made as a public offering.
28. The American Disabilities Act of 1990 (ADA) sets strict and specific standards for handicapped access to and within most commercial and industrial buildings. Determination of compliance with these standards is beyond appraisal expertise and, therefore, has not been attempted by the appraisers. For purposes of this appraisal, we are assuming the building is in compliance; however, we recommend an architectural inspection of the building to determine compliance or requirements for compliance. We assume no responsibility for the cost of such determination and our appraisal is subject to revision if the building is not in compliance.
29. This appraisal report has been prepared for the exclusive benefit of Crazy Horse Too. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at their own risk.
30. Crazy Horse Too agrees to indemnify and hold harmless LandAmerica and its affiliates, partners, agents, and employees from and against any losses, claims, damages, or liabilities, which may be asserted by any person or entity who may receive our report, except to the extent of any losses, claims, damages or liabilities (or actions in respect thereof) arising by reason of the gross negligence or willful misconduct of LandAmerica in preparing the report and will reimburse LandAmerica for all expenses

(including counsel fees) as they are incurred by LandAmerica in connection with investigating, preparing, or defending any such action or claim.

31. In any circumstance in which the foregoing indemnification is held by a court to be unavailable to LandAmerica, Crazy Horse Too and LandAmerica shall contribute to any aggregate losses, claims, damages or liabilities (including the related fees and expenses) to which Crazy Horse Too and LandAmerica may be subject in such proportion that LandAmerica shall be responsible only for that portion represented by the percentage that the fees paid to LandAmerica for the portion of its services or work product giving rise to the liability bears to the value of the transaction giving rise to such liability.
32. LandAmerica has completed an on-site visual observation of the subject property which consisted of less than inspecting 100% of the interior and exterior of the improvements. Accordingly, LandAmerica reserves the right to amend the appraised value and appraisal conclusions if engineering reports or other evidence is found, which would materially impact the reported conclusions.
33. The right is reserved by the appraiser to make adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional or more reliable data that may become available. No change of this report shall be made by anyone other than the appraiser or appraisers. The appraiser(s) shall have no responsibility for any unauthorized change(s) to the report.
34. If the client instructions to the appraiser were to inspect only the exterior of the improvements in the appraisal process, the physical attributes of the property were observed from the street(s) as of the observation date of the appraisal. Physical characteristics of the property were obtained from tax assessment records, available plans, if any, descriptive information, and interviewing the client and other knowledgeable persons. It is assumed the interior of the subject property is consistent with the exterior conditions as observed and that other information relied upon is accurate.
35. The submission of this report constitutes completion of the services authorized. It is submitted on the condition the client will provide reasonable notice and customary compensation, including expert witness fees, relating to any subsequent required attendance at conferences, depositions, and judicial or administrative proceedings. In the event the appraiser is subpoenaed for either an appearance or a request to produce documents, a best effort will be made to notify the client immediately. The client has the sole responsibility for obtaining a protective order, providing legal instruction not to appear with the appraisal report and related work files and will answer all questions pertaining to the assignment, the preparation of the report, and the reasoning used to formulate the estimate of value. Unless paid in whole or in part by the party issuing the subpoena or by another party of interest in the matter, the client is responsible for all unpaid fees resulting from the appearance or production of documents regardless of who orders the work.
36. Acceptance or use of this report constitutes agreement by the client and any other users that any liability for errors, omissions or judgment of the appraiser is limited to the amount of the fee charged for the appraisal.
37. Use of this appraisal report constitutes acknowledgement and acceptance of the general assumptions and limiting conditions, special assumptions (if any), extraordinary assumptions (if any), and hypothetical conditions (if any) on which this estimate of market value is based.
38. If provided, the estimated insurable value is included at the request of the client and has not been performed by a qualified insurance agent or risk management underwriter. This cost estimate should not be solely relied upon for insurable value purposes. The appraisers are not familiar with the definition of insurable value from the insurance provider, the local governmental underwriting regulations, or the types of insurance coverage available. These factors can impact cost estimates and are beyond the scope of the intended use of this appraisal. The appraisers are not cost experts in cost estimating for insurance purposes.

CERTIFICATION OF THE APPRAISER

We certify:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Brett Smith and William Christensen have made an on-site visual observation of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person(s) signing this certification.
- Brett Smith and William Christensen have had extensive experience in the appraisal and review of similar property types.
- this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- this report conforms to the requirements of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA).
- As of the date of this report, William Christensen has completed requirements of the continuing education program of the Appraisal Institute.
- our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

Respectfully submitted,

LandAmerica Valuation Corporation

By:

Brett A. Smith
State Certified General Appraiser (A0005566)

William L. Christensen, MAI, CRE, SRA
State Certified General Appraiser (A0005149)

SUMMARY OF SALIENT FACTS

Property Identification

Name: Crazy Horse Too Plaza
Address: 2440-2494 Industrial Road
Las Vegas
NV 89102

Assessor's Parcel Number: 162-04-407-001

Property Owner: RICRIZ, LLC

Property Description

Property Type: Mixed use retail/office/warehouse
Gross Bldg Area (SF): 60,954
GLA (SF): 60,500
Number of Buildings: 2
Number of Stories: 1
Year Completed: 1972
Land Area (SF): 115,588.13 (2.653 acres)
Floor Area Ratio (FAR): 0.53

Zoning Designation: M, Industrial

Flood Hazard Data (FEMA)

Flood Zone: X
Community Map Number: 3252762170E
Effective Map Date: 09/27/02

Project Occupancy: 96.7%

Highest and Best Use

As-If Vacant Mixed use retail/office/warehouse
As Improved Mixed use retail/office/warehouse

Date of On-Site Visual Observation: March 28th and 29th, 2007

Date of "As Is" Value: March 29, 2007

Date of Report: April 9, 2007

Real Property Interest Appraised: Fee Simple

Use of Appraisal: Lease/Option to purchase

Value Indicators As-Is Market Value

Income Capitalization Approach \$12,650,000

Sales Comparison Approach \$12,100,000

Cost Approach NA

Final Opinion of Value \$12,500,000

Exposure Time 12 months

Hypothetical Conditions None

Extraordinary Assumptions None

SUBJECT PHOTOGRAPHS



Subject Photograph



Subject Photograph

INTRODUCTION

IDENTIFICATION OF THE PROPERTY

The subject includes a 2.65-acre site improved with two 1-story mixed use buildings called the Crazy Horse Too Plaza. The combined buildings have 18 individual units which range from about 2,000 square feet to 20,000 square feet. Overall the facility contains 60,500 square feet of rentable space. County records record the gross building size at 60,954 square feet. The facility was constructed in 1972 and the improvements are currently in average to good physical condition. As of the effective date of this appraisal, the property is nearly completely occupied at a level of 96.7%, with the owner occupying the primary space for the Crazy Horse Too Gentlemen's Club, and some tenants leasing more than one unit.

Geographically, the subject is situated on the east side of Industrial Road near the underpass at West Sahara Avenue. It is within the city limits of Las Vegas, Clark County, Nevada. The property's postal address is 2440-2494 Industrial Road, Las Vegas, NV 89102-4819. The property is further identified via parcel number 162-04-407-001 as assigned by the Clark County Assessor's Office. The legal description of the property can be found in our workfile.

PURPOSE OF THE APPRAISAL/PROPERTY RIGHTS APPRAISED

The purpose of the appraisal is to set forth the data, analyses and conclusions relative to our opinion of the *market value* of the subject's fee simple estate interest.

INTENDED USE AND INTENDED USERS OF THE APPRAISAL

This report has been prepared for the sole *use* of the client, Crazy Horse Too (or its successors-in-interest) as the *intended user (or users)* of the report. This report is to be used by the client in conjunction with the evaluation of the subject for purposes of potentially exercising a lease/option to purchase agreement. Other than to the client, the appraisers disclaim any responsibility for the contents of this report.

EFFECTIVE DATE OF VALUATION AND DATE OF REPORT

The opinions expressed in this report are stated as of the *effective valuation date*, March 29, 2007. The appraisal is based upon market conditions observed during the period of our market research during March-April 2007.

This report is transmitted on April 9, 2007. Brett Smith and William Christensen made an on-site visual observation. Brett Smith inspected the property on March 28th and 29th, 2007, while William Christensen inspected the property on March 29th, 2007 only.

THE SCOPE OF WORK

This appraisal is described as a *self-contained report*. The following scope is completed by LandAmerica Valuation Corporation (LVC) for this assignment:

1. Analyze regional, city, and market area.
 1. Gather current, relevant, data related to demographic, economic, governmental and environmental forces that have a direct or indirect influence on the subject property.
 - Provide supporting comments and appropriate conclusions to describe the influence of these factors on the subject property.
 - Market data are gathered from CoStar, LoopNet, and local market participants.
 - Appraiser compiles data and analyzes the regional, city, and market data.
2. Visual on-site observation of the subject - site and improvements - and the market area or neighborhood relevant to the subject property.
 - The visual on-site observation of the subject property involved observing the exterior walls and fenestration, noting the quality and condition. The size of the improvements was obtained from appraiser measurements, building diagrams provided, assessor's office, and the rent roll. Photographs were taken of the exterior of the improvements and interior where possible. Interior photos of the Crazy Horse Too Gentlemen's Club were difficult since it is open 24 hours/day, seven days/week and has adult entertainment.
 - The visual on-site observation of the site included the type and condition of walkways, curbs, sidewalks, parking surfaces, security lighting and fencing, the quality and abundance of landscaping, and the observed adequacy of water drainage and runoff, as pertinent. Photographs were taken of notable site improvements and street views of all adjacent roadways.
 - The interior visual on-site observation involved a walk through of the buildings and selected tenant spaces, with the property contact representing the client who has a lease/option to purchase the subject property. The appraisers observed the type and condition of floor, wall, and ceiling construction in finished and unfinished space. Photographs were taken of typical interior finish.
 - The visual observation of the market area or neighborhood included driving the adjacent roadways and major thoroughfares in the area, noting convenience to area shopping, retail, entertainment, employment, and major arterial roadways. Also involved was noting the adequacy and condition of area improvements including condition and appeal, occupancy, competitive properties, and any adverse influences observed. Observing the approximate mix of residential, multi-family, commercial, and industrial uses within the mixed neighborhood market area.
 - Appraiser has provided significant assistance with the physical on-site observation of the subject property and the market area or neighborhood.

3. Reviewed relevant supporting data.
 - The appraiser's visual on-site observation was supported by the review of county records; a site survey and plan; and a tax plat.
 - This information was provided by the client, the property contact, in-house research, and county records.
 - A copy is located in the report, the addendum, or the appraiser workfile.
 - Appraiser provides significant assistance with reviewing the relevant supporting documentation and data.
4. Reviewed data regarding taxes, zoning, utilities, easements, and city services.
 - The appraiser obtained the current taxes online, and discussed the methodology of tax computation and the timing of tax increases with an official of the taxing authority.
 - The appraiser obtained the current zoning online, and discussed the compliance of the subject property with an official of the zoning authority.
 - The availability or existence of all utilities, easements, and city services was determined by on-site observation, and discussion with property contact.
 - Appraiser provides significant assistance with gathering, verifying and discussing relevant details of taxes, zoning, utilities, easements and city services.
 - Consideration was given to the potential impact to the market value of the subject property of the Las Vegas City Redevelopment Agency's Downtown Centennial Plan (see Zoning Section).
5. Considered comparable improved sales, comparable improved building rental information, and comparable land sales, if applicable.
 - Comparable sales or listings (improved and vacant land) were determined by proximity to the subject, date of sale, and features similar to the subject including size; design, use, and functionality. Comparable market data were provided from appraiser's file; interviews with local market participants, and third party sources such as CoStar and LoopNet. The subject property is a mixed use development combining the unique use of a gentlemen's club with in-space in two buildings with an auto repair shop, retail, and office/warehouse space.
 - Expenses at comparable properties, and the subject's current budget and historic operating statements were reviewed and considered in the development of the appraiser's reconstructed operating statement.
 - Photographs, as available, and write-ups are provided as applicable to the assignment for the comparable improved sales. Pertinent information regarding land sales and selected comparable rents are discussed in detail within the body of the report.

- Appraiser provides significant assistance with gathering, selecting, and determining appropriate comparable market data.
 - Appraiser provides significant assistance with preparing the individual write-ups and taking the photographs.
6. Confirmed data with principals, managers, or real estate agents representing principals, unless otherwise noted.
- The appraiser and researcher endeavored to verify the information described and relied on in the analysis by direct conversations with a party directly involved in the transaction.
 - Assistant/Appraiser provides significant assistance with verifying the selected comparable (land and) improved sales and rents.
7. Appraiser analyzed the data and applied the applicable approaches to value.
- The value opinions presented in this report are based on review and analysis of the market conditions affecting real property value, including land values, construction and depreciation estimates, the attributes of competitive properties, and sales data for mixed use and single use properties with features similar to those found at the subject facility.
 - In order to determine the highest and best use of the real estate, the appraiser completed a survey of the market, carefully noting supply and demand factors, and examined the feasibility of alternative uses.
 - The appraisal problem did not warrant an intensive highest and best use study. Given the nature of the subject real estate, my conclusion of highest and best use is based on the four tests described and considered in that section.
 - Three traditional approaches are used to arrive at an opinion of value of real estate: the sales comparison approach; the cost approach; and the income capitalization approach. All three approaches to value were considered and those most appropriate are relied on to address the appraisal problem and to arrive at an opinion of the market value of the subject property as of the date of this appraisal.
 - The cost approach requires the estimate of land value. The preferred method involves gathering and analyses of recent land sales for comparison. In order to gather the comparable sales, the analyst consulted county records, assessors, brokers, investors, and lenders active in the area. Although the cost approach was not developed, the underlying land value was considered for the highest and best use analysis.

- Sales of similar properties which have occurred over the past several years were researched in the subject submarket both as mixed use developments or single use facilities similar to the various types found at the subject.
- After selecting the sales, a comparative analysis of relevant factors that influenced value is undertaken to adjust the sales to the subject property based on the actions and preferences demonstrated by the participants in the marketplace.
- The direct capitalization technique is relied upon in this analysis, based on current market conditions, national surveys by CoStar, and expectations of buyers and sellers active in the market.
- Appraiser provides significant assistance in determining and applying the appropriate approaches to value relied upon in this report.
- Two of the three approaches to value are used in arriving at an opinion of value of the fee simple interest in the subject property. Consideration is also given to the leasehold interest in the adjacent land leased for parking using the sales comparison and income approaches. In the reconciliation, the appraiser considered the quantity and quality of the data available under each approach, the advantages and/or disadvantages of each approach, and the relevance of each to the subject property and the appraisal problem.

Specific attention is drawn to the Letter of Transmittal, Qualifications, Definitions, Certification, General Assumptions and Limiting Conditions, and Significant Issues for further understanding of the *scope of the appraisal*. The subject site and improvements descriptions are based on an on-site visual observation of the property and a review of the plat maps, site plan, rent roll, and other information provided by the owner. The on-site visual observation is not a substitute for thorough engineering studies.

DEFINITIONS OF TERMS

Pertinent definitions and terms are included in the report or the Addendum and are *italicized*.

PROPERTY OWNERSHIP

According to county tax records, as of the effective valuation date, the subject property is owned by RICRIZ, LLC.

PROPERTY HISTORY

The property was purchased from the Marvin J. Schiff Trust in May 2002 for consideration of \$5,500,000. The existing improvements were constructed in 1972. A purchase and sale agreement on the subject property was entered into on October 12, 2006 by RicRiz, LLC and

The Power Company, jointly as sellers, and Nevada Receivership, LLC as the potential buyer (our client). The purchase price of \$45,000,000 included the real estate, the business, and the furniture, fixtures, and equipment. We are unaware of any other sales, sale contracts, or listings of the subject property in the last three years.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

This appraisal is not subject to any *extraordinary assumptions* or *hypothetical conditions* that would have a material impact on the property value.

SIGNIFICANT ISSUES

Market: The market is characterized as healthy and generally superior to the national market. The unique features of local market make it resilient to national cycles in the real estate market. Supply and demand factors are in balance or sufficient to promote speculation and new construction for the various types of uses. The subject is a mixed use facility combining characteristics of retail, light industrial, and lounge uses, so the health of various types of uses in the local market benefit different portions of the property. In general, vacancies are trending down, along with overall capitalization rates, with stable to increasing rental growth and limited to no concessions. Job growth and population trends continue to be positive, although not at such a rapid pace as over the past several years.

Property: The subject property is the Crazy Horse Too Plaza, where the lead tenant/user space contains about 1/3 of the total available space. It has historically been owner-occupied, but was recently (October 12, 2006) put under a lease with an option to purchase agreement as the result of the owner having legal problems. This tenant (our Client) is considering exercising the option to purchase the real estate, the business, and the furniture, fixtures, and equipment (F, F, & E). This appraisal is for the real estate portion only, with the business and the F, F, & E being appraised by other experts.

As noted, the subject property includes a mixed use facility with two parallel buildings, a front one and a rear one. The front building is mostly occupied by the Crazy Horse Too Gentlemen's Club with superior interior and exterior finish than the rest of the facility. The remainder of the space is divided into several units leased to various users and ranging in use from retail, to office, to warehouse, to auto repair.

The site is situated within a Las Vegas Redevelopment Overlay Zone which is intended to promote certain uses and designs for redevelopment and/or expansion (see Section). The impact of this project was taken into account in the market value estimate for the subject property.

The subject is situated between the I-15 Freeway to the west and the famous "Strip" to the east. As such, it is in an area of speculation for future development and has the potential for a variety of future uses. The existing use may or may not reflect the highest and best use of the site. This appraisal considers the contribution to market value of the existing improvements.

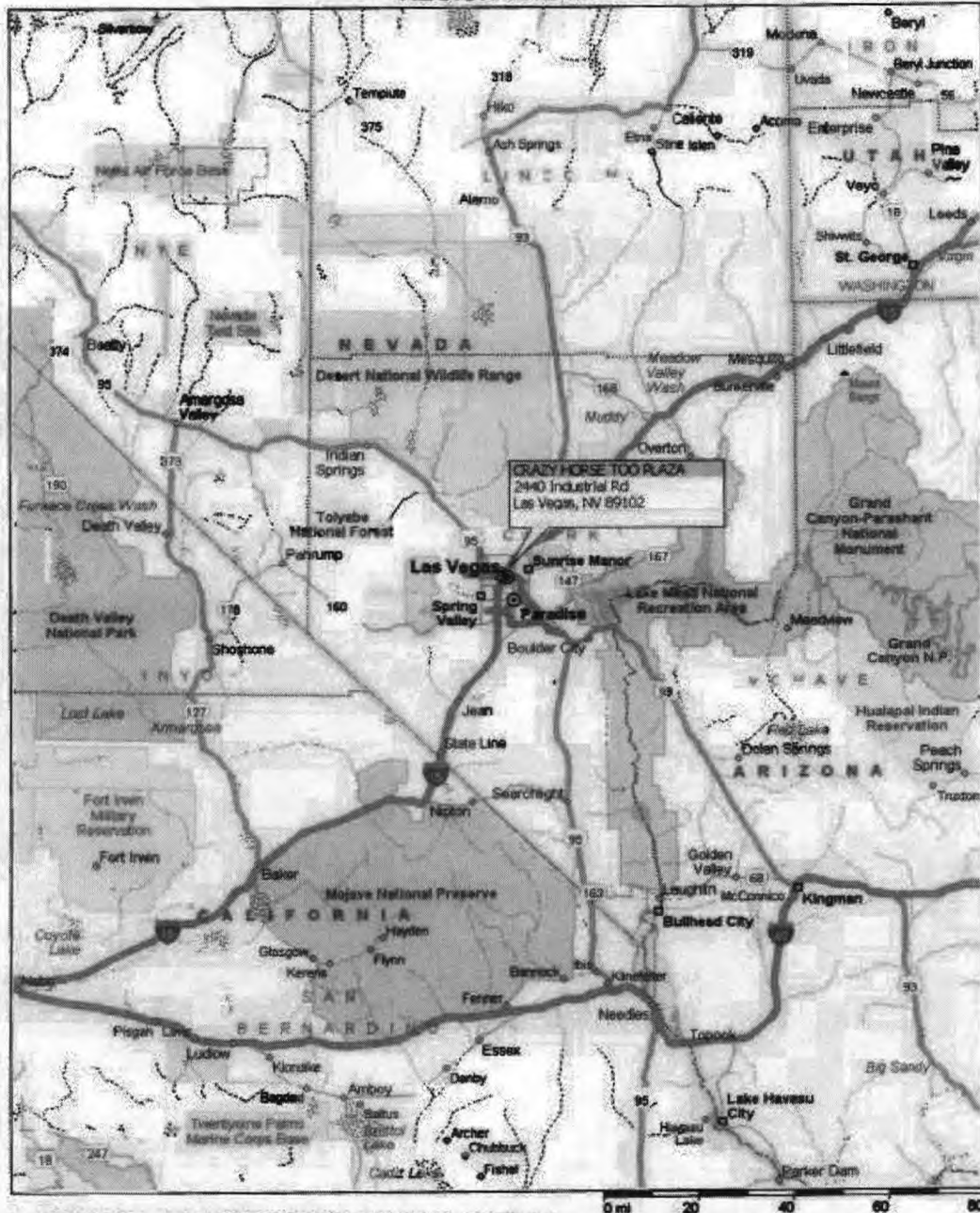
COMPETENCY PROVISION

USPAP cites the Competency Rule which states that before agreeing to perform an assignment, an appraiser must have the experience to complete the engagement competently; or the appraiser must take steps necessary to complete the assignment by personal study, association with an experienced appraiser, or other measures. In this case the appraiser must disclose to the client the lack of knowledge or experience prior to taking the assignment. The appraisers participating in the assignment do have the experience to comply with the competency provision.

EXPOSURE TIME

Exposure time is a function of price, time and use and is assumed to provide the effective appraisal date. The concept of reasonable exposure time encompasses not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. The estimated exposure time is based on analysis of statistical information, sales notification, interviews and market conditions. We are of the opinion that the reasonable exposure time for the subject property would be within 12 months.

REGIONAL MAP



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REGIONAL ANALYSIS

OVERVIEW

The subject property is situated within Clark County and the State of Nevada. It is inside the incorporated area of Las Vegas City, between the famous "Strip" which accommodates the large hotel/casinos and the I-15 corridor. Sahara Avenue, which provides an interchange with I-15, is situated just south of and above the subject property, which rents land under this viaduct for additional parking.

Clark County is the southernmost county in the State of Nevada. Most of Clark County is in the Mohave Desert, with a dry, low-desert climate.

Nevada was admitted as a state into the United States of America on October 31, 1864 during the Civil War. Although smaller than Las Vegas, Carson City is the State Capital since it was also the territorial capital dating back to 1861. Nevada contains 110,540 square miles. It is 485 miles long and 315 miles wide. As such, it is the seventh largest state in the Union.

Mining and agriculture were the original industries providing interest in the state. Gold, silver, copper, and zinc, among other minerals, helped to generate work opportunities and early development. Animals raised in Nevada on a commercial basis include cattle, horses, sheep, hogs, and poultry. Other agricultural focus has been on crops of hay, wheat, corn, potatoes, rye, oats, alfalfa, barley, and vegetables. Dairy products and fruit contributed to the local economy. Tourism has become a significant factor as well.

Tourist-related opportunities presented by ghost towns, casinos, hotels, amusement and recreation facilities make up the largest employment category of Nevada's economy. Big resort areas, such as Lake Tahoe, offer skiing and sunbathing. Reno, Las Vegas, Hoover Dam, and Lake Mead, as well as other attractions in the state, bring millions to Nevada. Rodeos, trout fishing, water skiing, and deer hunting are also available. Cultural, recreational, and entertainment opportunities are in abundance. The University of Nevada Reno (UNR), University of Nevada Las Vegas (UNLV) and several community colleges offer higher education venues.

The City of Las Vegas comprises 131.2 square miles. It has 65 parks, 14 golf courses, and 16 public swimming pools. As of 2006, it is served by 16 fire stations and 7 police stations. Education facilities include 59 elementary schools, 16 middle schools, 8 high schools, and 2 satellite campuses for higher education (UNLV and CCSN).

ECONOMIC ANALYSIS

Economic factors used to measure the local economy are favorable and better than national averages across the board. Employment and residential back-up are anticipated to continue in a stable growth trend. The region is healthy and likely to continue to be so into the foreseeable future. The multi-family housing market continues to be strong with high occupancy levels and

low vacancy rates. Rents are getting pressure to increase as supply continues to be limited. Condo conversions have depleted some of the existing supply of multi-family units, offsetting somewhat the loss of potential tenants who have taken advantage of lower interest rates the past few years to become homebuyers, but the conversion trend has slowed.

The Las Vegas economy is thriving with record-breaking population growth which continues to outpace the nation in a number of economic barometers, including new job creation, housing, and business growth. Gaming remains the number one industry, but diversification efforts in the local economy have been successful in attracting record numbers of non-gaming business to the area as well. Infrastructure is being improved along with more recreational and cultural opportunities. Parks, golf courses, museums, libraries, sports, and cultural activities are readily available. The mild climate continues to promote an active lifestyle with mostly sunny days and mild winters, facilitating year-round outdoor activities. Las Vegas has a relatively low cost of living, abundant job opportunities, and attractions which contribute to the continued positive trend in population growth. Due to the rapid increase in single-family home prices, many current and potential residents will have to remain in the tenant pool for apartments.

Job growth has slowed, but remains positive. Most job growth has been in the construction and professional and business services sectors. The largest sector is the leisure and hospitality market. The Las Vegas economy is expected to continue to be heavily dependent on the tourism and gaming industry, along with the construction industry as its primary drivers of growth. Construction was described as unabated with employment increasing, spurred by the rapid population growth. Absorption is positive, but slowing. Construction of new apartment units is expected to return to normal levels.

The largest non-gaming employers in Las Vegas in 2006 included Clark County School District, Nellis Air Force Base, Clark County, the State of Nevada, Las Vegas Metropolitan Police, UNLV, University Medical Center, the City of Las Vegas, Sunrise Hospital and Medical Center, US Postal Service, Knipp Brothers Industries, and Central Telephone of Nevada with 1,500 or more employees. The largest gaming employers include the Bellagio, Wynn, MGM Grand Hotel, Mandalay Bay Resort, Mirage Casino Hotel, Rio Suite Hotel and Casino, Caesars Palace, Treasure Island, Flamingo Hilton, and the Rampart Casino, all with over 3,500 employees. Every major industry group had positive job growth as of November 2005, with the exception of telecommunications. The Business 2.0 Magazine rated Las Vegas as the number one "hottest job growth" for the decade from 2003 to 2013.

Employment projections through 2012 show highest average annual growth rates in Computer and Mathematical occupations at 5.75, Business and Financial Operations at 5.6%, Personal Care and Service with 5.5%, Health Care Support at 5.2%, and Management with 5.0% as of January 2006 and according to the Department of Employment.

Employment opportunities and the labor force have been rising steadily at similar rates in the Las Vegas Metropolitan Statistical Area since 1995 through 2005 according to a January 2006 study by the State of Nevada Department of Employment. With a labor force of nearly 90,000

workers, the unemployment rate has been dropping since around 2002, reaching about 3.5% in 2005, which is well below the national average at nearly 5%.

Major business parks include the Las Vegas Technology Center, the Parkway Center, the Las Vegas Enterprise Park, The Crossings Business Center, the Spectrum of Las Vegas, corporate Pointe at Summerlin Center, and Canyons Center at Summerlin.

Subdivision plans and mapping activity have slowed for new residential development. However, at the same time, the number of applications for condominium/mixed-use projects is up and may be partly to blame as developers are looking to different products and markets. The number of building permits issued for single family development is also slowing. However, building permits for commercial projects are up in number.

Taxable retail sales have shown a steady upward climb since 2000, reaching \$32.4 billion in 2005, well up from just \$28.1 billion in 2004. Property values continue to increase within the city limits of Las Vegas, with assessed values following the same pattern.

ASSESSOR'S 2007-2008 STATISTICS - AS OF DECEMBER 4, 2006

694,048	Parcels in Clark County
14,349	Commercial Parcels
3,482	Industrial Parcels
630	Agricultural Parcels
104,059	Vacant Land Parcels
571,528	Residential Parcels
15,041	Totally Tax Exempt
29,414	Manufactured Homes
43,881	Businesses
61,175	Person Tax Exemptions
1,080	Aircraft

TOTAL COUNTY (CITIES AND UNINCORPORATED AREAS)

<u>FISCAL YEAR</u>	<u>TOTAL PARCELS</u>	<u>% GROWTH IN NUMBER OF PARCELS</u>	<u>NET ASSESSED VALUE</u>	<u>% GROWTH IN NET VALUE</u>
2007-2008	694,048		101,973,016,949	
2006-2007	639,407		86,307,048,931	
Difference	54,641	8.55%	15,665,968,018	18.15%

CITY OF LAS VEGAS

<u>FISCAL YEAR</u>	<u>TOTAL PARCELS</u>	<u>% GROWTH IN NUMBER OF PARCELS</u>	<u>NET ASSESSED VALUE</u>	<u>% GROWTH IN NET VALUE</u>
2007-2008	192,621		24,596,473,788	
2006-2007	184,069		21,742,077,390	
Difference	8,552	4.65%	2,854,396,398	13.13%

Overall vacancy rates for various types of properties are anticipated to continue to fall. Strong job growth and a lack of affordable housing options will combine to drive many households into apartment housing. Average overall rents are expected to increase in the foreseeable future.

DEMOGRAPHICS

Most people live in urban Clark County than within the cities themselves. The area known as Clark County was annexed in 1867 from the Arizona Territory to the State of Nevada as part of Lincoln County. Clark County was formed in 1909 when Lincoln County was divided. From a population of 3,321, growth in Clark County remained slow until the Great Depression when government projects such as Hoover Dam drew laborers to Southern Nevada. After World War II, legalized gaming and the warm climate continued to draw new residents to Southern Nevada.

Today, the number of visitors to Clark County continues to increase with a record of more than 35,840,000 in 2000. Population rates have risen steadily, as Clark County has witnessed one of the fastest growing populations in the United States. The estimated population by the middle of 2000 was more than 1.4 million. The 2005 population for Las Vegas City was estimated to be 538,653, nearly equally split between male and female, with males having a slight advantage. A more recent 2006 population estimate for Las Vegas is shown as 591,536, with Clark County having 1,912,654 residents. Population projections for Las Vegas reach 645,000 by 2010 and 750,000 residents by 2020.

The median age is around 35 years. The number of households was estimated to total 217,630, with 227,862 total housing units. The median income for Las Vegas residents in 2006 was estimated at \$47,320.

PUBLIC POLICY

Nevada's governmental structure includes a governor, lieutenant governor, attorney general, secretary of state, controller, and treasurer in the elected offices. Numerous boards and commissions focus on the various aspects of running the state.

The state government has continued to support legalized gambling, which continues to draw numerous tourists nationally and globally. Little to no property and income taxes are attractive for bringing new residents to the state and keeping existing ones in place.

The city of Las Vegas was founded on May 15, 1905, when a land auction, in what is now known as downtown Las Vegas, resulted in the purchase of 110 acres of land. The city incorporated on March 16, 1911, and until 1944, operated under a "commission" form of government with each commissioner having administrative control over certain operating departments of the city. Since January 1, 1944, the city of Las Vegas has operated under what is commonly known as a "council/manager" form of government. This form of government was approved by a vote of the people with subsequent Las Vegas City Charter adoption by the legislature.

Until 1975, the voters of the city at large elected the mayor and four city councilmen. A vote of the people in June of 1973 approved a City Charter amendment dividing the city into four wards. This allowed the mayor to be elected at large and each councilman to be elected by the voters of his or her own ward. The City Charter amendment was subsequently adopted by the legislature with the first election by ward held in 1975. The elected officials chose to use the title "commissioner" until 1983 when a new City Charter approved by the legislature changed their title to "councilman."

A vote of the people in 1999 approved an advisory ballot question to divide the city into six wards. Anticipating a favorable vote, the Nevada Legislature and City Council had previously passed enabling legislation permitting the expansion to six wards. As of January 1, 2000, the change to six wards became effective.

The citizens elect the mayor and six council members who comprise the "City Council." Their terms are four years with elections staggered every two years.

TRANSPORTATION

The region has a variety of transportation options including air, highways, and rail.

Since Las Vegas is a tourist destination, it is important to be able to bring in patrons from a variety of different sources. The rapid increase in population must also be served with transportation needs. The McCarran International Airport is one of the busiest airports in the nation based on the total number of passengers served. Its Air Cargo Center, which was recently expanded, has seen rapid increases in the volume of freight.

Clark County is served by the I-15 freeway, which connects Los Angeles to Salt Lake City as it passes through Las Vegas. It has several interchanges with main traffic corridors connecting to the Strip. The subject property is situated just north of Sahara Avenue, which has an interchange with I-15 and is the southern boundary of Las Vegas City. The local highway system is enhanced by US 93 and US 95. US 93 connects Las Vegas to Phoenix, AZ, while US 95 connects to Reno, NV. Las Vegas has a belt-route freeway system as well, which facilitates travel around the Valley with a 53-mile loop. Improvements are being made to enhance the system as well. An outer belt-route is also being considered for an additional east-west link north of the existing system. I-40 is situated about 100 miles to the south of the City.

Rail service is provided by Union Pacific Railroad, with a line which runs northeast/southwest through the county. It provides rail service to several industrial parks with both standard boxcars and tank-car service.

ENVIRONMENTAL

The regional climate is arid. Sunshine is abundant and precipitation is relatively light. Average temperatures vary from 45 degrees in the north to 70 degrees in the south. The relatively low elevation of the state allows for unique environments such as Death Valley. Elevations generally range from 1,500 to 3,200 feet above sea level. Even with the amount of sunshine, the four seasons are generally recognizable, but mostly by changes in the temperature rather than snowfall or changing leaves. Summer temperatures get over 100 degrees and only drop into the 70s at night. Humidity is extremely low at that time of year, with the exception of the monsoon season typically in July and August when humidity increases dramatically. Winter temperatures average around 50 degrees during the day and drop to near freezing at night. Pacific Ocean storms result in occasional rains, but these are partially blocked by the Sierra Nevada Mountains in eastern California and the Spring Mountains just west of the Las Vegas Valley and remain minimal.

Climate (based on 30-year average)

Average minimum temperature - 56.3 F

Average maximum temperature - 79.9 F

Annual Sunshine - 294 days

Water is a rare and valuable commodity as a result. The topography is varied with multiple mountain ranges and low lying valleys. The Great Basin National Park is situated in the central part of the state, along with the Berlin-Ichthyosaur State Park. Rivers traverse the state in all directions with several natural and man-made lakes offering water resources and activities. Lake Tahoe, near Carson City, is on the border with California.

Development has been relatively sparse overall, with the exception of dense population centers such as Las Vegas and Reno. Mesquite, a growing town on the border of Arizona and near St. George, Utah, has become more popular as a tourist attraction to travelers between Utah and California.

CONCLUSION

Overall, Nevada has shown resilience to downturns in the larger national economy, yet Las Vegas leads State figures. Unique characteristics of the state, such as low to no taxes, legalized gambling, numerous golf courses, and favorable weather, continue to draw national and global patrons, retired couples, and keep existing residents content. These factors, together with improved infrastructure, anticipated population growth, and continued diversity in the economic base, combine to create a continued good and healthy environment in the various real estate markets of the region into the foreseeable future.

MARKET ANALYSIS

The general real estate market in Las Vegas is healthy. Occupancy levels for various types of uses are sufficiently low to promote construction of new space and speculation. Most of the properties facing major traffic corridors and closer to the "Strip" and the I-15 corridor, such as the subject, have already been developed for commercial, office, or light industrial uses. They are generally older buildings and many are being remodeled or razed to make way for new construction. Secondary locations on streets just off the main traffic corridors are being targeted as well for renovation of existing development.

Absorption for various uses has generally been positive and demand continues to grow keeping occupancy levels high. Rent levels are stable, even in secondary locations. Expense relationships are typically triple net or modified gross. Overall rates in the general market have been on a downward trend, but are slowing.

The market cycle for the subject neighborhood is strong and stabilized where existing space is mostly occupied, rents are solid, and demand for new construction and speculation is high.

SUBMARKET

The submarket in the subject neighborhood includes a wide mix of uses ranging from retail and commercial to light industrial and specialty uses. Of note are a large number of "gentlemen's clubs" catering to the adult entertainment market. Other uses are often related in some way to uses along the "Strip". Rent levels are stable for various uses, even in secondary locations. Expense relationships are typically triple net or modified gross. Overall capitalization rates are following the same trends as the larger market, having had downward trends over the last several years, but slowing or stabilizing. Interviews with local market participants indicated overall rates have been as low as 7%, but are often up to 8% and 9%, which are more typical. Vacancy is generally at or below 5% for all type uses.

SUBJECT MARKETABILITY

The appetite for property in the subject's location is strong due to speculation and new construction in the area. The subject property is very marketable, but has a number of potential existing and future uses. It has good flexibility and is currently developed with a mixed use concept ranging from a lounge/gentlemen's club to retail/office to light industrial. It has a unique construction with faux marble exterior walls and columns on the primary tenant's space, with decorative brick for the remaining space. It has a front and a rear building with the commercial and retail uses in front and light industrial in the rear. It is situated on one of the main traffic corridors, with good stopping power and visibility from the Sahara Avenue overpass. It is in a redeveloping area with similar properties and uses, so enjoys the synergism being created.

CONCLUSION

In summary, the general market and the submarket are healthy. The subject property is well situated and offers flexibility in use with a location on one of the main traffic corridors with good visibility and stopping power. It has unique features making it marketable and competitive. It is well located with good access and has good marketability.

NATIONAL MARKET

The subject property is a mixed use facility and, as such, is affected by a variety of real estate markets. We will briefly the national market for these existing and potential uses for the subject property.

Strip Center Market

The 1st Quarter 2007 Korpacz Study stated that sales in the national strip center market have dropped year-over-year from 2006. The number of transactions was down 12% and gross retail sales down 10% over the same period. Some areas reported increases over this same period, but these are the national averages. The national average overall capitalization rate has been dropping in this category over the past few years, but edged upward in the most current quarter. The range has remained the same from a year ago, going from 5.8 to 9.0%, but the average increased from 8.36% to 8.39%. However, it is still down from the average one year ago of 8.58%, and remains "quite low by industry standards."

Rents are actually up from 4th Quarter 2006, with increases ranging from 1.2% to 4.0% and averaging 2.8%. This is countered a bit by expenses increasing at a faster rate averaging 3.1%, but at a rate slower than one year ago or the previous quarter. In addition, the time required to market strip centers is reducing on average, although typically taking from two to twelve months.

Net Lease Market

The Korpacz Study described this market as more of the same as 2006 with high activity in sales volume in all three net lease sectors of sale leasebacks, 1031 exchanges, and triple-net-leased properties. Competition is high, but business remains strong. This category generally focuses on longer term leased properties, but the length of leases is generally declining and the sector involves all property types and credit ratings. Supply is ample, but demand is equally strong. There is a growing desire among market participants to have greater operational flexibility, allowing shorter term lease properties to be included. The popularity of retail assets in this sector has been mostly from restaurants, auto-related businesses, drugstores, and financial institutions topping the most likely tenant list. Individual buyers are becoming more commonplace rather than the more typical REIT or institutional investors.

This sector is dominated by retail properties, but sale-leaseback transactions remain active participants, and are occurring outside of the office sector. Together with unprecedented volume of transactions in the national net lease market, low overall rates have resulted in a number of

sub-investment-grade deals. Overall cap rates remained unchanged from 4th Quarter 2006 for this market and appear to have bottomed out.

Retail Market

New construction in shopping centers increased dramatically in 2005, and has continued into 2006 (although more restrained and conservative), rather than the prior focus on acquisition of existing facilities in this market. The driving force in this market has been power centers as the largest contributor, along with traditional tenant mix centers. After restrained growth and closures of some big-box centers, the expansion plans of Home Depot, Target, and Wal-Mart specialty retailers has spurred growth again. Power centers contributed about 30% of the new construction in this sector, more than twice that of lifestyle centers. Power centers are driving the demand for new space, with location being the most significant factor being considered. The 2006 market was strong in absorption of this type space meeting the demands of expansion retailers, landlords, and investors.

TRADE AREA BOUNDARIES AND DEMOGRAPHICS

Local Market

The local retail market is spurred by continued increases in population and median income levels. These result in increased retail sales growth and continue to drive absorption of existing space and create speculation and new construction. Demand has outpaced supply, but many new developments coming on line will help to somewhat offset it. Investors are grabbing up retail properties in Las Vegas as they become available, driving prices higher.

Mixed use projects are also popular with local developers in the face of fast-increasing land values and high rise residential development into urban areas. Demand for retail is partially being satisfied by mixed use projects, with some high-rise condo projects now including some retail space as well, mostly on the ground floor. Others are mixing office and commercial uses along with residential space.

Major projects are in the works in the southwest segment of Las Vegas' suburbs. Around three million square feet of additional retail space is planned in this submarket, with projects such as The West Village which plans to have a "suburban downtown" at Sunset Road and Durango Drive, near I-215. It is expected to have 10,000 residential units and eight million square feet of commercial space spread over 700 acres. Another project called The Curve is the first development with a retail/residential mix, planned to contain 114,000 square feet coming on line in 2007. Also along the "Beltway" is the Arroyo Marketplace power center under construction with 950,000 square feet.

The local economy has had over 7% annual employment growth for the past two years, but is expected to slow. The Las Vegas MSA has been, and will remain one of the fastest growing in the United States. The leisure and hospitality sector leads the local economy in job creation as hotel development continues to try to service the tourism industry. New residents contribute to boost payrolls in the service sector. Job creation will likely slow in the construction sector, but

will remain strong. Retail sales are up, driven by population growth and increases in the median household income. Demand for retail space remains strong as absorption figures attest. Vacancy rates are expected to remain low (under 5%) with rents increasing for various type uses. New construction of retail space will continue into the foreseeable future, with Henderson showing impressive growth.

Overall capitalization rates have dropped to 7% and lower, but are expected to bottom out close to that level, particularly if interest rates continue to increase. A variety of restaurant and nightclub properties are gaining investor interest, with higher prices being paid for brands and prime locations. Auto parts and service centers are leading the freestanding retail building market, with upwards of \$400/sf being paid.

The volume of investment dollars spent on multi-tenant retail properties in Las Vegas has been increasing and is expected to remain at high levels. The market has been active, driving overall rates downward to nearly 7%, with national retail tenants at the lower end of the range. These are expected to remain stable into the foreseeable future. Strip centers have been selling for over \$200/sf, depending on the tenant mix and length of lease terms. Lower priced submarkets have seen the most improvement. Out of state buyers are helping to drive prices higher, making up the majority of purchasers and most of the dollar volume spent. Most come from California, with other institutional investors coming from financial centers back east.

Submarket

The subject submarket has a variety of uses ranging from high-rise condo projects to light industrial and everything in between. The majority of properties have some type of industrial zoning which allows a wide variety of uses. A popular use is for gentlemen's clubs and other adult-oriented uses, along with facilities servicing uses along the famous "Strip". Sales activity is lower as most owners tend to hold on to their properties as they watch speculation for higher and denser uses become more and more a reality. The City of Las Vegas has a redevelopment agency (RDA) project overlay zone which impacts properties between I-15 and the Strip. The southern boundary is Sahara Avenue as it overpasses the main traffic corridors running north-south, parallel to the strip. As the Strip is mostly developed or redeveloped, these other traffic corridors are becoming more popular, such as Paradise Road and Industrial Road, with speculation running rampant on where the "new strip" will continue to develop. The RDA project is not promoting a general improvement project to be carried out over a specific time frame as much as it is interested in controlling and directing new construction or renovations to existing facilities on a "case by case" basis. It is also considering changing traffic flow patterns.

Absorption of existing space is strong as occupancy levels remain high for all types of uses. Demand remains strong with limited space available. New projects are common as older existing improvements are being razed or remodeled to make way for new developments. Speculation is high, keeping rent levels increasing. Expense treatments are typically triple net or modified gross, with few to no concessions to new tenants on rent or tenant improvements.

Rent comps were acquired for a variety of uses since the subject is a mixed use facility. Gentlemen's clubs are typically owner-occupied and closely held, with few changing hands. Due to the sensitive nature of the business, specific information about rents, sales, and financial

data is hard to come by. It is often difficult to separate out the various components of real estate, business, and furniture, fixtures, and equipment (F, F, & E) from transactions which do occur. Often times, consideration is given for franchise fees, liquor licenses, exotic dance licenses, cigarette licenses, etc. This type of space typically has upgrades to both the interior and exterior finish and as rentable space for alternative uses can compare to lounge/tavern, nightclub, or even restaurant spaces. Rents were also gathered for in-line space, auto repair garages, and office-warehouse space.

SUBJECT MARKETABILITY

The subject property is very marketable. The existing improvements allow a wide variety of uses from high end lounge/nightclub to lower end light industrial uses. It has excellent visibility from a main traffic corridor with visibility from the Sahara Avenue overpass. It has a good location situated between the I-15 freeway and the famous Las Vegas "Strip", where speculation is running rampant and land values are booming. A potential buyer with access to a liquor license, among the other required licenses, could potentially continue the gentlemen's club use which has been in operation as such over 25 years with good success.

CONCLUSION

The Las Vegas economy and various real estate sectors are showing very healthy characteristics, such as rapid growth, increasing demand and speculation, increasing property values, along with favorable rent growth and relatively low overall capitalization rates and vacancy levels. It is attracting the attention of investors nationwide and is expected to continue to do so into the foreseeable future.

NEIGHBORHOOD ANALYSIS

INTRODUCTION/COMMENTS

The subject neighborhood is southeast of Las Vegas, relatively close to the McCarran Airport and west of the famous "Strip", both of which have a significant impact on local property values. It has easy access to the I-15 Freeway which connects with both I-215 and I-515. The subject property fronts the west side of Industrial Road (extension north of Dean Martin Boulevard out of Clark County), a main traffic arterial running north-south through the subject neighborhood and parallel to the Strip. The neighborhood is over 75% built-up and has a wide mix of uses along with many new projects underway. The physical (environmental), social, economic, and legal (governmental) forces which create and maintain value are generally favorable into the foreseeable future.

NEIGHBORHOOD BOUNDARIES

The subject neighborhood is basically described as the I-15 and Las Vegas "Strip" corridor, more specifically defined as follows:

<u>Direction</u>	<u>Boundary</u>
North	US 95
South	Tropicana Avenue
East	Maryland Parkway
West	Decatur Boulevard

DEVELOPMENT TRENDS

As noted, several projects are under development in the subject neighborhood. Most new development is along the major traffic arteries. A high rise mixed use project with condominiums and retail is planned just southeast of the subject. Most barriers to growth in the neighborhood are man-made (such as I-15 and the railroad tracks) as the topography and physical characteristics are generally favorable for development. A few drainage ways pass through the area and must be worked around. The life cycle is stabilized and redeveloping in most cases. Land uses are mixed in the neighborhood with office, commercial, gentlemen's clubs, and retail uses along main traffic corridors with light industrial development in less traveled areas. As noted, high-rise residential uses are beginning to move into the neighborhood. While much of the development is older, new projects are also underway as existing improvements are being razed or remodeled to make way.

REDEVELOPMENT PLAN (RDA)

As noted, The City of Las Vegas has developed, adopted, and amended a Redevelopment Plan (RDA Plan) which impacts the subject neighborhood and the subject property. The RDA Plan conforms to the Master Plan for the City of Las Vegas. It is based on the Preliminary Plan formulated and adopted on August 12, 2004. It is intended to be implemented to redevelop, rehabilitate, and revitalize the area included, but “does not present a specific plan or establish priorities for any particular area” of the neighborhood. Rather, it presents a “series of ideas and recommendations” which are intended to “reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses.” It should also provide a framework within which specific development plans may be presented, priorities for specific projects may be established, and proceed toward redevelopment.

In brief, the goals of the RDA Plan are to eliminate and prevent the spread of blight and deterioration, enhancing stagnant or improperly used properties. It will redevelop the area impacted in accordance with the Master Plan, RDA Plan, and local codes and ordinances, making sure utility capacity is sufficient to meet needs of redevelopment and new development. Consideration will be given to architectural, landscape, and urban design and land use. It is intended to minimize unplanned growth and retain existing businesses. It will encourage investment of the private sector in development and redevelopment projects by eliminating impediments to them, with maximum participation of local market participants.

The RDA Plan envisions permitting the participation of owners and occupants of existing properties in redevelopment of the area. It allows for acquisition of real property; management of property under the ownership and control of the Las Vegas City Redevelopment Agency (Agency); relocation assistance to displaced occupants; demolition of some improvements; redevelopment of land by private and public entities; rehabilitation of existing structures and improvements by owners, their successors, and/or the RDA. Utilities, roads, landscaping, and parking facilities along with other public improvements are to be provided. Land use controls and regulations are to be considered. Powers and authority to the Redevelopment Agency are not necessarily all spelled out and identified in the RDA Plan. However, it does state that the Agency “may acquire, but is not required to acquire, any real property” within the boundaries of the project by “purchase, lease, option, gift, grant, bequest, devise, or eminent domain as authorized by law.”

The Agency is authorized to permit existing nonconforming uses to remain in an existing building in good condition, which use does not conform to the provisions of the RDA Plan, provided it is generally compatible with existing and proposed developments and uses in the area. However, it may also authorize additions, alterations, repairs, or other improvements for uses which do not conform. All new development must conform to the RDA Plan. The Plan may limit the number of buildings and the number of dwelling units which can be constructed. It may limit the type, size, and height of buildings as per the City’s Master Plan and applicable statutes and ordinances. Land coverage ratios, setback requirements, design and sign criteria, traffic circulation and access, parking, and other development and design controls may be imposed in both private and public areas. It will require that all signage conforms to the City

requirements. It will not allow a use or structure which would be incompatible with surrounding areas or structures, strictly dependent upon the Agency's opinion. Essentially all uses and potential building permits will require RDA approval. The Agency may not discriminate based on race, color, sex, age, creed, religion, national origin or ancestry.

The portion of the RDA Plan which pertains to the subject property is called Northern Strip Planning District, as a part of the Downtown Centennial Plan (DCP). The DCP establishes fundamental planning, development, and land use concepts, with particular urban design standards to guide the redevelopment process. It is part of the City's 2020 Master Plan and has many years allowed for implementation. While the Plan may cause interim interference with business and traffic patterns, it is intended to ultimately change the general perception of the area while improving the tax base and enhancing future development. Jobs are expected to be created in many sectors. The number of daily visitors is expected to increase dramatically to help sustain a wide variety of new uses. New development opportunities are expected to be created for uses such as high-rise condominiums with premium valley-wide views to cultural centers. The anticipated synergy to be created is described as dynamic, rich, and urbane and will promote other redevelopment and desirable land uses in the downtown area. A 24-hour pedestrian oriented lifestyle is envisioned attracting tourists, residents, and businesses alike. High quality construction will be promoted in a variety of uses with parks, plazas, tree-lined streets and arcades, along with preservation of some of the historic casinos. Public facilities such as the Las Vegas City Hall, the Clark County Government Seat, regional courts, federal, and civic uses will remain.

The Northern Strip Planning District (NSPD) centers on the Stratosphere Tower Hotel and Casino, but includes the old Meadows Village neighborhood to the west. The boundaries are from the Union Pacific tracks on the west, Wyoming Avenue on the north, the east side of Las Vegas Boulevard to the east, and the middle of Sahara Avenue to the south. It is a transitional district which is ideal for future major hotel-casino projects along Sahara Avenue to extend the Strip northward into the downtown area.

The property contact for our appraisal, Patty Jones, indicated she had seen a plan where Industrial Road might be widened and the right of way increased to the point of decreasing the property line to close to the front door of the Crazy Horse Too Gentlemen's Club space. However, at a later date, she said she thought the plans had been revised to stay within the existing right of way and not require acquisition of any of the subject property.

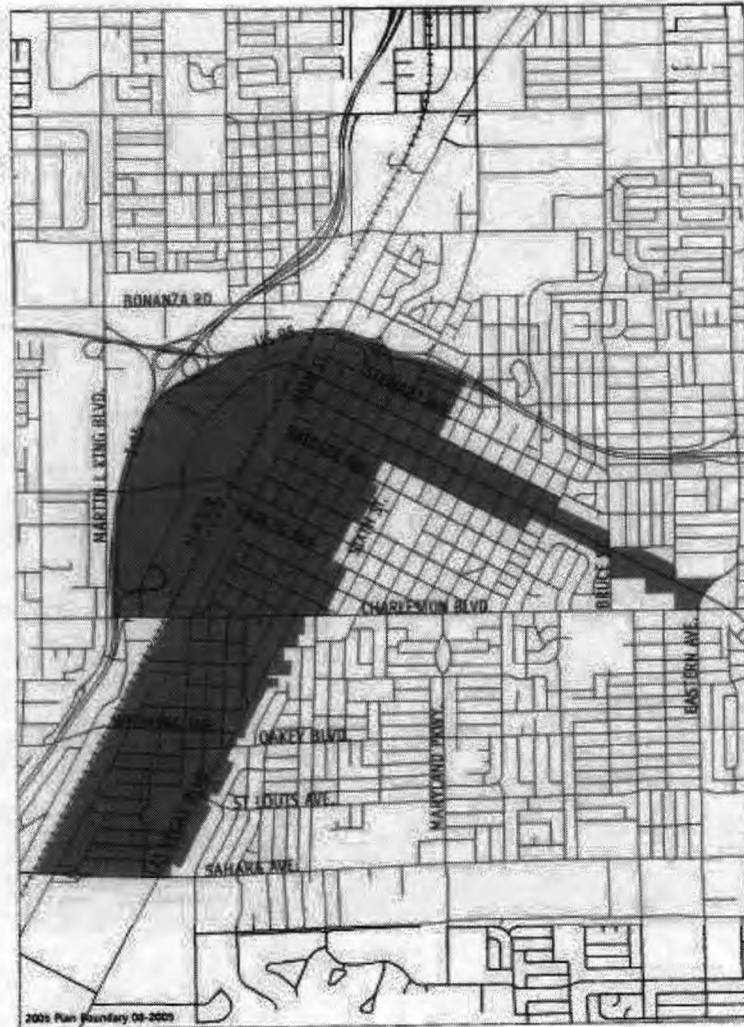
We contacted Yorgo Kagafas, Planner with the Las Vegas City Planning Department, to ascertain what immediate impact, if any, the RDA project might have on the subject property. He explained that the DCP overlay will not result in a negative impact to existing or proposed development. He said no plans exist to widen Industrial Road as a part of the RDA Plan. If the Public Works Department decides they want to widen the road, that would be their project, but he has not heard of any such plan. He also said he is unaware of any plans to change the traffic pattern to a one-way road on Industrial Road. Mr. Kagafas described the RDA Plan as a boon to developers by relaxing standards which developers would otherwise have had to adhere to. As an example, he said now there is no minimum lot coverage requirement and no height restrictions. Normal activities which might have required a variance are typically waived. He

said the RDA Plan is “100% an enhancement and incentive” for developers. Their goal is to encourage high density mixed-use developments in downtown area and the RDA Plan is a tool used to encourage developers. The NSPD is only one of nine districts in the overall plan and he is unaware of any road widening projects being advocated in that specific district wherein the subject is located. He said NDOT may have plans to widen I-15, but it would impact the subject.

Mr. Kagafas said that Clark County or the Regional Transportation Commission (RTC) might be looking at widening Sahara Avenue, which may impact the subject, but none that he is aware of. He noted that there are several towers either under construction or built in the immediate area on Sahara Avenue between Industrial and strip which are condominium towers with retail on ground floor, and the City is promoting that type of higher density use. The only problem might come from the decreasing supply of industrial zoned property within Las Vegas City limits, such as the subject site, and the City may want to try to preserve some industrial areas as such. Nonetheless, he said the approval rate for applications to obtain zone changes or plans to construct mixed use towers passed has been high with thirty passed and only six actually in the works. The RDA does not intend to label the land under the overlay as blighted, and is generally opposed to using eminent domain to obtain private property to make it available for new development. Rather, they are simply trying to promote higher densities and provide a tool for developers to gain approvals for such projects. The appetite for more approvals of mixed-use towers may begin to waiver, however, if they keep coming in at the rate they have. Mr. Kagafas said that the RTC might be more likely to use eminent domain for their projects than Las Vegas.

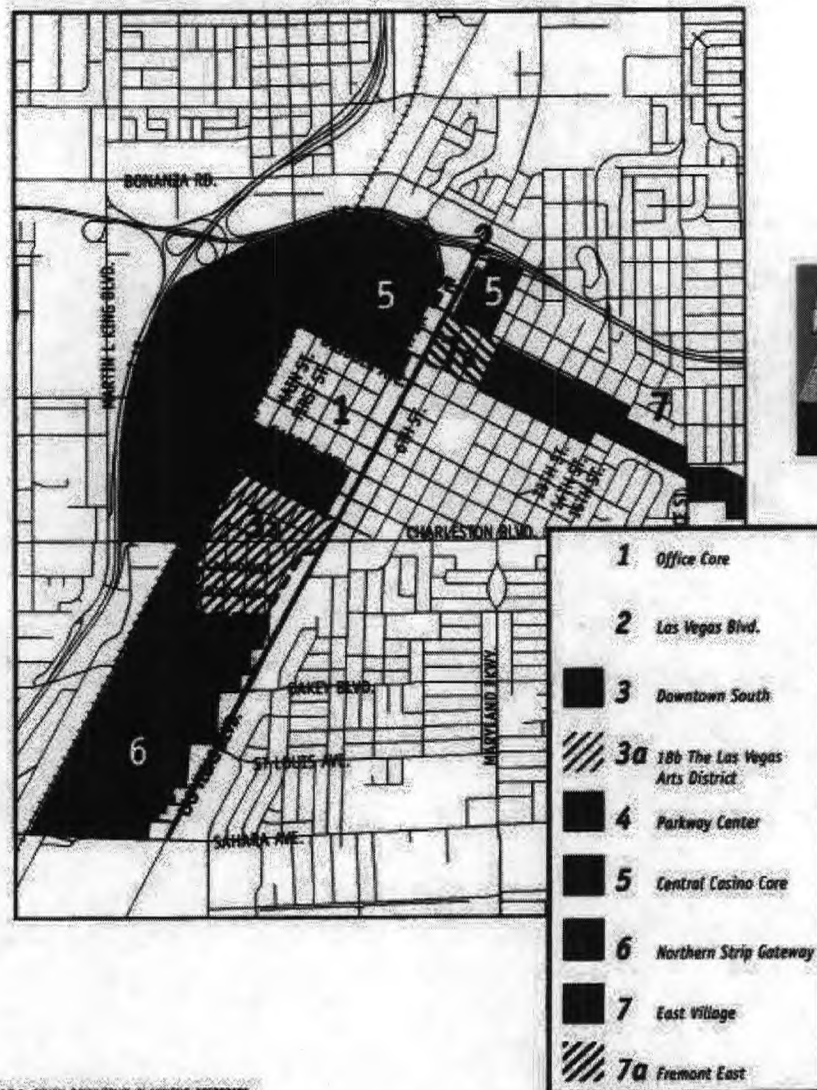
We contacted the Regional Transportation Commission (RTC), to see if they had any widening plans for Sahara Avenue in the area of the subject property. The RTC is an entity of its own, but is quasi-governmental and has some pull with local city and county agencies. It generally focuses on regional transportation issues, particularly bus routes, and also contributes to freeway planning with NDOT. Bruce Turner, with the RTC, said the RTC has no official plans as of the valuation date which would impact the subject property in any way, although several options are being considered. He said there are no plans to extend or widen Sahara Avenue in any way. The only change which might occur in that area is east of the existing access road which goes up to Sahara Avenue from Dean Martin Parkway south of Sahara, along with one potential deal farther east in a study considering “one-way couplets”, but these are east of the access just mentioned and wouldn’t impact the subject property.

We conclude that no RDA, RTC, or other government agency has any plans which would have a negative impact to the existing or future development of the subject property into the foreseeable future, based on these conversations and our review of public information.



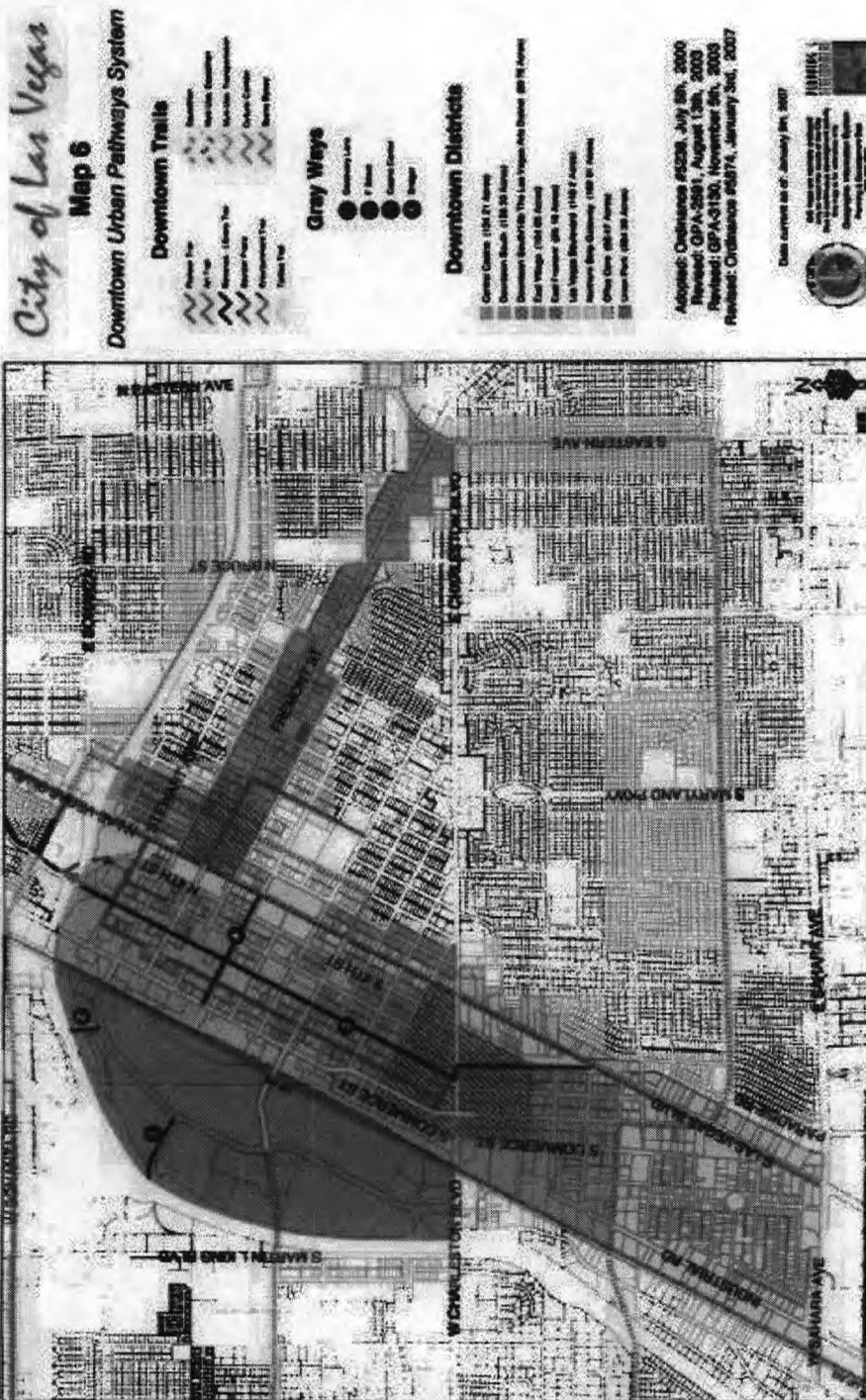
MAP 4: LAS VEGAS DOWNTOWN CENTENNIAL PLAN BOUNDARY

LAS VEGAS DOWNTOWN CENTENNIAL PLAN



MAP 5: SEVEN DOWNTOWN PLANNING DISTRICTS

LAS VEGAS DOWNTOWN CENTENNIAL PLAN





MAP 16: NORTHERN STRIP GATEWAY

LAS VEGAS DOWNTOWN CENTENNIAL PLAN

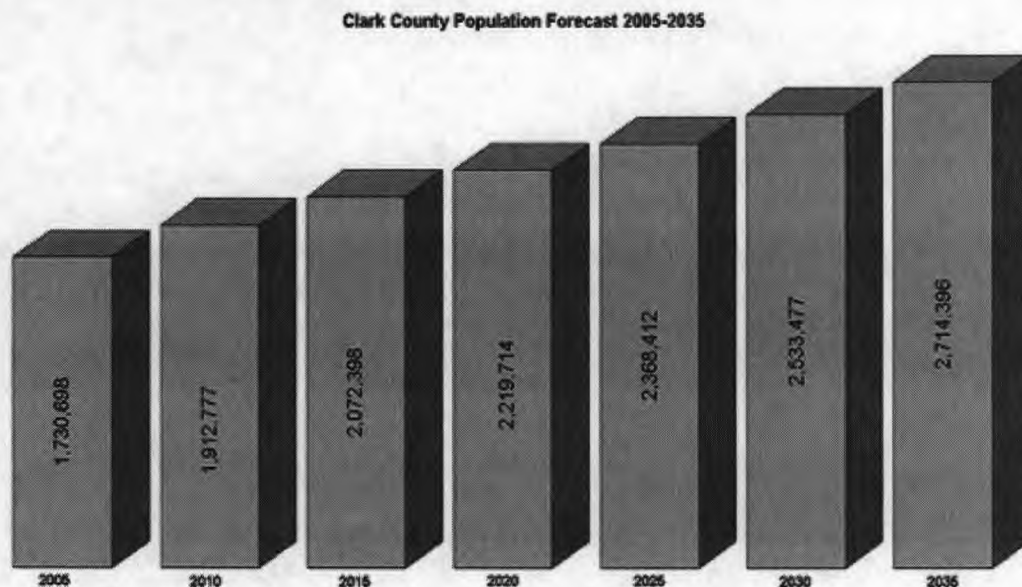
LINKAGE ATTRIBUTES

Transportation routes are in good quantity and quality. Access is via high volume traffic corridors running east-west such as Sahara Avenue, Tropicana Avenue, Spring Mountain Road, and Charleston Boulevard. Of course, I-15 provides north-south freeway travel supported by Las Vegas Boulevard, Industrial Road, Valley View Boulevard, Decatur Boulevard, Paradise Road, and Maryland Parkway. The subject property leases land under Sahara Avenue for additional parking.

The Tropicana Wash traverses the subject extended neighborhood flowing across the I-15 corridor south of the subject property. Duck Creek runs diagonally in the extended neighborhood south of the McCarran Airport to the I-15 corridor.

DEMOGRAPHICS

Clark County's population trends have been discussed in prior sections of this report. Anticipated future population growth is expected to be rapid. The median income for Las Vegas is well above the national average. There is an average of nearly 3 persons per household, which is higher than the national average. The unemployment rate is higher than the national average. Recent job growth is significantly higher than the national average. Future job growth is expected to easily outpace the nation by more than 300%. The median age is slightly older than the national average. The UNLV Center for Business and Economic Research had the following population forecast for Clark County through 2035.



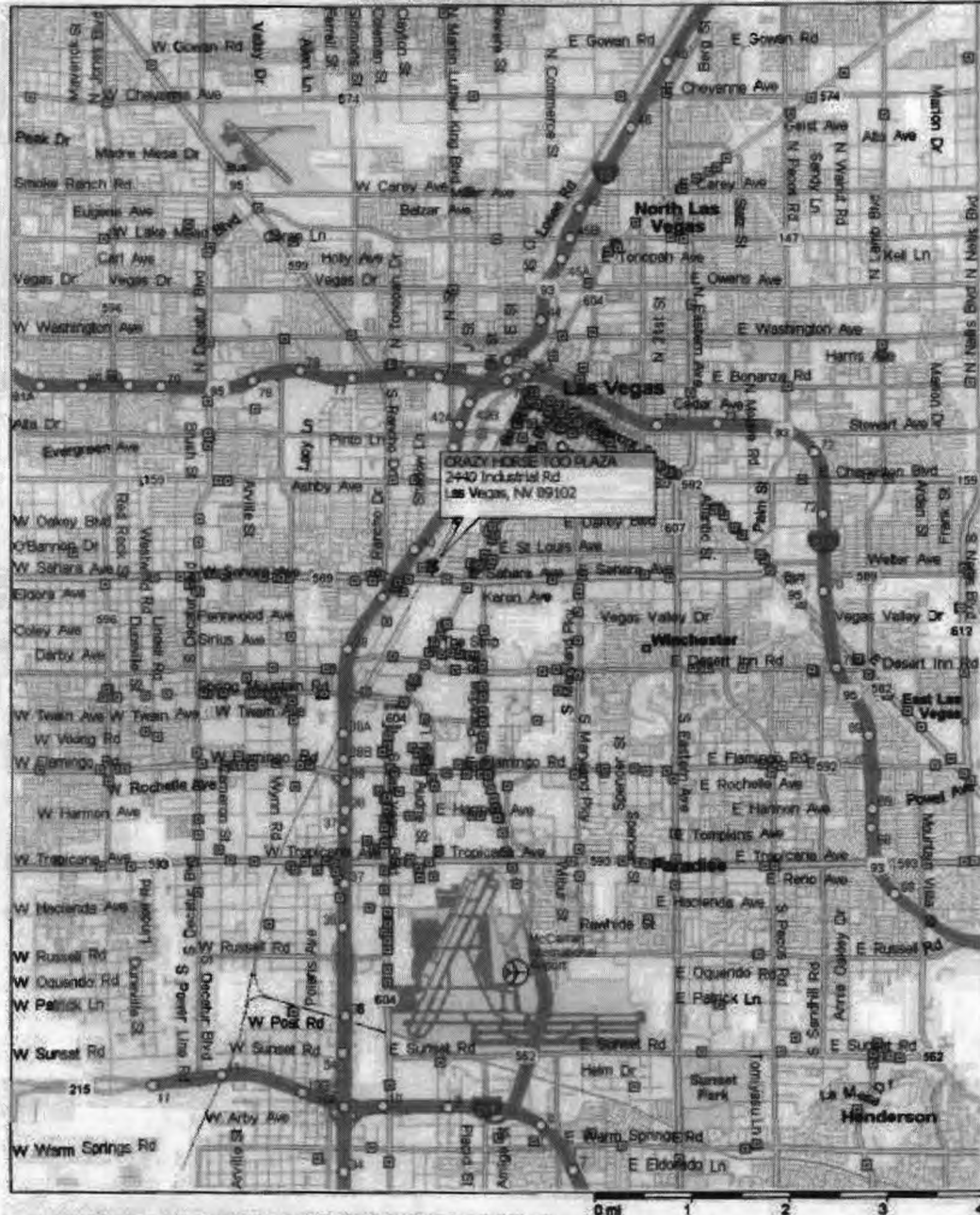
Source: UNLV Center for Business and Economic Research, January

Conclusion

Economic factors used to measure the local neighborhood economy are favorable and generally better than national averages. Employment and residential back-up are anticipated to continue in a stable growth trend. The neighborhood is healthy and likely to continue to be so into the foreseeable future. Speculation for future development of higher and more dense facilities is high due to proximity to the Strip and good access and visibility from I-15.

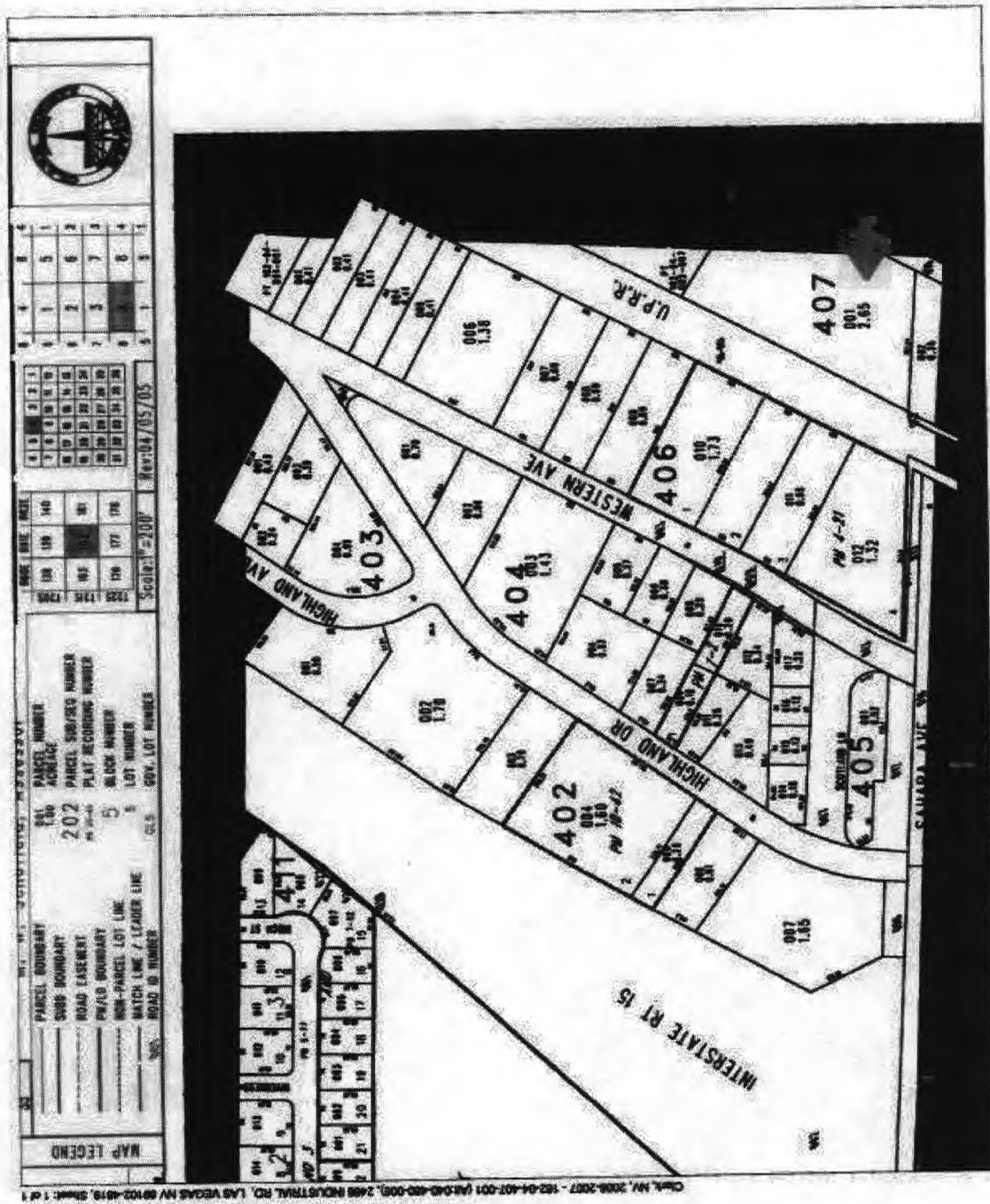
A map indicating the subject's location within the neighborhood is presented on the below.

NEIGHBORHOOD MAP



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CLARK COUNTY PLAT



DESCRIPTION OF THE SITE

The following description of the subject site is based upon an on-site visual observation of the property conducted on March 28th and 29th, 2007 and an ALTA survey prepared by Bock & Clark's National Surveyors Network, as well as pertinent information as provided by representatives of the Planning Department, City of Las Vegas, and Clark County records. A reduced copy of the county plat is on the preceding page and of the ALTA survey to follow.

Address	2440-2496 Industrial Road Las Vegas, NV 89102
Location	Interior site, just north of Sahara Avenue overpass
Assessor's Parcel Number	162-04-407-001
Land Area	115,588.13 square feet (2.653 acres) according to the ALTA survey
Shape	Irregular, but functional
Frontage	West side of Industrial Road..... 383.42 feet
Exposure	Good exposure and stopping power. Visible from below Sahara Avenue and from I-15.
Access	4 driveways off of Industrial Road
Topography	Mostly level with elevations ranging from 2,055' to 2,060' above sea level.
Soil Conditions	No geological engineering report has been furnished for our review, nor has such a study been commissioned for the purpose of this appraisal. Our physical inspection did not reveal any drainage or topographical problems that would adversely affect the marketability of the subject property. There was no visual evidence of any inadequate soil support or drainage conditions; as such, there appears to be no impediments to reasonable development of the site. For the purpose of this assignment, it is assumed the subject's topsoil and subsoil conditions are stable and adequate to support the existing improvements.

The Clark County website did have a soils map which identified the subject site as being in a "standard geological consideration area with mixed alluvial sand and gravel."

Utilities

All normal utilities are adequate and directly available to the site.

Earthquake/Environmental Hazards

We were provided a copy of the Phase 1 Site Assessment developed by Environmental Discovery Southwest (EDSW) dated January 11, 2007. This report did not specifically discuss soil conditions on the subject, but did consider the hydrogeology, drinking water, and potential seismic hazards. We are not experts in these fields of study and defer to the expert report.

On pages 36 and 37, the EDSW report summarizes its conclusions and recommendations. It states that the subject site does not lie in or near any designated 100 or 500 year floodplains. It concludes that the subject site was not developed prior to 1972. It identified environmental conditions on the subject property to include asbestos in most of the warehouse spaces of the rear building and in some of the tenant spaces in the front building. They estimated a cost to clean-up this problem should the property be razed at \$100,000. Although this is substantial, it may not need to be addressed for years in the future, so would have to be discounted as a present value cost. Also, as a percentage of the market value estimated in this appraisal, it is less than 1% of market value and is lost to rounding. For this reason, we do not consider the impact of this factor further in this appraisal.

In addition, the Phase 1 identified a "chronic release of cutting oils" in one of the front units which has stained some of the shop space floor. Similar problems may have occurred in the auto repair shop. However, although some of the oils may have penetrated the floor, the study concludes that this limited contamination of fill materials has probably not contaminated the groundwater. A "modest amount" of remediation may be required upon demolition of the existing improvements, but is unlikely to result in a significant impact to redevelopment of the site.

The study goes on to say that although a number of recognized environmental conditions are found in the neighborhood resulting in negative impacts to the groundwater, as long as the subject property has not contributed to the problem, it is unlikely to be considered a

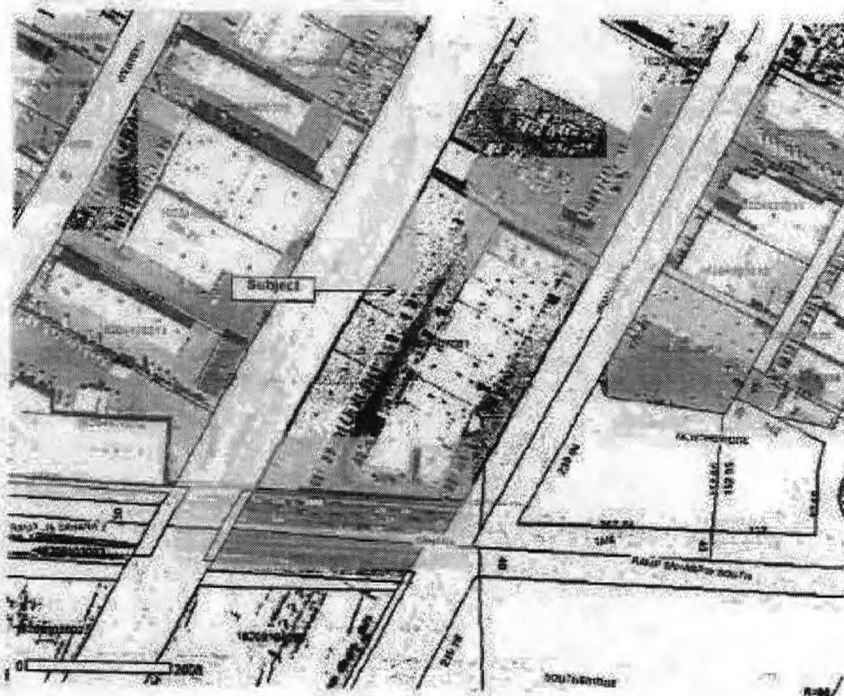
responsible party by the Nevada Division of Environmental Protection.

Easements, Covenants, Conditions & Restrictions

A preliminary title report dated November 29, 2006 and prepared by Chicago Title was provided with regard to easements which affect the subject as well. We assume the property is subject to normal utility easements and right-of-ways. In addition, several reservations of easements are noted in the title report and are also identified in an ALTA survey which identifies several easements on the subject site. The ALTA survey reports that some of these are encroached upon by the subject buildings to some degree. The impact of these easements or the encroachments of the subject buildings on these easements is beyond the scope of this assignment. For purposes of this appraisal, it is assumed that there are no easements or other restrictions which would have an adverse impact on the marketability or utility of the subject. Since the subject property is functioning without any apparent problems resulting from these easements or encroachments, this is not considered to be an extraordinary assumption or hypothetical condition.

CONCLUSION

The subject consists of an irregular shaped, but functional site. The property offers good transportation access and the availability of all normal and necessary utility services. Considering the subject's various physical attributes as previously discussed, the property is functionally adequate for its existing use as a mixed use property.



ZONING

Designation	M, (Industrial District) under the jurisdiction of the City of Las Vegas
Permitted Uses	This zone is intended to “provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses.” It is consistent with the Light Industry/Research category of the General Plan. We looked up the zoning ordinance for this designation and found the following uses are permitted: animal hospital; RV Park; child care center; church; college/university; ambulance services; government facility; hospital; library; art gallery; museum; mortuary; post office; clinic; financial institution; office; medical; billiard parlor; indoor amusement; public recreation center; private country club; escort bureau; golf driving range; gun club or range (outdoor); health club; night club; outcall entertainment; private club or fraternal organization; private sports arena or track; public park or playground; antique store; astrologer, psychic, or hypnotist art and science; business school; catering service; commercial or industrial cleaners; copy center; dry cleaners; garden supply/nursery; general personal service; general retail store; jewelry store; self-service laundry; rental store; restaurant; tattoo parlor; wedding chapel; bail bond service; building and landscaping yard, service, and sales; custom and craftwork; desktop publishing; employment agency; repair shop for electrical, clocks, jewelry; food processing; heavy machinery and equipment rental, sales and service; laboratory; mobile home sales lot; trade school; auto parts; car wash/auto detail, self-service; commercial parking; taxi/limo yard; towing service (no storage); truck rental; asphalt or concrete plant; environmentally hazardous materials; light assembly and fabrication; heavy or light manufacturing; salvage or reclamation of products (outdoor); welding repair; cold storage plant; construction yard; warehouse/distribution; wholesale showroom; airport or heliport landing field; bus charter service; mounted antenna; radio broadcasting; communication tower; railroad yard or shop; recording studio; transit passenger facility; and a trucking company, among others.

Conditional Uses

Some uses listed as conditional include: centers for treatment, testing, and counseling for drugs or alcohol abuse; sex offender counseling; sexually oriented business; teen dance center; massage establishment; pawn shop; secondhand dealer; service station; swap meet; auto broker; auto paint and body repair; auto repair; auto rental; boat and trailer dealership; motor vehicle sales; impound yard; valet parking; and mini-warehouse facilities.

On-site Parking

The parking requirements vary by use and are as follows per the existing use:

Sexually oriented business 1/200 square feet building
Night club 1/50 sf seating/waiting + 200 sf of remainder
Tavern/bar 1/50 sf seating/waiting + 1/200 sf remainder
General Retail 1/250 square feet
Office 1/300 square feet
Auto repair garage 5 + 1/200 square feet of space
Industrial/warehouse 1/1,000 square feet

Minimum Lot Size

Not applicable

Yard Setbacks

Front: 10 feet
Side: 10 feet
Rear: 10 feet

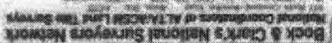
Conformance

We spoke with Mike Howe, Planner for Las Vegas City, who confirmed the zoning of the subject. He indicated that the existing use of the subject property is legally non-conforming since the current use was in place prior to current zoning regulations being adopted. He said the use was grandfathered in, but the property could lose that status given certain situations. If the existing use goes 180 days without continuing the use, it loses its legally nonconforming status. Also, if over 50% of the existing facility is destroyed, it could lose the legal nonconforming status. He cautioned that if that status were lost for some reason, it could not be regained due to proximity to another

sexually oriented business (Cheetah's is just 520' away at 2424 Western Avenue). In addition, it would also be too close to an existing church.

The subject improvements contain 60,500 square feet rentable and 60,954 gross square feet, of which 20,000 square feet represents the gentlemen's club. The remaining size of the front subject building, or 16,800 square feet has a mix of office/retail space and a 4,500 square foot auto repair shop. The rear building, containing 23,700 square feet, has a multi-tenant office/warehouse use.

Based on the parking requirements, the ALTA survey indicated that the subject must provide 253 parking spaces. The subject only provides a total of 105 on-site parking spaces, which is less than the number required. However, the subject is a legal and nonconforming use of the site. It also provides additional parking by leasing a 0.78-acre site under the Sahara Avenue overpass for additional parking.



DESCRIPTION OF IMPROVEMENTS

The subject property includes two parallel buildings which make up the Crazy Horse Too Plaza. Rentable space includes multiple units which currently offer a mix of uses and wide variety of exterior and interior finishes. The front building currently includes a gentlemen's club with highly upgraded exterior and interior finishes, plus an auto repair garage at the south end of the building and attached, in-line office/retail space to the north. The rear building is not visible from Industrial Road and is rented as in-line space to incubator office/warehouse users.

The following description of the subject improvements is based upon an on-site visual observation of the property, in conjunction with relevant information as furnished by the client and client's representatives. A reduced copy of the ALTA survey is on the preceding page.

GENERAL DESCRIPTION

Property Type	Mixed use retail, office, warehouse, lounge
Year Built	1972
Number of Buildings	2
Number of Stories	1
Gross Building Area	60,954 square feet (per county records, Phase 1, and personal measurements).
Rentable Area	60,500 square feet (per rent roll and personal measurements). The front building contains about 36,800 rentable square feet and the rear building has about 23,700 square feet.
Number of Units	17 units ranging in size from 2,000 square feet on the rent roll (1,872 sf by measurement) to 20,000 square feet (lounge). The warehouse spaces in the rear building typically have dimensions of 48' x 39' or 1,872 square feet, but are rented as 2,000 square foot units.
Parking	105 spaces on site, asphalt surfaced, striped, with jersey barriers. In addition, the operators of the subject property lease adjacent land under the Sahara Avenue overpass providing additional parking.

CONSTRUCTION DATA

Foundation	Reinforced concrete slab and footings.
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Exterior Walls

Decorative masonry block construction, with faux marble decorative ornamentation on the frontage facing exterior wall of the gentlemen's club. Storefront glass system in the front, and concrete block in the rear.

Roof

Plywood sheathing over wood and metal roof joists with a flat, built-up composition surface and supported by wood beams. The gentlemen's club space in the front building has a built up façade to enhance the design and street appeal. The roof of both buildings is reported to be in good condition, although some water damage to interior ceilings was noted during inspection.

HVAC/Utilities

The front building has HVAC units (roof-mounted) providing air conditioning and heating in finished spaces. Office areas in the rear building have electric, wall-mounted heating and air conditioning units. Warehouse spaces generally have evaporative cooling from roof mounted units.

Windows and Doors

Storefront and office or retail window and door systems have single-pane, metal/aluminum casements. The two main entrance doors to the gentlemen's club are decorative metal. Warehouse space and the auto garage also have overhead doors of various sizes, generally from 10' x 9' to 12' x 12'. The gentlemen's club space has a covered front and rear entrance.

Interior Finishes

Interior finish varies widely according to tenant's needs and location in the facility. The front building has painted, taped, and textured finished drywall on interior walls and some ceiling areas, although some ceilings have dropped acoustic tile systems spray painted black. The VIP room in the gentlemen's club has mirrored ceiling tiles. Some retail spaces in the front building have decorative showroom walls and ceilings up front with unfinished warehouse or shop space in the rear. Flooring ranges from commercial grade and specialized carpeting to vinyl tiles and upgraded marble/tile in the gentlemen's club three restrooms and executive offices over reinforced concrete slabs.

The rear subject building typically has vinyl tile flooring in office space with unfinished concrete in the shop or warehouse space. Interior walls are sheetrock in various stages of finish or painted interior block walls. Each unit has a small office, warehouse space, and a half restroom

(sink and toilet) with minimal finish. As noted, the ceilings in the rear building, and in some of the front units, have a "popcorn" asbestos coating which presents a problem if it becomes "friable" or the buildings are razed. Some areas of concern were noted where the ceiling was peeling from water damage. The Phase I performed on the property indicated an estimated cost of \$100,000 to deal with the asbestos issues prior to any demolition of the buildings. This cost is not included in the market value reported in this appraisal of the real estate since the buildings still contribute to market value and are not anticipated to be razed in the foreseeable future.

Deferred maintenance items are not significant as long as the buildings contribute to market value estimated to be under \$500 by the property contact. Inspection of the subject facility was hampered by the fact that our client is not the owner of the subject property. Rather, he is currently operating the gentlemen's club (Crazy Horse Too) as a tenant with a lease/option to purchase agreement. As such, it is difficult for him to gain access to other units in the subject facility leased by the other tenants. We were able to see the interior of the gentlemen's club, two retail units in the front building, and three of the rear office/warehouse spaces. We were unable to inspect the auto repair space.

Lighting is typically fluorescent, with some incandescent fixtures as well. The gentlemen's club has highly upgraded lighting systems and a state of the art sound system complete with a DJ control office, along with two main stages and three bars. Furniture, fixtures, and equipment are described in detail and valued in a separate appraisal.

Fire Protection

The subject buildings have a wet fire sprinkler system.

SITE IMPROVEMENTS

Site improvements include asphalt surfaced and striped parking with jersey barriers, along with concrete walkways and driveway aprons. The subject has a double-sided, lighted billboard at the south end of the property with visibility from Sahara Avenue, which brings additional income to the owner of the subject.

DEFERRED MAINTENANCE

LVC has assumed that the subject is structurally sound with no current structural or *deferred maintenance*. No obvious signs of deferred maintenance were noted during the physical inspection.

AMERICANS WITH DISABILITIES ACT

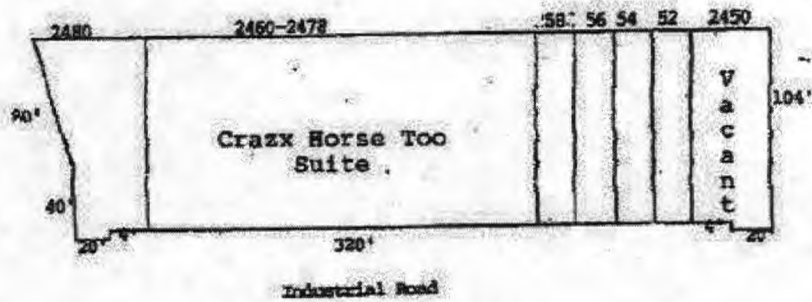
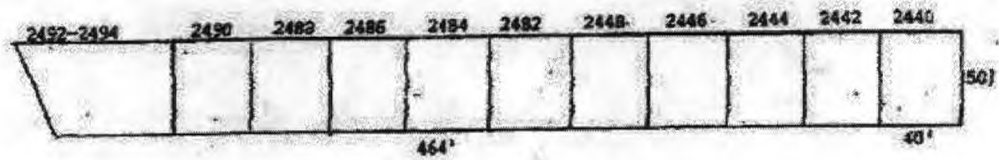
The Americans with Disabilities Act (ADA) became effective in 1992. We did not make a specific compliance survey and analysis of this property to determine whether or not the building is in conformity with the various detailed requirements of the ADA, although no violations are apparent. It is possible that a compliance survey of the property, together with a detailed analysis of the ADA, could reveal that the property does not comply with one or more of the requirements of the act. If so, this fact could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property. The extent of investigation and methodology conforms to our interpretation of USPAP requirements.

FUNCTIONAL UTILITY AND OVERALL APPEAL

The subject is physically attractive in some areas, particularly at the front of the gentlemen's club, with less attractive areas at the auto repair shop and rear office/warehouse space. It has adequate overall functional utility. The subject property is considered complementary to surrounding land uses, and is competitive with a variety of uses in the market with its mixed use development.

CONCLUSION

Overall, the subject has great flexibility in use. It has good visibility and access. Its mixed use development and legal nonconforming status make it an attractive and marketable property which competes well with other properties in the market. The quality of the construction is good to average with a wide variety of finishes and space to offer. The location of the subject between the famous Las Vegas "Strip" and the I-15 freeway make it subject to intense speculation for future uses which would conform to the Las Vegas Master Plan and the Redevelopment Project.



REAL ESTATE TAXES AND ASSESSMENTS

PROPERTY TAXES AND ASSESSMENT DATA

The Clark County website has a good description of the methodology and basis for determining property taxes as follows.

“The Assessor values all property subject to taxation. The Assessor is required by Nevada law to discover, list and value all property within the county. The property is assessed at 35% of its current appraised value. In addition to the over 660,000 parcels of real property (land, homes, commercial buildings), the Assessor must value personal property of approximately 42,200 businesses from lavish multi-million dollar casinos to one person operations, over 30,600 manufactured homes, aircraft, and any other personal property which is taxable. The Assessor collects personal property tax only as the ex-officio treasurer of the county.

What Is Taxable Value?

Taxable value is the value of property as determined by the Assessor using methods prescribed by Nevada Revised Statutes and the Department of Taxation regulations. Generally speaking, taxable value of real property is the appraised value of the land and the current replacement cost of improvements less statutory depreciation.

How Does The Assessor Determine Taxable Value?

The appropriate method under current law is that of replacement cost. Using this method, the Assessor must calculate the amount and cost of materials and labor it would take to replace the subject property. A depreciation factor of 1½ % per year is applied to the effective age of the property, up to a maximum of 50 years. Land values are derived from market sales or other recognized appraisal methods and are added to improvement values. Property values are updated every year.

How Are Taxes Calculated?

In Clark County there are currently 88 tax districts. The tax rates for these districts are based on the amount of monies budgeted to them for the necessary maintenance and improvements of their facilities and services. The tax monies collected for the districts pay for schools, roads, police and fire protection, along with the other services that a taxpayer demands and desires from his local government. These tax rates vary depending on the type of services provided to an area. Comparison of cities of comparable size in the west will reveal that the City of Las Vegas and Clark County enjoy one of the lowest property tax burdens.

In 2005, the Nevada State Legislature passed a law to provide property tax relief to all citizens. To calculate the tax on a new home that does not qualify for the tax abatement, let's assume you have a house with a taxable value of \$200,000 located in the City of Las Vegas. The tax rate for

2005-06 in the City is \$3.2812 per hundred dollars of assessed value. To determine the assessed value, multiply the taxable value of the home (\$200,000) by the assessment ratio (35%):
 $\$200,000 \times .35 = \$70,000$ assessed value.

To calculate the tax, multiply the assessed value by the tax rate (\$3.2812 per hundred dollars of assessed value): $\$70,000$ (Assessed Value) $\times$.032812 (Tax Rate) = \$2,297 taxes for the 2005-06 fiscal year.”

Current Assessment and Tax Information

Gross Assessed Value				Total Taxes			
Assessor's Parcel #	Land	Improvements	Total	Ad Valorem Tax Rate	Ad Valorem Tax (a)	Special Assessments (b)	Total Tax
162-04-407-001	\$767,636	\$468,163	\$1,235,799	\$0.0269	\$33,251	\$0	\$33,251
Total	\$767,636	\$468,163	\$1,235,799	\$0.0269	\$33,251	\$0	\$33,251

(a) Applies to real estate only. Taxes on personal property, improvement fixtures, etc., if any, are excluded from the analysis.

(b) Special assessments include bond payments and/or other taxes that do not vary according to assessed value.

Source: Clark County Tax Collector

Due to the mixed use and special nature of the subject property, it was not possible to find direct tax comparables as a check to see if the current property taxes are reasonable. However, the underlying market value used to estimate the property taxes is significantly below the estimated market value of this appraisal. Therefore, the property taxes are likely lower than they should be and likely have upside potential.

REASSESSMENT ISSUES

We called the Clark County Assessor's office to understand the potential of property taxes increasing over time. They explained the market value of the underlying land is estimated annually, but that the improvements are strictly based on the reconstructed cost new, depreciated. The indicated gross assessed value is 35% of the taxable value of land and improvements. This means that the taxable value of the land and improvements for purposes of property taxes is based on an underlying value of \$3,530,855. The land value estimate for 2007-8 will be \$3,070,543 or \$26.60/sf. This is well below the estimated market value of the subject land in this appraisal.

Since the base value estimate used by the County Assessor from which to derive property taxes is significantly lower than the concluded market value of this appraisal, a tax assessment appeal is not deemed to be warranted.

TAX AND ASSESSMENT CONCLUSION

Property taxes are based on a system which only estimates the market value of the land and then adds in the depreciated cost, new of the improvements, rather than a market based value of the

improvements. Nonetheless, the base value used is well below the market value estimated for the improved subject property in this report. Risk of having property taxes increase significantly is small as long as the existing improvements are not razed or replaced with new structures. Property taxes are kept close to actual costs as an expense for purposes of this appraisal.

HIGHEST AND BEST USE

Highest and Best Use is defined as follows:

*The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.*¹

Consideration has been given to the four criteria used to determine *Highest and Best Use*. These criteria are as follows and the use must be:

- Physically possible
- Legally permissible
- Financially feasible, and
- Maximally productive (returns the highest net land value)

The highest and best use analysis results in the most probable and reasonable highest present value of the property as of the effective date of appraisal. When the land is substantially developed with improvements meeting the above criteria, it is unlikely that redevelopment would occur in the foreseeable future or during the remaining economic life of the improvements. This analysis is performed under a use premise of a multi-tenant retail center.

HIGHEST AND BEST USE AS-IF VACANT

Physically Possible

The subject is approximately a 2.65-acre site. The site is well located and is served by necessary utilities. There are no known adverse soil conditions, although the Phase 1 indicated the potential for limited contamination in some of the tenant spaces. The shape of the parcel does not result in any specific development limitation. The topography is mostly level and poses no specific development limitation. Numerous easements on the site have been worked around and appear to not inhibit use of the site. The site has good access, visibility, and stopping power. Thus, from a physical standpoint, the site is considered adequate for many types of development or a mixed use development.

Legally Permissible

The subject site is zoned M, Industrial, which allows for a variety of uses as detailed in the Zoning Section of this report. Zoning of the subject is under the jurisdiction of the Las Vegas City Planning and Zoning department.

The existing use of the subject is legal nonconforming and, if lost, might not be reclaimed. The nonconforming use is the gentlemen's club currently occupying the primary space of the front building and centerpiece for the plaza. The space has been owner-occupied for over two

¹ *The Dictionary Of Real Estate Appraisal*, Fourth Edition, Appraisal Institute, 2002, Page 135.

decades, but the owner recently had personal legal problems and has turned over the space and operation to another with a lease of the gentlemen's club and an option to purchase the entire property. The current operator was able to obtain a temporary liquor license and maintain the existing nonconforming use. However, if he were to vacate the premises and not exercise the option to purchase the subject property, it may be difficult to find a buyer who could come in and keep the same operation going in time to not lose the legal nonconforming status, which would be lost if the gentlemen's club were to go vacant 180 days. This is much shorter than the anticipated exposure time or marketing time to find a new owner.

Mr. Jim DiFiore is the Business Services Director for Las Vegas City and deals with business licensing. He explained that within city limits liquor licenses are person-specific, but can be sold if the City approves the sale. He said, however, that the liquor license previously used by the subject owner, RICRIZ, LLC, was revoked, so was not available for purchase by another user. As noted, Mr. Howe, Planner with Las Vegas City, indicated that if the existing tenant and user of the gentlemen's club were to vacate the subject property, a new buyer or user would need to obtain a liquor license to continue the same legal nonconforming use. From a licensing standpoint, the exotic dancing license is location specific, but defers to zoning which is where that use might become illegal if the grandfathered status is lost and not be able to be regained after 180 days due to distance problems of another sexually oriented business in the area and a church. The church was determined to not be a problem for the current operator, because his application was in place prior to the church being in operation.

We spoke with Mike Howe about potential impact of the RDA plan on the subject property in the foreseeable future. He explained that the Las Vegas Redevelopment Agency (RDA) has a planned project which will ultimately affect future uses of the subject property and many other properties in the surrounding area now included in an overlay zone for that purpose. However, it is being applied on a case by case basis, and does not necessarily impact existing uses until a need arises for improvement of public systems and/or infrastructure, or unless the property owner wants to change the existing use. Then, the RDA plan must be taken into account.

Financially Feasible

Financial feasibility is shaped by the economic and competitive forces prevailing in the local market. One indication of financial feasibility is whether there is an active market for land and/or the presence of new construction in the local area. Based on the market analysis and trends, there would appear to be sufficient existing demand for additional retail development in this submarket.

Maximally Productive

After considering the subject's location and various characteristics, allowable land uses, and current economic climate, the maximally productive use of the subject site as if vacant is concluded to be a mixed use development. This could be a combination of several different uses including commercial, industrial, and even residential. The legal nonconforming status allowing a sexually oriented business would likely be lost if the existing buildings were razed.

Conclusion - Highest And Best Use Of The Site As If Vacant

The concluded highest and best use of the subject as if vacant is for mixed use development (see RDA Plan discussion in the Description of the Neighborhood Section).

HIGHEST AND BEST USE OF THE SITE AS IMPROVED

In the foregoing analysis it was determined that a mixed use development was the highest and best use as vacant as it was legally permissible, physically possible, and maximally productive. The current development has unique characteristics which may be lost for a variety of reasons. If the sexually oriented business were to be closed for a period of 180 days, the legal nonconforming status would likely be lost and unable to be regained. However, the gentlemen's club space is highly upgraded both on the exterior and interior, and could still be used as a lounge or nightclub. The existing retail and light industrial uses have maintained a high occupancy and return a profit which results in a market value over and above the market value of the land as if vacant. Therefore, the existing improvements contributed to market value and result in maximum productivity and financial feasibility. As speculation increases rapidly for higher and denser uses in the area, however, the land value may soon overrun the market value contribution of the existing improvements, less the cost of demolition, and the highest and best use will become as if vacant. The amount of time required to pass before this becomes a reality depends on too many variables to be quantified as of the valuation date of this report and is beyond the scope of this assignment.

The Las Vegas Review-Journal, dated Sunday, March 11, 2007, had an article entitled "Growing North", which described a new building wave between Sahara Avenue and the Echelon Place site. The article describes the speculation on current and new redevelopment opportunities centered along the Strip corridor and north of Convention Center Drive. The article mentions Boyd Gaming Corporation's \$4.4 billion project to develop the Echelon Place project this Spring 2007 at the former site of the Stardust which will include five hotels containing 5,000 rooms, a 140,000 square foot casino, 750,000 square feet of meeting space, and 30 dining, nightlife, and entertainment venues. This project is to occupy about 75% of the 87-acre site (see a copy of the article in Addendum). In addition, the Sahara is apparently being purchased at a price somewhere between \$300 and \$400 million. The facility is to be refurbished, adding restaurants and night clubs. The Strip is still generating a great deal of speculation and new development or redevelopment, so properties which benefit from proximity to the strip benefit as well. The "push" for new activity is described as being "to the north". Parcels along the Strip are increasing rapidly in land value, getting upwards of \$17 to \$23 million/acre according to the article.

As an example of speculation in the immediate subject neighborhood, the following aerial photograph is submitted showing one of several options which our client has for future development of the subject property. The two towers are superimposed onto the subject site showing the client's potential plan to build a high-rise mixed use development. He envisions Industrial Road, along with Paradise Road, becoming the new expansion areas of the famous "Strip" since it is mostly built up. Many of the existing large hotel/casino properties along the

Strip already back onto Industrial Road. It is being renamed Dean Martin Parkway south of Sahara Avenue in Clark County, and the name may be carried north into Las Vegas City limits. With the subject and surrounding properties having good access and visibility from Sahara Avenue, plus with a location between the I-15 Freeway and the Strip, it is easy to see how speculation for higher and denser uses are occurring, with some developers starting to purchase and develop properties. Our discussions with Las Vegas City Planners about zoning and the RDA Plan lead us to believe the subject is not negatively impacted by current zoning or the anticipated influence of the RDA Plan. Rather, the attitude appears to be flexible and positive toward allowing higher density uses and no current plans would change the existing right of way corridor or traffic flow on Industrial Road or the Sahara Avenue overpass (see RDA Plan discussion in the Description of the Neighborhood Section).



Based on the substantial contributory value of the improvements over and above the land value, less demolition, the highest and best use of the subject property as improved is considered to be as improved. In the case of this property, we are satisfied that there is no better and more profitable use than the existing use and the current use is legal and permissible as of the valuation date for this appraisal, although speculation is increasing for higher and denser uses. It is beyond the scope of this assignment to consider what higher and denser uses might be feasible as of the valuation date as compared to the existing use.

THE APPRAISAL PROCESS

The appraisal process is an orderly analytical procedure wherein data is acquired, classified, analyzed and then processed into a value indication by various appraisal techniques. The three approaches applied are the Cost, the Sales Comparison, and the Income Capitalization. These represent the three alternatives available to an investor.

The Cost Approach is the sum of the estimated land value and the cost new of the improvements less accrued depreciation. The Cost Approach is based on the premise that an informed purchaser would pay no more for an existing property than it would to cost to replace/reproduce a substitute property with equal utility and without undue delay.

The Sales Comparison Approach is the process of comparing and analyzing prices paid for properties having a satisfactory degree of similarity to the subject. This approach is based on the principle of substitution, which implies that a prudent purchaser will pay no more to buy a property than they would to buy a comparable substitute property in a similar location and without undue delay.

The Income Capitalization Approach is based on the premise that a prudent investor would pay no more for a property than they would for another investment with similar risk and return characteristics. Since the value of an investment can be considered equal to the present worth of anticipated future benefits in the form of dollar income or amenities, this approach estimates the present value of the net cash flow stream that the property is capable of producing. This income is capitalized at a rate that should reflect an appropriate amount of risk to the investor and the amount of income necessary to support debt service.

Each approach has its strengths and weaknesses, depending on the type of property being appraised and the quality of data available. In most instances, one or more of these approaches will produce a more reliable value indication than the other approach, or approaches. Therefore, the final step in the appraisal process is the Reconciliation of all the value indications into the formulation of a final opinion of value. This step usually begins with a discussion of the merits of each approach and an analysis of the reliability of the data used in each. It concludes with a statement of the final opinion of value.

As for the valuation of the subject, all three approaches to value were considered, but only the sales comparison and income approaches to value were developed. Due to the age of the improvements, the quantification of depreciation becomes subjective and less reliable in the cost approach. However, an underlying land value was estimated as a test of highest and best use.. These approaches are described in more detail in their respective sections.

LAND VALUE – SALES COMPARISON APPROACH

The Sales Comparison Approach has been utilized to indicate the value of the subject underlying land "as if vacant" as a test of the highest and best use. The market was researched for transfers of properties purchased for similar use potential development. Comparable land sales are summarized in the following table. A location map follows.

Summary of Land Sales

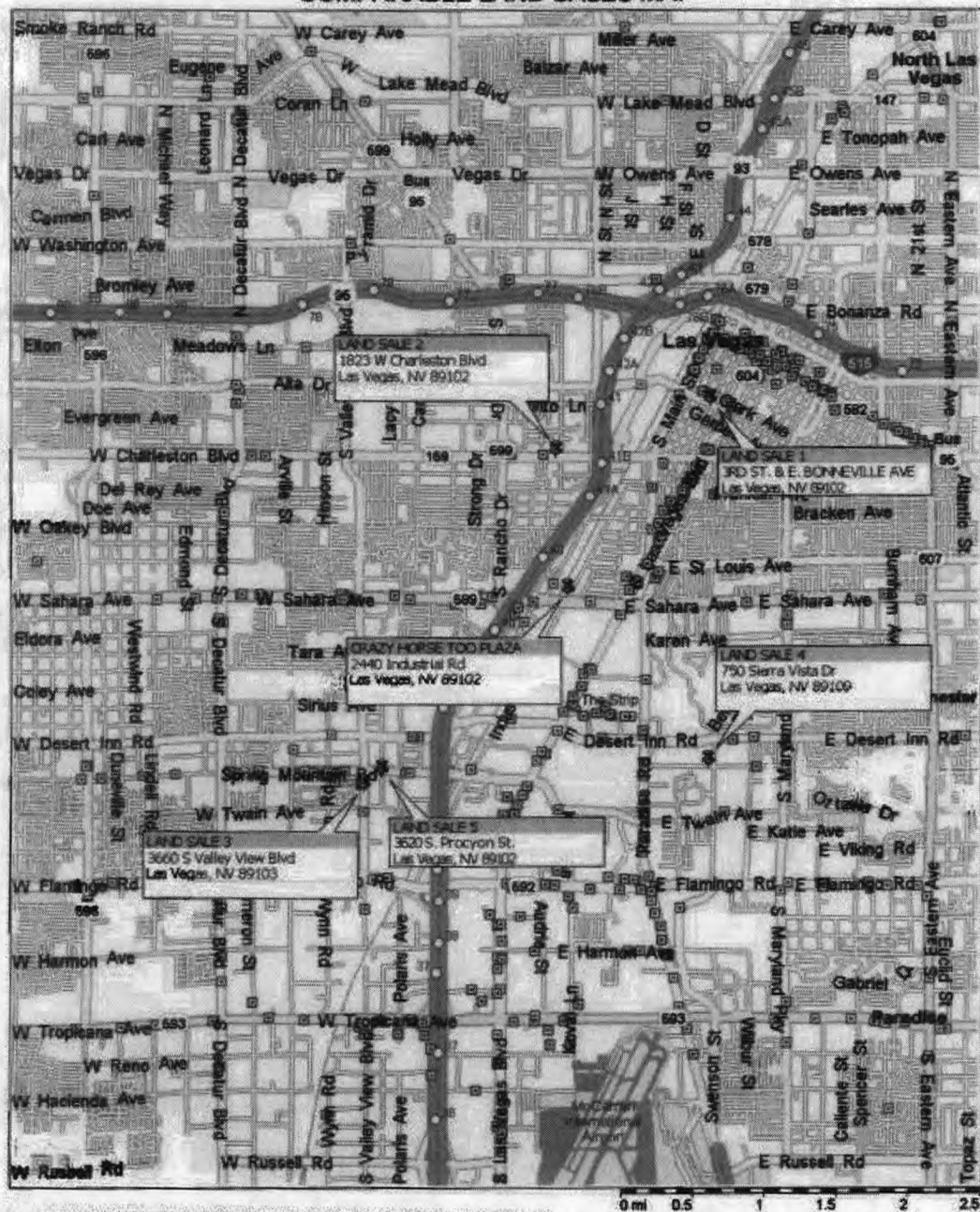
	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Street Location	2440 Industrial	Bonneville Ave & 3rd St.	1823 W. Charleston	3660 S. Valley View	750 Sierra Vista	3620 S. Procyon
City	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas
Grantor		Office District	Wong Trust	Long Family		K&S Bldg.
Grantee		Citymark Juhl	Ellis Avenue	VV Merchant		Block 39, LLC
Assessor's Parcel #	16204407001	13934301006	16204111018	16217201014		16217202005,007
Date of Sale	Current	06/06	04/06	02/06	01/06	12/05
Recording Information		6061903284	60411004563	6022803390		5122302453,-4
Conditions of Sale	A.L.	A.L.	Demolition	Assemblage	Premium	Demolition
Marketing Time		NA	NA	NA	NA	NA
Sale Price	N/A	\$5,196,200	\$2,050,000	\$3,000,000	\$10,150,000	\$9,750,000
Gross Site SF	115,588	104,108	85,813	50,094	92,782	149,410
\$/Gross Site SF		\$49.91	\$23.89	\$59.89	\$109.40	\$65.26
Usable Site SF	115,588	104,108	85,813	50,094	92,782	149,410
\$/Usable SF	N/A	\$49.91	\$23.89	\$59.89	\$109.40	\$65.26
Zoning	M	C-2	RE (MHP)	M-1	R-5*	M-1
Proposed Use	Mixed Use	Commercial	Commercial	Parking	Mixed Use	Mixed Use

Source: LandAmerica Valuation Corporation

* Subject to a multi-use overlay zone which allows for significantly higher density use.

*

COMPARABLE LAND SALES MAP



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DISCUSSION AND ANALYSIS OF COMPARABLE LAND SALES

The subject immediate and extended neighborhood was researched for land sales with similar potential use as the subject site as if vacant. The following sales were selected because they were the most recent and comparable in location, potential use, and size.

All the land sales are adjusted upward to reflect current market conditions as of the valuation date. No shape, topography, off-site costs were recognized in the local market. View adjustments are considered for both views of the valley or Strip as well as exposure. The subject has positive traits in both of these categories, being in close proximity to the Strip and have good exposure and visibility from Sahara Avenue. Although the sales are all generally similar in potential use, the subject has good highest and best use options and has more flexibility in use than some of the sales. Additional information pertinent to the analysis of the comparable land sales is presented as follows.

Land Sale One is a site with three corners near the older downtown area of Las Vegas. It sold for just under \$50/sf in June 2006 and contains 2.39 acres. It is already under construction with an 8-story high-rise facility. It has C-2 commercial zoning and a level site. The shape is somewhat irregular, but it is functional with excellent stopping power and access. It lacks visibility from Sahara Avenue, which is a boon to the subject site. A downward adjustment for frontage is made to account for the three corners. This is more than offset by upward adjustments for view and location to compare with the subject. The overall adjustment to this land sale is significantly upward.

Land Sale Two required some demolition and was adjusted upward under the condition of sale line item for this (as a buyer expenditure). It is adjusted upward for frontage, view/exposure/visibility, location, zoning, and highest and best use. It reflects the lower end of commercial land value in the neighborhood and requires significant overall upward adjustments to compare with the subject site.

Land Sale Three is a smaller site and required a downward size adjustment to compare with the subject. It is adjusted upward for view/exposure/visibility, location, and highest and best use. The overall adjustment to the sale is upward to compare with the subject.

Land Sale Four is adjusted downward to account for the premium paid for assemblage. It is further adjusted downward for location and zoning. The overall adjustment is downward to compare with the subject site.

Land Sale Five is adjusted upward under the condition of sale line item to account buyer expenditures to demolish existing improvements after the purchase. It is further adjusted upward for location. The overall adjustment is upward to compare with the subject.

The adjustments are summarized in the following grid.

Land Sales Analysis Summary of Adjustments					
	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Unadjusted Price/SF	\$49.91	\$23.89	\$59.89	\$109.40	\$65.26
Property Rights	=	=	=	=	=
Financing Terms	=	=	=	=	=
Conditions of Sale	=	+	=	-	+
Market Conditions	+	+	+	+	+
Subtotal	+	+	+	-	+
Other Adjustments:					
Physical Characteristics:					
- Size	=	=	-	=	=
- Shape	=	=	=	=	=
- Frontage	-	+	=	=	=
- Topography	=	=	=	=	=
- View/Exposure/Visibility	+	+	+	=	=
Subtotal Physical	+	+	+	=	=
Location	+	+	+	-	+
Availability of Utilities	=	=	=	=	=
Zoning	=	+	=	-	=
Highest and Best Use	=	+	+	-	=
Off-Site Costs	=	=	=	=	=
Final Adjustment	+	+	+	-	+
Value Conclusion \$/SF	+	+	+	-	+

¹ The adjustment grid summarizes the direction of adjustments judged appropriate to the comparable sales. In some cases, adjustments may be derived directly from quantifiable data. However, in many instances the adjustments involve judgment of LandAmerica Valuation Corporation.

Source: LandAmerica Valuation Corporation

LAND MARKET VALUE CONCLUSION

As indicated by the preceding chart, we regard an estimate higher than the price paid for Sales 1, 2, 3, and 5, but less than the price paid for Sale 4, with an estimate closer to that of Sale 5 as reasonable for the subject site since it required the least amount of overall adjustments. It is supported by the market value indicated from the other land sales. We conclude a market value of \$75.00/sf for the subject site.

Based on these considerations, LVC estimates the following land value.

Indicated Land Value	
\$/SF	\$75.00
SF Usable Land	115,588
Total	\$8,669,100
Rounded	\$8,700,000
Source: LandAmerica Valuation Corporation	

The market value of the land would also require a deduction for demolition of the existing improvements. After this deduction, the remaining market value would need to be higher than the market value of the subject property as improved to result in a highest and best use conclusion to be as if vacant. Since this is less than the market value as improved, the subject property is concluded to have a market value as improved. However, the market value of the land is fast approaching the level where the above ground improvements will no longer contribute.

LEASEHOLD INTEREST CONSIDERATION – LEASED LAND

We were asked to consider whether or not the subject owner has a leasehold interest in the adjacent parcel, which is leased for additional parking. While the actual rent paid is likely below market rent by a good margin, the term of the land lease is not sufficient in length to result in a leasehold interest, being currently on a year to year agreement. We conclude no leasehold interest in the adjoining leased land in favor of the subject property owner/operator.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the proposition that an informed purchaser would pay no more for a property than the cost to acquire an existing one with the same utility. Comparable sales data are analyzed according to similarities and differences with the subject property.

One of the most common units of comparison is the price per square foot. Other units of comparison may be appropriate depending upon the property type, unique subject characteristics, or local market customs. This method assumes that buyers and sellers assess properties based on a typical market unit of comparison. Sales are typically adjusted by percentages or specific dollar amounts to reflect inferior and/or superior characteristics when compared with the subject.

Another typical alternative is to compare sales based on an economic basis. The most common of these are the potential gross income multiplier (PGIM) and effective gross income multiplier (EGIM). These methods assume that similar properties are purchased based on their income-producing characteristics, and that there is a relationship between income and sales prices. Another useful economic comparison is the NOI per square foot of the subject property versus the NOI per square foot of the sales relative to their sales price per square foot of building area.

In either case, the reliability of the sales comparison approach is contingent upon the quantity and quality of data available. The approach is most reliable when there are sufficient sales, of reasonable comparability, for which reasonably accurate data can be confirmed.

The sales comparison approach in this report uses the price per square foot unit of comparison to best reflect the actions of local market participants. Due to the mixed use nature of the subject property, it was difficult to find comparable sales with the same type of mixed use. We first found sales of shopping centers, some with mixed uses and adjusted these to indicate an overall market value of the subject property. We then looked at sales for the various types of specific uses found on the subject as a check for reasonableness and contribution or allocation of value by use, including lounges, auto repair facilities, and office/warehouses.

As a test of reasonableness, we looked at the indicated EGIM from the concluded market value from the sales comparison analysis to see how it compared with those from the market data.

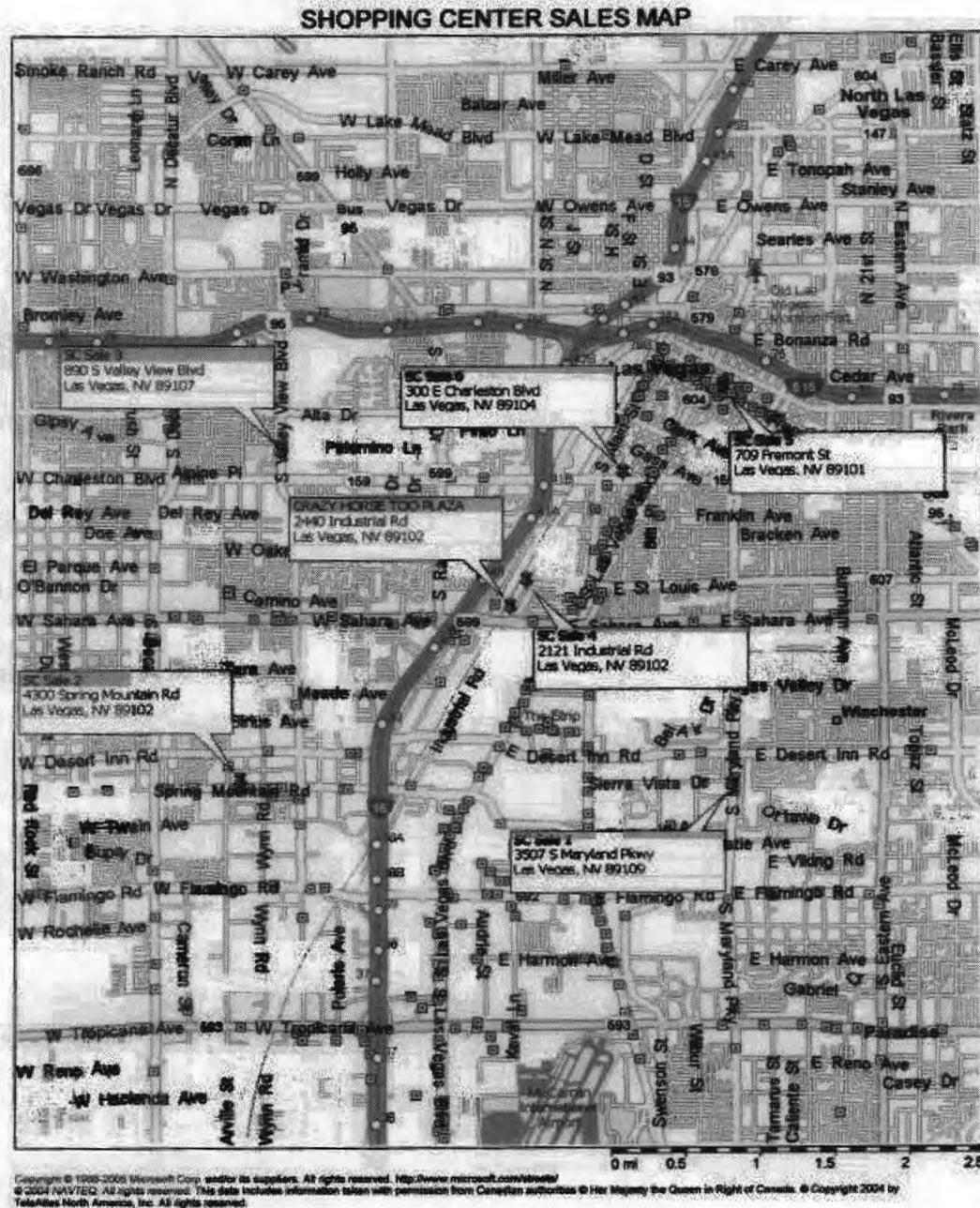
COMPARABLE SALES DATA

The following table summarizes relevant shopping center sales data. We focused our search on sales of recent, average to good quality shopping centers, preferably with mixed uses, in the immediate and extended subject neighborhood. Those included were the best available and most comparable in size, location, date of sale, age/condition, quality, tenancy, and rent levels.

Improved Shopping Center Sale Comparables

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Name	Crazy Horse Too Plaza	Regency Plaza	Arville Square	Valley View Plaza	The Studios @ 2121		Aquarius Plaza
Address	2440-2494 Industrial Rd.	3507 S. Maryland Pky	4300-4350 Spring Mt.	890-926 S. Valley View	2121 Industrial Rd.	709-731 Fremont St.	300-330 E. Charleston
City	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas
State	NV 89102	NV	NV	NV	NV	NV	NV
Grantor		AJSY FLT	Leung & Luk	VV Plaza 2003, LLC	Fox	City Center Ent.	Mitchell
Grantee		Williams	Huang	VV Plaza, LLC	Tizabgar	Martinez	Kellogg III
Assessor's Parcel No.	162-04-407-001	162-15-504-001	162-18-510-003,-004	139-31-801-005	162-04-803-004, -005	139-34-612-022,-082	162-03-115-001,-002
Date of Sale	Current	01/07	12/06	11/06	10/06	07/06	01/06
Recording Information		7010202582	6122905658	6112102532	6100604923	6072801447	6011104218
Condition of Sale	Assumes Market	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Marketing Time	<12 Mos	18 months	NA	NA	12 months	Not on market	NA
Tenant Sample	Crazy Horse Too	Beeper City	Cake Factory	CPA	Citywide Flowers	Art Gallery	Cash Central
	Allstate Auto	Aarons Sales & Lease	Precision Tune Auto	Chiropractor	Envy Model & Talent	Bee Bee Market	Law Offices
	Wenger Ent.	Brothers Beauty Supply	Immigration Law Office	Guys & Dolls Beauty	Fox Tile Studio	Sprint	American
	Tristate Grinding	Dealers Room, Inc.	New Shanghai Massage	R&B Dog Grooming	Las Vegas Odyssey	99 Cent Plus	Viet Nam Cafe
Year Built	1972	1979	1985	1980	1960	1958	1952-1963
Stories	1	1	1	1	1	1	2
GLA (S.F.):	60,500	37,235	17,500	21,825	27,692	14,925	46,226
Land Area: (Acres)	2.65	1.09	1.16	1.42	0.78	0.50	2.67
Sale Price	N/A	\$7,250,000	\$3,550,000	\$4,031,360	\$3,500,000	\$2,875,000	\$10,500,000
Deferred Maintenance	See Comments	\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Price	N/A	\$7,250,000	\$3,550,000	\$4,031,360	\$3,500,000	\$2,875,000	\$10,500,000
Price/SF	N/A	\$194.71	\$202.86	\$184.71	\$126.39	\$192.63	\$227.14
Financing	Assumes Cash	83% down	30% down	All Cash	43% down	All Cash	18% down
Occupancy at Sale	93%	100%	100%	100%	100%	100%	100%
<u>Income Data</u>		Actual	NA	Actual	Actual	NA	NA
Effective Gross Income	\$542,796	\$715,424		\$341,511			
Less: Expenses	\$135,699	\$184,335		\$53,197			
Net Operating Income	\$407,097	\$531,089		\$288,314	\$279,300		
NOI/SF	\$9.20	\$14.26		\$13.21	\$10.09		
Operating Expense Ratio	25.0%	25.8%		15.6%			
Capitalization Rate	N/A	7.33%		7.15%	7.98%		
EGIM	N/A	10.13		11.80			

A location map of these shopping center sales is shown below.



DISCUSSION/ANALYSIS OF THE SHOPPING CENTER DATA

All the sales are sufficiently recent to reflect current market conditions and require no adjustment for time. All the sales are adjusted upward to reflect the subject's superior mixed use potential allowing it greater flexibility. Although the shopping center sales discussed are generally superior in location, this is offset by the subject's superior visibility from Sahara Avenue and access to the freeway, resulting in no net adjustment for location for the sales east of I-15. Sales 2 and 3 still have a residual upward location adjustment, being located west of I-15 which commands a lower rent and are farther from the positive influence of the "Strip".

The following paragraphs discuss the additional consideration of adjustments to the comparable data not mentioned above to compare with the subject property. These adjustments are summarized in a grid to follow.

Sale One is the Regency Plaza. It is a recent sale southeast of the subject of a similar-aged shopping center. It is similar to the subject property in many features, requiring no further adjustments than those already mentioned. The overall adjustment from the actual sale price is slightly upward to compare with the subject.

Sale Two is Arville Square, a relatively small facility west of I-15. It is adjusted downward for age/quality/condition and for size. As noted above, a net upward location adjustment is required. There is no net overall adjustment to this sale from the original purchase price.

Sale Three is close in effective age to the subject requiring no adjustment. It is adjusted downward for size. A net upward location adjustment is indicated, being west of I-15. The overall adjustment to the sale to compare with the subject is upward.

Sale Four is known as the Studios at 2121 and is just north of the subject on Industrial Road. It has a mix of uses from retail to industrial. It is adjusted upward for age/quality/condition. A downward adjustment is made for size. Upward adjustments are made for limited parking and functional utility, due to a relatively small site. No other adjustments are needed to compare with the subject. The overall adjustment from the original purchase price is significantly upward to compare with the subject property.

Sale Five is a refurbished shopping center in the old downtown area of Las Vegas on Fremont Street. It is the smallest of the shopping center sales, requiring a downward adjustment for size. An upward adjustment is needed to compare with the subject for age/quality/condition. The net overall adjustment is slightly upward.

Sale Six is an older facility called Aquarius Plaza, which has been remodeled as well, significantly reducing its effective age. It requires a downward adjustment for functional utility having two stories. The net overall adjustment is downward to compare with the subject.

ADJUSTMENT GRID

The following table summarizes the adjustments made to the comparable sales.

Improved Sales Analysis Summary of Adjustments

	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Unadjusted Price/SF	\$194.71	\$202.86	\$184.71	\$126.39	\$192.63	\$227.14
Property Rights	=	=	=	=	=	=
Financing Terms	=	=	=	=	=	=
Conditions of Sale	=	=	=	=	=	=
Market Conditions	=	=	=	=	=	=
Subtotal Physical	=	=	=	=	=	=
<u>Other Adjustments</u>						
Physical Characteristics:						
-	=	-	=	+	+	=
Age/Quality/Condition						
- Size	=	-	-	-	-	=
- Parking	=	=	=	+	=	=
- Functional Utility	=	=	=	+	=	-
Subtotal Physical	=	-	-	+	=	-
Location	=	+	+	=	=	=
Economic Factors	=	=	=	=	=	=
Use	+	+	+	+	+	+
Nonrealty Components	=	=	=	=	=	=
Final Adjustment	+	=	+	+	+	-
Value Indication for Subject	+	=	+	+	+	-
Value Conclusion \$/SF	\$200.00					

¹ The adjustment grid summarizes the direction of adjustments judged appropriate to the comparable sales. In some cases, adjustments may be derived directly from quantifiable data. However, in many instances the adjustments involve judgment of LandAmerica Valuation Corporation.

Source: LandAmerica Valuation Corporation

PRICE PER SQUARE FOOT CONCLUSION

As indicated by the preceding adjustment grid, we regard a price per square foot slightly greater than that of Sale 1 (\$194.71) and lower than Sale 6 (\$227.14/SF) as reasonable for the subject. Considering the magnitude of adjustments, an estimate closer to the price paid for Sale 1 is judged to be most reasonable, since it is the most recent sale and required the least amount of adjustments. The other sales lend good support. Based on the analysis of sales prices per square foot, LVC estimates the following value via this technique.

Sales Comparison Approach Stabilized Price/SF Conclusion	
\$/SF	\$200.00
GLA (S.F.)	60,500
Total	\$12,100,000
Rounded	\$12,100,000
Source: LandAmerica Valuation Corporation	

EFFECTIVE GROSS INCOME MULTIPLIER (EGIM) - TEST OF REASONABLENESS

As a test of reasonableness, we considered the effective gross income multiple (EGIM) implied by this estimate. The EGIM implied by the above value estimate is 11.4 using the projected Effective Gross Income of \$1,057,350 ($\$12,100,000 / \$1,057,350 = \11.4). We were only able to derive EGIMs from two of the sales. They were 10.13 from Sale 1 and 11.8 from Sale 3. The implied EGIM from the concluded market value above falls within this range and lends support to its reasonableness.

SPECIFIC USE VALUE ALLOCATION – TEST OF REASONABLENESS

As an additional test of reasonableness, we looked at what sales for properties with specific uses similar to those found at the subject property sold for as a basis to allocate a contribution for each to the overall market value of the subject. Should the subject property be vacated and put on the market, it is not certain the same sexually oriented business could be situated there, particularly if the marketing period were to take more than 180 days and the gentlemen's club space should be vacant for more than that amount of time. Even so, the Crazy Horse Too space could have alternate uses such as a lounge or nightclub with its highly upgraded finishes. We derived a market value for lounges, auto repair garages, and office/warehouse properties from the following sales, plus we used the concluded \$200/sf above for the subject in-line space.

Specific Use Sale Comparables

	Subject	Lounge Sale 1	Lounge Sale 2	Auto Sale 1	Auto Sale 2	W/H Sale 1	W/H Sale 2
Name	Crazy Horse Too	Mr. D's	Gipsy	A-1 Superior Radiator	Filipino Auto Center	Sunbelt Corp.	KHS&S Contractors
Address	2440-2494 Industrial	1810 S. Rainbow	4605 Paradise	208 W. Wyoming	1600 Industrial	2310 Western	3460-80 S. Cavaretta
City	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas	Las Vegas
State	NV 89102	NV 89146	NV 89109	NV 89102	NV 89102	NV 89102	NV 89103
Grantor		Delbert Bunch	Kelly Naples	Ray St. Clair	Solar Enterprises	Ned Bearden	Arvesen Inv. Prop.
Grantee		Dennis Haecke	Nevada Contract	DCM Properties	Gaming Prt. Intl.	AD America Inc.	Benchmark Ent.
Assessor's Parcel No.	16204407001	16302301001	16222301013	16204608015	16204609001	16204404002	16220202013
Date of Sale	Current	03/06	03/04	01/06	04/05	01/07	08/06
Recording Information		6030100022	4031900521	6011105444	5040803522	7011700462	6082405404
Condition of Sale	Assumes Market	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Year Built	1972	1978	1962	1953	1951	1961	1998
Stories	5	1	1	1	1+	1	1
GLA (S.F.):	60,500	3,520	3,836	4,768	4,400	28,215	34,439
Land Area: (Acres)	7.23	0.52	0.66	0.53	1.00	0.60	0.47
Sale Price	N/A	\$1,200,000	\$1,300,000	\$940,000	\$800,000	\$1,650,000	\$1,750,000
Deferred Maintenance	See Comments	\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Price	N/A	\$1,200,000	\$1,300,000	\$940,000	\$800,000	\$1,650,000	\$1,750,000
Price/SF	N/A	\$340.91	\$338.89	\$197.15	\$181.82	\$58.48	\$50.81
Financing	Assumes Cash Equiv.	Mostly cash	50% down	All Cash	All Cash	9% down	\$20.00
Occupancy	93%	100%	100%	100%	100%	100%	100%

From these sales, we extracted the following value allocations for the specific uses and sizes found at the subject property.

Use	Size/SF		\$/SF		Value Allocation
Lounge	20,000 sf	x	\$350/sf	=	\$7,000,000
Auto Repair	4,500 sf	x	\$200/sf	=	\$ 900,000
In-Line Space	12,300 sf	x	\$200/sf	=	\$2,460,000
Office/Warehouse	<u>23,700 sf</u>	x	\$ 60/sf	=	<u>\$1,422,000</u>
Totals	60,500 sf				\$11,782,000

The value allocations by specific use to the subject property combine for a total of \$11,782,000. This is less than 3% different from the market value concluded above using the shopping center sales and supports that conclusion as being reasonable.

The above value reflects stabilized conditions. The subject is 93% occupied and is stabilized, requiring no discount for a rent-up period. The following table reflects the "as is" market value for the subject as indicated by the sales comparison approach.

**Sales Comparison Approach
Stabilized Price/SF Conclusion**

\$/SF	\$200.00
GLA (S.F.)	60,500
Total	\$12,100,000
Rounded	\$12,100,000
Source: LandAmerica Valuation Corporation	

SALES COMPARISON APPROACH CONCLUSION

The following table summarizes the Sales Comparison Approach conclusion via the appropriate methods utilized and tested.

**Stabilized Sales Comparison Approach
Conclusions**

\$/SF Method	\$12,100,000
EGIM Test	Reasonable
Specific Use Test	Reasonable
Reconciled Sales Comparison Value	\$12,100,000
Source: LandAmerica Valuation Corporation	

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach is based on the principle that value is created by the expectation of future income. This approach is particularly applicable in the case of income producing properties.

One technique to convert income to value is direct capitalization. In this method, net operating income (NOI) is estimated based on deducting estimated operating expenses from effective gross income. The estimated NOI is capitalized into an indication of value using a market derived overall capitalization rate. Direct capitalization is typically most applicable in a stabilized environment in which a property has an income stream that is generally reflective of market rent patterns. The Income Capitalization Approach in this report uses this technique because this reflects the typical method used by market participants. In addition, the leases affecting the various units of the subject property are generally short term in nature and the market value of the fee simple interest is being estimated.

ANALYSIS OF TENANCY

The client is not the owner of the subject property. As a result, rent roll information was drawn from several sources and was put together as well as possible. Older rent rolls and copies of leases were provided, along with other sources. However, some of the information provided was conflicting as to the unit numbers, tenants, rents, and terms. We were unable to personally inspect each unit due to sensitive relations and legal issues. Our best effort to reconstruct the rent roll for the subject property is summarized as follows.

Summary of Subject Rent Roll

Unit	Tenant Name	SF Leased	Lease Start	Lease Expire	Term (Years.)	Initial Contract Rent/SF/YR (a)	Options to Renew
Gentlemen's Club							
2476	Crazy Horse Too	20,000	9-1-05	9-1-20	15	\$15.00	In-house
	Total	20,000	Average		2.0	\$15.00	
Light Industrial							
2480	Allstate Auto	4,500	6-9-88	7-1-88	1	\$6.60	20 1-yr
2454	Tristate Precision	2,000	10-1-97	10-1-98	1	\$6.60	4 1-yr
2452	Trademaster Const.	2,000	NA	NA	NA	\$9.00	
2494	Greg Lioce-Ryan Allain	2,000	1-1-04	M/M	M/M	\$3.60	M/M
2490	The Caterers, Inc.	2,000	3-1-06	M/M	M/M	\$4.80	M/M
2488	JP Upholstery	2,000	4-1-06	M/M	M/M	\$4.80	M/M
2486	The Caterers, Inc.	2,000	3-1-06	M/M	M/M	4.80	M/M
2484	Upholstery/Doumani	2,000	10-18-04	M/M	M/M	\$4.80	M/M
2482	Crazy Horse Too (storage)	2,000	Included	Included	Included	Included	
2448	Crazy Horse Too (storage)	2,000	Included	Included	Included	Included	
2446	Las Vegas City Choppers	2,000	7-1-05	M/M	M/M	\$6.00	M/M
2444	The Caterers, Inc.	2,000	3-1-06	M/M	M/M	\$3.60	M/M
2442	Gifts Plus (storage)	2,000	1-19-04	M/M	M/M	\$4.80	M/M
2440	Pool Tables Plus	2,000	6-1-96	6-1-97	1	\$4.08	9 1-yr
	Total	30,500	Average		2.0	\$5.14	
In-Line Space							
2458	Wenger Ent. Group	2,000	9-1-03	9-1-05	2	\$9.00	5 2-yr
2456	Wenger Ent. Group	2,000	9-1-03	9-1-05	2	\$9.00	5 2-yr
2450	Las Vegas Imports	2,000	NA	M/M	M/M	\$9.00	M/M
2492	Wenger Ent. Group	2,000	9-1-03	9-1-05	2	\$4.20	5 2-yr
2452	The Tux & Suit Warehouse/Vacant	2,000	NA	M/M	M/M	\$9.00	M/M
	Total	10,000					
	Total Rentable SF	60,500	Average		2.0	\$7.80	
Total Potential Gross Income/Month		\$45,233	Total Potential Gross Income/Year				\$542,796

As noted, the Crazy Horse Too Gentlemen's Club is the major user in the subject buildings occupying about 33% of the total rentable space of 60,500 square feet with 20,000 square feet. The remaining space in the front building contains about 12,300 square feet of in-line space plus the 4,500 square foot auto repair space. The rear building contains 23,700 square feet of office warehouse space.

Leases at the subject are either on a triple-net (NNN) or modified gross (MG) basis. The NNN expense agreements are where the tenant pays (or reimburses the landlord for) non-structural repairs and maintenance, as well as property tax and insurance expenses. Some of the leases have a MG expense relationship where some of the expenses are still paid for by the landlord, typically property taxes and insurance, and some utilities. Triple net expense relationships are more typically found in the market for similar space, leaving only management and reserves for replacements for structural integrity of the building as the responsibility of the landlord.

There is a wide range of rental rates at the subject for the various types of use. The in-house lease is not at market levels as will be seen when compared to similar space in the market. The rents at the subject for other types of uses are closer to market levels.

COMPARABLE RENT DATA

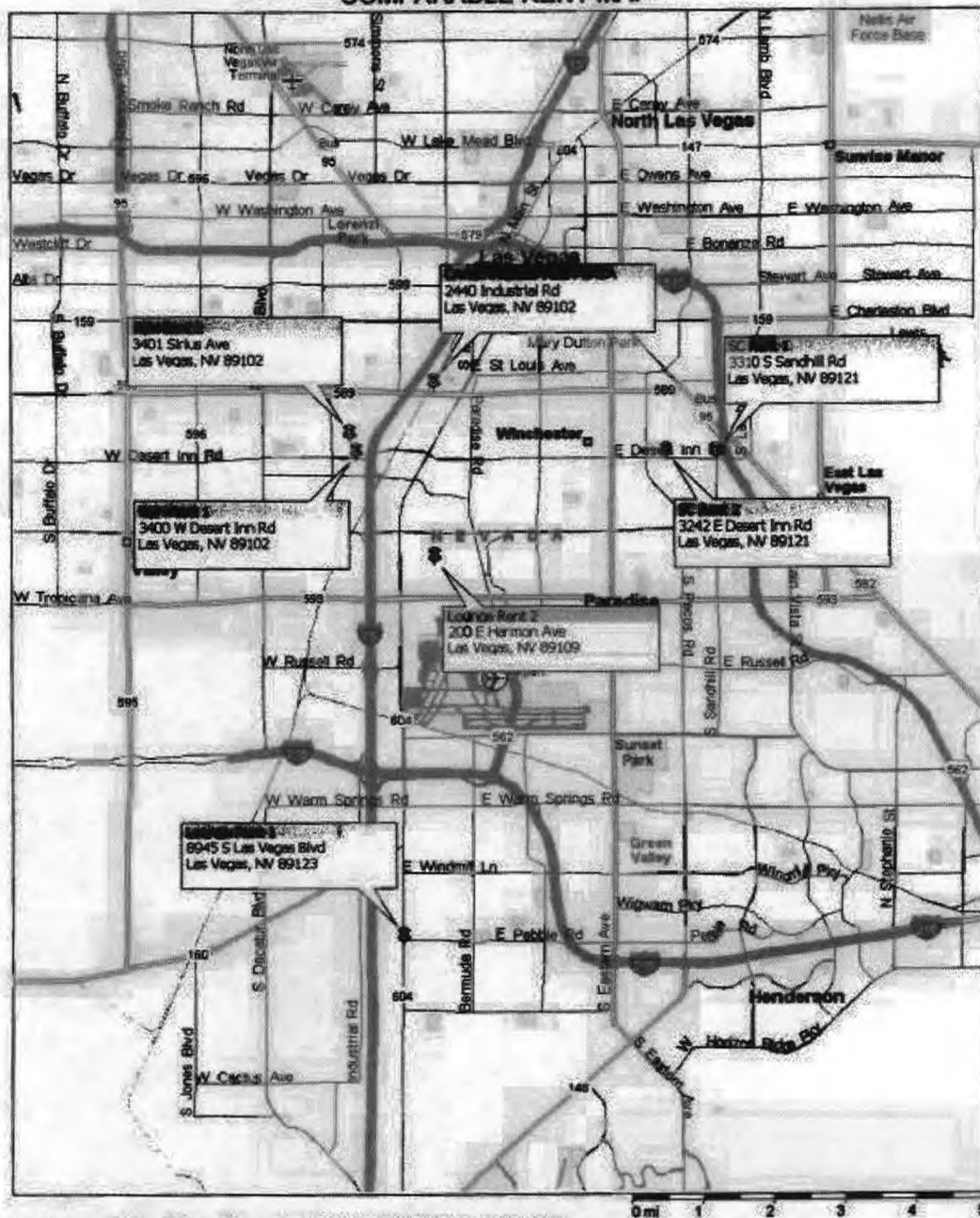
We found lounge rents to compare with the subject Crazy Horse Too Gentlemen's Club space which could be also used as a lounge or nightclub, even if the liquor license or exotic dancing licenses were lost. Other rents were found to compare with the in-line space and the office/warehouse space as well. The following table summarizes relevant comparable rent data for the specific types of use at the subject property.

Specific Use Rent Comparables

	Subject	Lounge Rent 1	Lounge Rent 2	SC Rent 1	SC Rent 2	W/H Rent 1	W/H Rent 2
Name	Crazy Horse Too Plaza	Professor Frescos	Ice Nightclub	Vallejo Center			
Street Location	2440 Industrial Las Vegas	8945 Las Vegas Blvd. Las Vegas	200 E. Harmon Las Vegas	3310-3342 S. Sandhill Las Vegas	3242 E. Desert Inn Las Vegas	3400 W. Desert Inn Las Vegas	3401 Sirius Las Vegas
Building GLA	60,500	3,601	15,049	15,600	22,400	44,536	48,470
Year Built	1972	1998	1995	1976	1978	1981	1980
Condition/Appeal	Good/Good	Similar	Similar	Similar	Similar	Superior	Superior
Parking Ratio:	Adequate	Similar	Similar	Similar	Similar	Similar	Similar
Occupancy (%)	97%	100%	100%	87%	86%	91%	96%
Space Available	2,000	0	0	2,000 sf	3,200 sf	3,998 sf	2,040 sf
Tenant Name	Asking	Professor Frescos	Ice Nightclub	Various	Various	Various	Various
SF Leased		3,601	15,049	13,600	19,200	40,538	46,430
Initial Rent/SF/Mo.	\$15.00	\$3.61	\$3.23	\$0.87-\$1.25	\$0.90	\$0.75-\$1.30	\$0.83-\$0.86
Expense Treatment	NNN	NNN	NNN	NNN	NNN	MG	NNN
Escalations	CPI	NA	NA	Negotiable	Yes	Yes	Yes
TIs/SF	\$15.00	Included	\$0.00	Negotiable	\$0.00	\$0.00	\$0.00
Free Rent (Mos.)	1	0	0	No	0	0	0
Term (Mos.)	60	20 years	5 years	3 years	0	0	0
CAM Fee	Included	NA	NA	\$3.60	\$3.60		
<u>Adjustments</u>							
Location	Good	Inferior	Similar	Inferior	Inferior	Inferior	Inferior
Age/Cond./Appeal	Ave/Good	Superior/Inferior	Superior/Inferior	Similar	Similar	Superior	Superior
Parking	Adequate	Similar	Similar	Similar	Similar	Similar	Similar
Overall Comparison		Similar	Similar	Inferior	Inferior	Similar	Similar

A map showing the location of the comparable properties in relation to the subject is shown below.

COMPARABLE RENT MAP



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DISCUSSION OF THE DATA

The following paragraphs summarize the salient features of the comparable data as they pertain to the various uses found at the subject property.

Lounge Rent 1 is a bar/tavern type property located south of the McCarran Airport on Las Vegas Boulevard. It rented on a sale/leaseback basis on a turn-key basis. Although the subject lounge space is considered to have a highly upgraded finish, the rent is not intended to reflect furniture, fixtures, and equipment, but rather just the real estate. This requires a downward adjustment to compare with the subject. This rent is also adjusted downward to account for the sale's superior age. However, these downward adjustments are mostly offset by the subject's superior location, visibility, exposure, and appeal. No size adjustment is recognized in this particular submarket. The overall adjustment to compare with the subject lounge space is slightly downward to \$3.50/sf/month.

Lounge Rent 2 provides additional support, being the rent of another lounge/nightclub called Ice. It is just off the Strip on Harmon Avenue, but well within the influence of the Strip corridor. It is superior in age, but inferior in overall appeal when compared with the subject. The location is generally similar. The overall adjustment is upward to compare with the subject lounge space. It supports the rent indicated from Lounge Rent 1 of \$3.50/sf/month or \$42.00/sf/year to the subject lounge space. It could not be discovered whether the contract rent was based on a triple net or modified gross expense relationship.

Shopping Center Rent 1 is a mixed use center in a marginal location on Sandhill Road. It has rents ranging from \$0.87 to \$1.25/sf/month, NNN (or \$10.44 to \$15.00/sf/year). Josie Peterson, the leasing agent, indicated tenant improvements and concessions are negotiable and depend on the base rent and strength of each individual tenant. Typically though, no tenant improvement allowance is offered and no concessions are made, since the market is fairly strong and vacancies relatively low. This center is similar to the subject in age/condition/appeal for the in-line space. It is inferior in location requiring an upward adjustment. Overall, it is a good indicator of market rent with some upside potential for the subject space retail/office in-line space.

Shopping Center Rent 2 is similar to the subject in age, but is inferior in condition. It had been left in disrepair by the previous operators according to the agent, but has been getting some upgrades. No tenant improvements are being offered beyond shell space with painted interior walls and flooring. Rents are around \$0.90/sf/month, NNN (or \$10.80/sf/year). The location is inferior to the subject and the overall adjustment to the subject retail/office in-line space is upward.

Warehouse Rents 1 and 2 are similar to the subject space when compared with the rear subject building space ranging from \$0.75 to \$1.30/sf/month, NNN (or \$9.00 to \$15.60/sf/year). The comparables have better street appeal, but the subject has a better location. The overall adjustments are offsetting and the rents are indicated of market rent for the subject rear office/warehouse space, although perhaps at the low end of the range.

Auto Repair rents were found to be fairly similar, although slightly higher than typical in-line space market rents.

CONCLUSIONS INDICATED BY THE COMPARABLE DATA

Based on the comparable lease data, we have concluded market rents for the specific uses found at the subject facility, summarized in the potential gross income table to follow.

POTENTIAL GROSS RENTAL INCOME

The concluded potential gross rent income based on market terms is summarized as follows:

Potential Gross Rental Income			
Space Type	Size (SF)	\$/SF/Yr	\$/Year
Lounge	20,000	\$42.00	\$840,000
Auto Repair	4,500	\$15.00	\$67,500
Retail/Office	12,300	\$12.00	\$147,600
Office/Warehouse	23,700	\$9.00	\$213,300
Other Income (Billboard)*			\$22,200
Total	60,500		\$1,290,600

¹ This data will be used in the market pro forma later within the income approach.

* See Other Income to follow.

Contract rents at the subject were generally considered to be below market rent levels, although some were closer than others. This is more of a management issue than a reflection on the subject facility.

OTHER INCOME

The subject property has a billboard on site which has good visibility and exposure to traffic on Sahara Avenue as well as on Industrial Road. It is a double-sided, lighted billboard currently leased to Clear Channel for a reported \$1,850/month. We compared this with other billboard rents in the neighborhood and checked the supply and demand factors to understand whether or not the current rent is at market levels.

Mr. Jim DiFiore, Business Services Manager for Las Vegas City, indicated that a recent decision was made to put a moratorium on new applications for billboards. This makes the value and demand for existing billboards all the more strong.

Contract rents for competing billboards in the immediate and extended subject neighborhood generally range from \$1,100 to \$2,600/month, depending mostly on location and quality of the billboard. The mathematical average of this range is \$1,850/month. The subject is considered to

be in average condition with an average location relative to competing billboards. The contract rent at \$1,850/month is right at the average and is concluded to be reasonable. This additional income of \$1,850/month or \$22,200/year is included in the total potential gross rent for purposes of direct capitalization (see above).

VACANCY AND COLLECTION LOSS

As noted in the market overview section for the various types and cycles of real estate in the local market, trends are generally positive and vacancies are relatively low for all types of real estate uses. The actual vacancy for the subject property is 3.3%. This is typical for the larger market. For purposes of direct capitalization, we conclude a vacancy and collection loss rate of 5% into perpetuity.

EXPENSE ANALYSIS

As noted, the contract rents have both triple net (NNN) and modified gross (MG) expense relationships in place at the subject property. We were not provided any actual or historic income and expense information for the subject. As explained previously, our Client is not the owner or landlord of the subject property. Although we requested this information from the owner through them, they were unable to produce it.

Our investigation of the local market showed that triple net and modified gross expense relationships are typical for the various types of uses found in the subject facility. Common area maintenance fee for shopping centers in the area are around \$3.60/sf/year or \$0.30/sf/month and are intended to cover all operating expenses on a triple net basis. Other types of rent agreements have the landlord paying property taxes, insurance, management, some utilities, and with the responsibility to maintain the structural integrity of the facility.

For purposes of this appraisal, we will assume a modified gross expense relationship with the property owner paying some expenses and passing others along to the tenants. Landlord expense line item estimates are discussed below.

Property Taxes

As noted previously in this report, property taxes are based on a system which only estimates the market value of the land and then adds in the depreciated cost, new of the improvements, rather than a market based value of the improvements. Risk of having property taxes increase significantly is small as long as the existing improvements are not razed or replaced with new structures. Property taxes are kept close to actual costs as an expense for purposes of this appraisal at \$33,250.

Insurance

Insurance is passed on to many of the subject tenants on a pro-rata basis by contract. This practice is also common in competing shopping centers where it is passed on to the tenants with

a CAM fee. Most of this expense is assumed to be passed on to the tenant for purposes of this appraisal. However, we estimate a partial expense of \$5,000/year for insurance.

Management Fee

This expense usually ranges from 3 percent to 5 percent of collected income. We estimated this expense at 5% of effective gross income due to the number and type of tenants. This equates to \$61,359 per year.

Other Expenses/Miscellaneous

Janitorial expenses are assumed to be passed on to the tenants.

Utilities are often passed on to the tenants, but in the actual contract agreements on the subject, some pay their own utilities while others do not. We estimate about half of this expense is passed on to tenants, leaving about \$5,000/year as the estimated responsibility of the landlord.

A repairs and maintenance expense of \$0.20/sf/year or \$12,100 is included for grounds maintenance and normal repairs.

An \$850/month or \$10,200 expense is included as payment for the land lease allowing additional parking to the south of the subject.

A miscellaneous expense is deducted at close to 1% of EGI or \$12,275.

Total Expenses

Estimated expenses before reserves total \$139,184 or \$2.30 per square foot. These are concluded to be reasonable and supported by market parameters for a modified gross expense relationship.

REPLACEMENT RESERVES

Replacement reserves represent an estimate of an annual allocation of funds toward the replacement of items such as roofs and other building systems or components. The amount of annual reserves, and whether or not they are deducted in either the direct capitalization is a function of the market. This term is often interchangeable with structural repairs and maintenance. The local market generally accepts the idea of an expense allowance for replacement reserves, but it is not universal. We estimate a 1% of EGI for this expense or \$12,275.

CAPITALIZATION RATE SALES

The following table summarizes the shopping center sales used for the derivation of the capitalization rate.

Summary of Shopping Center Overall Capitalization Rate Sales

No.	Name	Sale Date	Year Built	Size (SF)	Sale Price	Price/SF	Cap Rate
1	Regency Plaza	Jan-07	1979	37,235	\$7,250,000	\$194.71	6.99%
2	Valley View Plaza	Nov-06	1980	21,825	\$4,031,360	\$184.71	7.15%
3	The Studios @ 2121	Oct-06	1960	27,692	\$3,500,000	\$126.39	7.98%

The shopping center sales indicated overall rates (OARs) were fairly consistent ranging from 6.99% to 7.98%. The average of these three indications is 7.37%. The OAR from The Studios was at the high end of the range and is closest to the subject in location. However, it is not as desirable as the subject and carries more risk. Overall rates have been dropping over the past few years, but appear to have bottomed out and may be stabilizing or beginning to go back up.

One of the office/warehouse sales mentioned in the sales comparison approach located at 3460 Cavaretta Court sold in 8-06 with an overall rate of 5.30%.

Most auto repair shops are owner-occupied, but one older overall rate was found for a shop at 1100 South Main Street, which sold in 2004 with an OAR of 7.00%.

We looked at the national market for lounges to see if we could find any OARs for that use, since none could be found locally. We found three with OARs ranging from 6.00% to 9.00% and averaging 7.64%.

PUBLISHED DATA

We also considered rates reflected by recent investor surveys. According to the 1st Quarter 2007 *Korpacz Real Estate Investor Survey*, the range of rates for the national strip shopping center market was 5.80% to 9.00%, with an average of 7.38%. These figures reflect a slight increase from the previous quarter which ranged from 5.80% to 9.00% as well, but averaged 7.27%. It is also slightly higher than the average as of the same period last year at 7.36%, reflecting the opinion of many that the market has bottomed out.

The National Net Lease Market was reported as having overall rates ranging from 6.00% to 10.00% in 1st Quarter 2007 by Korpacz. This was identical to the previous quarter, and down slightly from the average one year prior.

BROKER INTERVIEWS

Local market participants indicated that the local market is fairly healthy in all the uses currently at the subject property including lounges, auto repairs, in-line space, and office/warehouses. Overall rates for various types of uses in the local market have typically been ranging from 5.00% to 9.00%, depending on the specific use and marketability.

CONCLUDED OVERALL RATE

Taking into account the market rents projected, which are significantly higher than contract rents in many cases, as well as the modified gross expense basis forecast to the landlord position, we selected an overall rate toward the upper end of the range indicated from the various sources. Based on the above analysis, we selected an overall capitalization rate for the subject of 8.50% for purposes of capitalizing the net operating income.

DIRECT CAPITALIZATION

The following table summarizes the direct capitalization analysis, based on stabilized income.

Direct Capitalization Summary ¹		
Base Rent		\$1,268,400
Expense Recovery		\$0
Overage Rent		\$0
Vacancy/Credit Loss		(\$63,420)
Other Income		\$22,200
TOTAL INCOME		\$1,227,180
TOTAL EXPENSES		(\$139,184)
Replacement Reserves		(\$12,275)
NET OPERATING INCOME		\$1,075,721
Direct Capitalization Rate/Value @	8.50%	\$12,655,541
Rounded		\$12,650,000
SF		60,500
\$/SF		\$209
¹ Based upon Fee Simple Market parameters.		
Compiled By: LandAmerica Valuation Corporation		

INCOME CAPITALIZATION APPROACH CONCLUSION

The subject property has a current occupancy level of 97%. It is stabilized and does not require consideration of a lease-up period. The preceding analysis indicates the following conclusions.

Direct Capitalization "As Is" Value

Capitalized Value, Prior to Final Adjustments	\$12,650,000
Present Value of Above/Below-Market Rent ¹	\$0
Less: Lease-Up Costs ²	\$0
Less: Deferred Maintenance ³	\$0
Total Adjustments	\$0
Indicated Direct Capitalization Value "As Is"	\$12,650,000
Rounded	\$12,650,000
SF	60,500
Value per S.F. of GLA	\$209

RECONCILIATION OF VALUE

LVC was engaged to form an opinion of the market value of the leased fee estate in the subject property. In analyzing the subject, the three traditional approaches to value were considered. The value conclusions based on each approach considered applicable are summarized below, subject to any hypothetical conditions and/or extraordinary assumptions.

Summary of Value Conclusions

Income Capitalization Approach	\$12,650,000
Sales Comparison Approach	\$12,100,000
Cost Approach	NA
Reconciled	\$12,500,000
Source: LandAmerica Valuation Corporation	

The Income Capitalization Approach is the most persuasive method for valuing the subject property. This approach is predicated on the principle of anticipated economic benefits and, therefore, best reflects the investment characteristics of the subject. Properties such as the subject are typically acquired by investors, so this approach most closely parallels the anticipated analysis that would be employed by the most probable purchaser.

The Sales Comparison Approach is predicated on the principle that an investor would pay no more for an existing property than for a comparable property with similar utility. This approach is contingent on the reliability and comparability of available data. The data developed were considered sufficiently reliable to reach a value conclusion by the sales comparison approach. This method is given secondary consideration in the reconciliation.

The Cost Approach is predicated on the principle that an investor would pay no more for an existing property than it would cost to acquire land and construct a building with similar utility. It was not developed in this appraisal due to the age of the improvements and that estimating developers profit and depreciation becomes more subjective and less reliable with older improvements.

In arriving at the final value conclusion, greatest weight is placed on the Income Capitalization Approach. The final market value conclusion and the approaches relied upon give strong consideration to the market behavior of the typical buyer and current market environment for the property appraised.

Based on research and analyses contained in this report, our conclusion is that the "as is" market value of the fee simple estate in the subject property, as of March 29, 2007, is:

TWELVE MILLION FIVE HUNDRED THOUSAND DOLLARS
\$12,500,000

The value estimates are based on the definitions, assumptions, limiting conditions, and certification in the report and any hypothetical conditions and/or extraordinary assumptions.

The above value conclusion does not include Furniture, Fixtures and Equipment or Business Value.

By this reference, the Addendum is made an integral part of this report.

ADDENDUM

Glossary	A
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GLOSSARY

Assessed Value: Assessed value applies in ad valorem taxation and refers to the value of a property according to the tax rolls. Assessed value may not conform to market value, but it is usually calculated in relation to a market value base.²

Capital Expenditure: Investments of cash or the creation of liability to acquire or improve an asset, e.g., land, buildings, building additions, site improvements, machinery, equipment; as distinguished from cash outflows for expense items that are normally considered part of the current period's operations.³

Cash Equivalence: A price expressed in terms of cash, as distinguished from a price expressed totally or partly in terms of the face amounts of notes or other securities that cannot be sold at their face amounts. Calculating the cash-equivalent price requires an appraiser to compare transactions involving atypical financing to transactions involving comparable properties financed at typical market terms. Error! Bookmark not defined.

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. Error! Bookmark not defined.

Credible: worthy of belief⁴

Deferred Maintenance: Curable, physical deterioration that should be corrected immediately, although work has not commenced; denotes the need for immediate expenditures, but does not necessarily suggest inadequate maintenance in the past. Error! Bookmark not defined.

Economic Life: The period over which improvements to real property contribute to property value. Error! Bookmark not defined.

Effective Date: The date at which the analyses, opinions, and advice in an appraisal, review, or consulting service apply. (USPAP, 2002 ed.) Error! Bookmark not defined.

Effective Gross Income Multiplier (EGIM): The ratio between the sale price (or value) of a property and its effective gross income; a single year's EGI expectancy or an annual average of several years' EGI expectancies ($EGIM = V/EGI$). Error! Bookmark not defined.

Effective Rent: The rental rate net of financial concessions such as periods of no rent during the lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis. Error! Bookmark not defined.

Exposure Time:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an

analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions. (Appraisal Standards Board of The Appraisal Foundation, Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions")

Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal. In the case of disposition value, the time frame allowed for marketing the property rights is somewhat limited, but the marketing effort is orderly and adequate. With liquidation value, the time frame for marketing the property rights is so severely limited that an adequate marketing program cannot be implemented. (The Report of the Appraisal Institute Special Task Force on Value Definitions qualifies exposure time in terms of the three above-mentioned values.) See also marketing time. Error! Bookmark not defined.

Extraordinary Assumptions: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinion or conclusions. Error! Bookmark not defined.

Fair Market Share: The ratio of the submarket inventory over the fair market share.

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. Error! Bookmark not defined.

Floor Area Ratio (FAR): The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area; also called building-to-land ratio. Error! Bookmark not defined.

Going-Concern Value: The market value of all tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate.¹

Gross Building Area (GBA): The total floor area of a building, including below-grade space but excluding unenclosed areas, measured from the exterior of the walls. Gross building area for office buildings is computed by measuring to the outside finished surface of permanent outer building walls without any deductions. All enclosed floors of the building including basements, mechanical equipment floors, penthouses, and the like are included in the measurement. Parking spaces and parking garages are excluded. See also area. Error! Bookmark not defined.

Highest and Best Use: The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Error! Bookmark not defined.

Hypothetical Condition: That which is contrary to what exists but is supposed for the purpose of analysis. Error! Bookmark not defined.

Income Capitalization Approach: A set of procedures through which an appraiser derives a value indication for an income-

² Appraisal Institute, *The Appraisal of Real Estate*, 12th ed. (Chicago: Appraisal Institute 2001).

³ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 4th ed. (Chicago: Appraisal Institute 2002).

⁴ "Uniform Standards of Professional Practice" (The Appraisal Foundation, 2006 Edition).

producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate. Error! Bookmark not defined.

Insurable Value: Value of property for insurance purposes. Based on the value of the property, less indestructible parts (land) for fire insurance. For title insurance purposes, the sales price (market value) is used. ⁵

Intended Use: The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment. Error! Bookmark not defined.

Intended User: The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communications with the client at the time of the assignment. Error! Bookmark not defined.

Internal Rate of Return ("IRR"): The annualized yield rate or rate of return on capital that is generated or capable of being generated within an investment or portfolio over a period of ownership. The IRR is the rate of discount that makes the net present value of the investment equal to zero. The IRR discounts all returns from the investment, including returns from its reversion, to equal the original capital outlay. This rate is similar to the equity yield rate. As a measure of investment performance, the IRR is the rate of discount that produces a profitability index of one and a net present value of zero. It may be used to measure profitability after income taxes, i.e., the after-tax equity yield rate. See also equity yield rate; financial management rate of return (FMRR); modified internal rate of return (MIRR); yield rate (Y). Error! Bookmark not defined.

Investment Value: The specific value of an investment to a particular investor or class of investors based on individual investment requirements; distinguished from market value, which is impersonal and detached. See also market value. Error! Bookmark not defined.

Leasehold Interest: The interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions. See also negative leasehold; positive leasehold. Error! Bookmark not defined.

Leased Fee Interest: An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease. Error! Bookmark not defined.

Load Factor: The amount added to usable area to calculate the rentable area. It is also referred to as a "rentable add-on factor" which, according to BOMA, "is computed by dividing the

difference between the usable square footage and rentable square footage by the amount of the usable area. Convert the figure into a percentage by multiplying by 100".

Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale." ⁶

Market Value "As If Complete" On The Appraisal Date: Market value as if complete on the effective date of the appraisal is an estimate of the market value of a property with all construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions as of the date of the appraisal. With regard to properties wherein anticipated market conditions indicate that stabilized occupancy is not likely as of the date of completion, this estimate of value should reflect the market value of the property as if complete and prepared for occupancy by tenants.

Market Value "As Is" On The Appraisal Date: Value As Is - The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning. See also effective date; prospective value opinion. Error! Bookmark not defined.

Marketing Time:

1. The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.
2. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to

⁶ * This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

⁵ 1990 BOMA Experience Exchange Report, Income/Expense Analysis for Office Buildings (Building Owners and Managers Association, 1990).

allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) See also exposure time. Error! Bookmark not defined.

Net Lease: Generally a lease in which the tenant pays for utilities, janitorial services, and either property taxes or insurance, and the landlord pays for maintenance, repairs, and the property taxes or insurance not paid by the tenant. Sometimes used synonymously with single net lease but better stated as a partial net lease to eliminate confusion. Also called single net lease; modified gross lease, single net lease; modified gross lease. See also lease. Error! Bookmark not defined.

Net Rentable Area (NRA): 1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor.⁷

Penetration Ratio (Rate): The rate at which stores obtain sales from within a trade area or sector relative to the number of potential sales generated; usually applied to existing facilities. Error! Bookmark not defined.

Principle of Substitution: The appraisal principle that states that when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution. This is the primary principle upon which the cost and sales comparison approaches are based. Error! Bookmark not defined.

Reconciliation:

1. The last phase of any valuation assignment in which two or more value indications derived from market data are resolved into a final value opinion, which may be either a final range of value or a single point estimate.

2. In the sales comparison approach, reconciliation may involve two levels of analysis: 1) derivation of a value indication from the adjusted prices of two or more comparable sales expressed in the same unit of comparison and 2) derivation of a value indication from the adjusted prices of two or more comparables expressed in different units of comparison. See also point estimate; range of value. Error! Bookmark not defined.

Replacement Cost: The estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout. Error! Bookmark not defined.

Sales Comparison Approach:

A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the

comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available. Error! Bookmark not defined.

Scope of Work: The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

1. The degree to which the property is inspected or identified;
2. The extent of research into physical or economic factors that could affect the property;
3. The extent of data research; and
4. The type and extent of analysis applied to arrive at opinions or conclusions. Error! Bookmark not defined.

Self-Contained Appraisal Report:

A written appraisal report prepared under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP, 2002 ed.). A self-contained appraisal report sets forth the data considered, the appraisal procedures followed, and the reasoning employed in the appraisal, addressing each item in the depth and detail required by its significance to the appraisal and providing sufficient information so that the client and the users of the report will understand the appraisal and not be misled or confused. Error! Bookmark not defined.

Use Value:

1. In economics, the attribution of value to goods and services based upon their usefulness to those who consume them.

2. In real estate appraisal, the value a specific property has for a specific use; may be the highest and best use of the property or some other use specified as a condition of the appraisal; may be used where legislation has been enacted to preserve farmland, timberland, or other open space land on urban fringes. See also exchange value; value in use. Error! Bookmark not defined.

⁷ Financial Publishing Company, *The Real Estate Dictionary*, 7th ed. (LandAmerica, 2001).

NEWSPAPER ARTICLE

Business

with THE WALL STREET JOURNAL SUNDAY

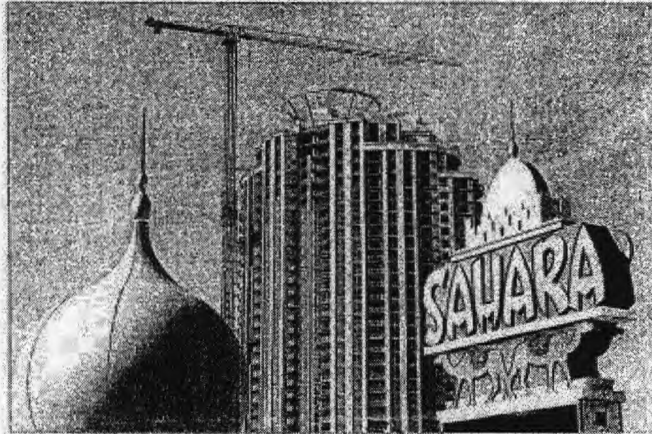
Humberto Cruz:
The Savings Game

INSIDE
BUSINESS CALENDAR
CONVENTION LIST
WALL STREET JOURNAL

WIRELESS DESK • 302-6100

LAS VEGAS REVIEW-JOURNAL • SUNDAY, MARCH 11, 2007

THE STRIP

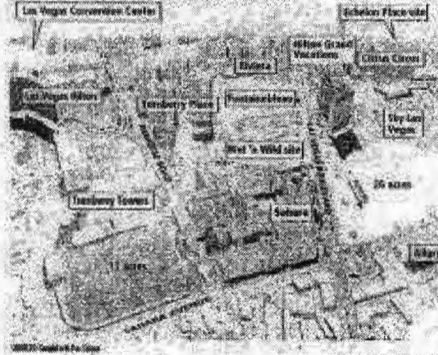


Below, a high-rise being built that will have 410 units, is shown behind the Sahara, a longtime Strip casino that 100 Echo Lakeview Group has agreed to buy.

GROWING NORTH

Observers expect new building wave between Sahara, Echelon Place

Development on north end of the Strip



IN DEVELOPMENT

A major new wave of development is under way at the north end of the Strip, where observers expect a new building wave between the Sahara and Echelon Place. The development is expected to include a new hotel, casino, and retail space. The Echelon Place project, which is expected to include a new hotel, casino, and retail space, is expected to be completed in 2008. The Sahara project, which is expected to include a new hotel, casino, and retail space, is expected to be completed in 2009.

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2005-01-01 (Monday)
 2005-01-02 (Tuesday)

[illegible]

ended long underdeveloped air markets leaving old airports small and/or located from the suburbs," Lott said.



Some Step redevelopment applications have appeared on Circus Circus, the hotel-casino opened in 1969. The Nevada Historical Commission, which oversees the project, is the largest of the Nevada Historical Commission.

KORPACZ STUDY – 1ST QUARTER 2007

National Strip Shopping Center Market

JUST LIKE IN THE NATIONAL REGIONAL MALL MARKET, SALES INVOLVING STRIP SHOPPING CENTERS DECLINED YEAR-OVER-YEAR IN 2006. Overall, the number of transactions dipped 12.0% (sales volume declined 10.0%) in 2006, according to Real Capital Analytics, Inc. While 14 of the country's top 25 markets reported a drop in sales volume during the past year, several recorded a decline of at least 30.0%, including Houston, Denver, San Diego, and East Bay. On the other hand, Charlotte (+36.0%), Boston (+27.0%), Chicago (+23.0%), and Orange County (+20.0%) each posted impressive increases in sales volume during that time. The largest increase, however, occurred in San Jose, where sales surged 74.0% between 2005 and 2006.

Even though many individual markets in Florida (Orlando at -20.0%, Tampa at -15.0%, and Broward at -5.0%) experienced declines in sales volume in 2006, many investors remain focused on ac-

quiring strip shopping centers there. "Florida has great demographics and has provided us with good investment opportunities," shares a participant. In one recent Florida deal, a partnership between Kitson & Partners and Morgan Stanley acquired the 143,235-square-foot Ramblewood Square shopping center located in Coral Springs for \$230.00 per square foot. This property was anchored by a Publix supermarket and was 90.4% leased at the time of sale.

The buyer purchased this asset as part of a 1031 exchange. The seller, Invesco Real Estate, acquired Ramblewood Square in 2002 for \$147.00 per square foot and attributes the asset's rise

in value to "lowering cap rates and the property's strong location."

While this market's average overall cap rate has declined significantly over the past several quarters (see Table SC-1), it made an abrupt turnaround this quarter and moved up 11 basis points to reach 7.38%. Despite this increase, it remains quite low by historical standards. Just three years ago, it stood 138 basis points higher at 8.76%. Although many investors note that overall cap rates are increasing (or at least stabilizing) in this market, they remain very low for the best assets in the best markets. "Strip centers in California, Seattle, and Phoenix continue to trade at some very high prices and very low cap rates," comments a participant. +

Table 3

NATIONAL STRIP SHOPPING CENTER MARKET First Quarter 2007			
	CURRENT QUARTER	LAST QUARTER	YEAR AGO
DISCOUNT RATE (IRR)*			
Range	6.00%-10.00%	6.00%-10.00%	7.00%-10.00%
Average	8.39%	8.34%	8.58%
Change (Basis Points)	-	+3	-19
OVERALL CAP RATE (OAR)*			
Range	5.80%-9.00%	5.80%-9.00%	5.80%-9.00%
Average	7.38%	7.27%	7.34%
Change (Basis Points)	-	+11	+2
RESIDUAL CAP RATE			
Range	6.00%-10.00%	6.50%-10.00%	7.00%-10.00%
Average	7.65%	7.88%	8.03%
Change (Basis Points)	-	-2	-7
MARKET RENT CHANGE RATE*			
Range	1.20%-4.00%	0.00%-5.00%	2.00%-5.00%
Average	2.81%	2.75%	2.81%
Change (Basis Points)	-	+6	-10
EXPENSE CHANGE RATE*			
Range	1.00%-4.00%	1.00%-4.00%	1.00%-4.00%
Average	3.16%	3.13%	3.11%
Change (Basis Points)	-	-3	-3
AVERAGE MARKETING TIME*			
Range	2.00-12.00	2.00-12.00	2.00-12.00
Average	6.10	6.94	6.94
% Change	-	-12.10	-12.10
* a. Rate on underleveraged, all-cash transactions b. Initial rate of change c. In months			

TABLE SC-1
OVERALL CAPITALIZATION RATE TRENDS
National Strip Shopping Center Market

Quarter	Average	Change (Basis Points)
1Q07	7.38%	+11
4Q06	7.27%	-9
3Q06	7.36%	0
2Q06	7.36%	0
1Q06	7.36%	-6
4Q05	7.42%	-3
3Q05	7.45%	-27
2Q05	7.72%	-14
1Q05	7.86%	-24
4Q04	8.10%	-29
1Q04	8.39%	-11
2Q04	8.50%	-26
1Q04	8.76%	-

Source: NAIOP & Real Estate Investor Surveys

National Net Lease Market

HISTORY REPEATS ITSELF IN THE NATIONAL NET LEASE MARKET. The first quarter of 2007 maintained 2006's trend of spirited sales activity in all three net lease sectors—sale leasebacks, 1031 exchanges, and triple-net-leased properties. "Business is strong despite unprecedented competition," comments a participant. One constant in this market has been the popularity of retail assets in the triple-net-leased sector. Restaurants, auto-related businesses, drugstores, and financial institutions top the list of likely tenants. Within this sector, sellers are clustered in a few categories, primarily REITs and institutional investors. However, individual buyers are becoming more commonplace due to the familiarity of retail properties with the general public, the availability of performance and operational data for retail companies, and the irresistibility of owning a hard asset.

While retail properties dominate the triple-net-leased sector, sale-leaseback transactions remain active among corporate players. In one major sale-leaseback deal, Bristol-Myers Squibb sold four Central New Jersey office buildings totaling about 873,000 square feet to Eaton Vance for \$283.0 million, or \$324.00 per square foot. The seller, one of Central New Jersey's major employers, will maintain their presence at each property by leasing the space from the buyer. In another sale-leaseback deal, Quinnipiac University acquired 570,000 square feet of office space located on 100.0 acres in North Haven, Connecticut from Well-Point Inc. for an undisclosed amount. Finally, Sabre Holdings Corporation entered into a sale-leaseback agreement for a portion of its headquarters and 125.0 acres of excess land located in Southlake, Texas for \$80.0 million.

Sale-leaseback transactions are also occurring outside of the office sector. Orlando-based CNL Income Properties, for example, agreed to purchase seven Six Flags theme parks and lease them back to PARC Management under a long-term, triple-net-lease agreement. This transaction totals \$312.0 million and includes parks in New York, Colorado, Oklahoma, Texas, California, and Seattle. In an industrial sale-leaseback transaction, Spirit Finance Corporation bought nine of National Envelope Corporation's manufacturing facilities for \$75.0 million. Lastly, BVSEF University Park Cold Storage acquired a 517,887-square-foot, Class-A, high-tech, cold-storage facility in University Park, California for \$123.00

per square foot. The five offers received for this property illustrate the competitiveness in the single-tenant net lease property market.

Coupled with the unprecedented volume of transactions in the national net lease market, the low cap rate environment has resulted in a mounting number of subinvestment-grade deals. A participant warns, "We continue to see lots of properties for sale, but not many quality type properties—buyers must show discipline in their acquisitions." As shown in Table 23, the average overall cap rate remained unchanged from fourth quarter 2006 for this market. "Seems like cap rates have finally bottomed out," suggests a participant.

Table 23

NATIONAL NET LEASE MARKET First Quarter 2007			
	CURRENT QUARTER	LAST QUARTER	YEAR AGO
DISCOUNT RATE (BBB)*			
Range	8.50%-12.00%	8.50%-12.00%	7.00%-12.00%
Average	10.25%	10.25%	9.90%
Change (Basis Points)	—	0	+35
OVERALL CAP RATE (OAR)*			
Range	6.00%-10.00%	6.00%-10.00%	6.25%-10.00%
Average	7.65%	7.65%	7.71%
Change (Basis Points)	—	0	-6
RESIDUAL CAP RATE			
Range	7.50%-11.00%	7.50%-11.00%	7.50%-11.00%
Average	8.41%	8.41%	8.59%
Change (Basis Points)	—	0	-18
MARKET RENT CHANGE RATE*			
Range	2.50%-3.00%	2.50%-3.00%	1.00%-3.00%
Average	2.69%	2.69%	2.19%
Change (Basis Points)	—	0	+50
EXPENSE CHANGE RATE*			
Range	2.00%-3.00%	2.00%-3.00%	2.00%-3.00%
Average	2.44%	2.44%	2.44%
Change (Basis Points)	—	0	0
AVERAGE MARKETING TIME*			
Range	1.00-6.00	1.00-6.00	1.00-6.00
Average	3.60	3.60	3.40
% Change	—	0	+5.88

* Rate on overnight, 60-day commercial paper

b. Initial rate of change

c. In months

SUBJECT PHOTOGRAPHS



Front view of the subject lounge space.



Looking north along Industrial Road.



Looking south along Industrial Road.



Closer look at the Sahara Avenue overpass.



Looking west at south end of subject. Note subject billboard.



View of leased land to the south used for parking under Sahara.



Looking north at the area between the front and rear buildings.



Rear VIP entrance to the Crazy Horse space.



Front view of rear building with dock and office/warehouse units.



Looking at the main stage.



One of the three bars in the lounge.



Sample restroom finish and fixtures in the lounge.



Photo of the VIP room finish.



View of the dressing/locker room.



Photo showing the finish of the executive office and wet bar.



View of typical office space in front building.



Make-up room.



Warehouse finish in rear building.



Retail space in front subject building.



Warehouse finish in front subject building.

COMPARABLE LAND SALES

Comparable Land Sales Photos



Comparable Sale No. 1



Comparable Sale No. 2



Comparable Sale No. 3



Comparable Sale No. 4



Comparable Sale No. 5

COMPARABLE IMPROVED SALES



SC Comparable Sale No. 1



SC Comparable Sale No. 2



SC Comparable Sale No. 3



SC Comparable Sale No. 4



SC Comparable Sale No. 5

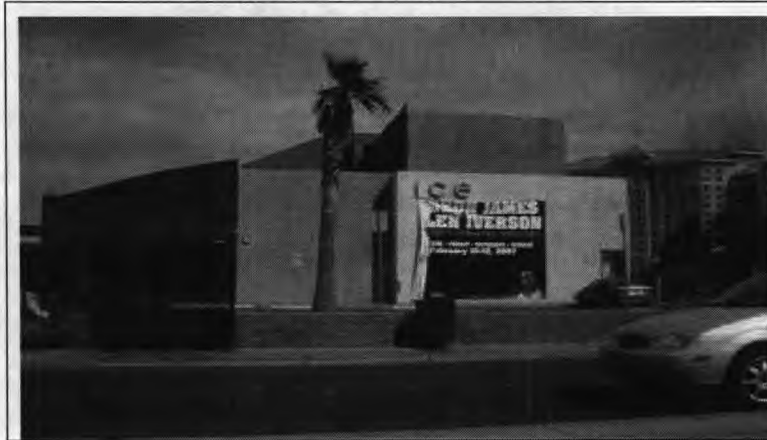


SC Comparable Sale No. 6

COMPARABLE RENTALS



Comparable Lounge Rent No. 1



Comparable Lounge Rent No. 2



Comparable SC Rent No. 1



Comparable SC Rent No. 2



Comparable Warehouse Rent No. 1



Comparable Warehouse Rent No. 2

PROFESSIONAL QUALIFICATIONS

CITY COUNCIL MEETING OF
January 17, 2007
VERBATIM TRANSCRIPT – ITEM 51

812 the premises of the business. And Condition Seven would be that neither the licensee or
813 anyone associated with him may communicate in any fashion with Rick Rizzolo or anyone
814 associated with him about the operation of Crazy Horse Too.

815 Let me say that after providing those conditions to Mr. Brown, I think he's in general agreement
816 with them. I don't wanna speak for him, but he did point something out to me, that as the
817 attorney for Mr. Signorelli, there may be business reasons unrelated to the operation of the
818 business for him, as the attorney, to communicate with Mr. Rizzolo regarding the contract or
819 regarding other things that don't deal with the day-to-day operations. Of course, I don't have an
820 objection if Mr. Brown has to have that kind of communication with Mr. Rizzolo, but it
821 wouldn't, that would be the only exception to Condition Seven.

822

823 **MAYOR PRO TEM REESE**

824 Thank you. And I – under, understand the necessity to have a permanent license in order to get
825 the 45 million dollar financing. I – to me, it'd be pretty hard to finance something if you just had
826 the temporary license and not know what's gonna happen with that temporary license. So I know
827 what you, it's imperative that you get either the permanent license, and to me, that's why I'm
828 gonna go with the 90 days.

829

830 **JAY BROWN**

831 Oh, he's helped us there.

832

833 **MAYOR PRO TEM REESE**

834 I think that the sooner we get it done, it might be easier for you to get the – financing for it.

835

836 **JAY BROWN**

837 Okay.

Remove highlighting.

Title 6 BUSINESS TAXES, LICENSES AND REGULATIONS

Chapter 6.88 ADMINISTRATIVE PROCEDURES

6.88.010 Investigation of violations.

6.88.020 Administrative action--Council review initiation.

6.88.030 Complaint--Drafting--Withdrawal.

6.88.040 Complaint--Notice to respondent.

6.88.050 Hearing scheduling.

6.88.060 Complaint contents.

6.88.070 Hearing notice form.

6.88.080 Answer to complaint.

6.88.090 Conduct of hearing.

6.88.100 Failure to answer or appear.

6.88.110 Admissible facts--Refutation by parties.

6.88.120 Decision by City Council.

6.88.130 Rehearing for new evidence.

6.88.010 Investigation of violations.

The director of any department of the City having jurisdiction over a particular business shall cause an investigation of violations of this Code or any regulations adopted thereunder which come within the department's authority and, when action is to be taken against a licensee, person approved for suitability, a holder of a work card, or permittee, shall conduct such investigative hearings with respect thereto as may be necessary. The City Council may direct any director of the City to investigate any apparent violations of Code and regulations which come to its attention.

(Ord. 2200 § 2 (part), 1981: prior code § 5-27-1)

6.88.020 Administrative action--Council review initiation.

If, after such investigation, the director is satisfied that a violation of this Code or any regulations adopted thereunder which come within the department's authority has been committed, the director shall take the appropriate action that may be allowed by ordinances or when provided by ordinances for review by the City Council, file a complaint with the City Manager and transmit therewith a summary of evidence bearing on the matter and any transcript of testimony at any investigative hearing conducted by or on behalf of the department.

(Ord. 2200 § 2 (part), 1981: prior code § 5-27-2(A))

Submitted after final agenda

Date 4/18/07 Item #66

6.88.030 Complaint--Drafting--Withdrawal.

Upon the receipt of the complaint of a director, the City Manager shall submit the same to the City Attorney who shall review the same and all matters presented in support thereof, and, if satisfied that probable grounds exist for disciplinary action, shall draft a complaint for approval by the City Council. If the Council is not satisfied that probable grounds exist for disciplinary action, it may order the complaint withdrawn without prejudice to the filing of another complaint after further investigation and reconsideration by the department.

(Ord. 2200 § 2 (part), 1981: prior code § 5-27-2(B))

6.88.040 Complaint--Notice to respondent.

If the City Council approves the complaint, it shall cause a copy of the complaint and a notice of hearing to be served upon the respondent, either personally or by registered or certified mail, return receipt required, at his address on file with the Department of Business Activity. The complaint and notice of hearing shall be served on the respondent at least ten days prior to the hearing.

(Ord. 2200 § 2 (part), 1981: prior code § 5-27-2(C))

6.88.050 Hearing scheduling.

The City Council shall determine the time and place of the hearing as soon as is reasonably practical and in no event shall the hearing be later than sixty days from the date of the approval of the complaint by the Council.

(Ord. 2200 § 2 (part), 1981: prior code § 5-27-2(D))

6.88.060 Complaint contents.

The complaint shall be a written statement of charges which shall set forth in ordinary and concise language the acts or omissions with which the respondent is charged. It shall specify the Code sections and regulations which the respondent is alleged to have violated, but shall not merely recite the language of the Code section or regulation. It shall require the licensee to appear and show cause why the license shall not be suspended or revoked, or other disciplinary action taken.

(Ord. 2200 § 2 (part), 1981: prior code § 5-27-3)

6.88.070 Hearing notice form.

The notice of hearing shall be substantially in the following form, but may include other information:

YOU ARE HEREBY NOTIFIED that a Hearing will be held before the City Council at (here insert place of hearing) on the ____ day of _____, 19____, at the hour of ____ M., upon the charges made in the Complaint served upon you. You may be present at the hearing and may be represented by counsel. You may present any relevant evidence, and you will be given full opportunity to cross-examine all witnesses testifying against you.

(Ord. 2700 § 2 (part), 1981: prior code § 5-27-4)

6.88.080 Answer to complaint.

The respondent, within twenty days after service of the complaint, except not later than five days prior to the scheduled hearing, must file with the City Clerk and serve a copy of the same upon the City Attorney its answer to the charges made in the complaint and set forth any defenses it intends to raise.

(Ord. 2700 § 2 (part), 1981: prior code § 5-27-5)

6.88.090 Conduct of hearing.

(A) The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence may be admitted.

(B) The respondent shall have the right to call and examine witnesses on his own behalf, cross-examine opposing witnesses, introduce exhibits and evidence relevant to the issues of the case, and offer rebuttal evidence.

(C) The respondent may be called and examined by the City.

(D) The Clerk shall have the power to issue subpoenas for witnesses to appear to give testimony.

(Ord. 3168 § 7, 1985: Ord. 2200 § 2 (part), 1981: prior code § 5-27-6)

6.88.100 Failure to answer or appear.

Failure to timely file his answer or failure of a respondent or his counsel to appear at the hearing shall constitute an admission of all matters and facts contained in the complaint filed with respect to such respondent. In such cases the City Council may take action based upon such admission or upon any other evidence, including affidavits, and without any further notices whatever to respondent. In such cases the City Council shall indicate by appropriate findings of fact and conclusions of law in the record the evidence upon which its action was based.

(Ord. 2200 § 2 (part), 1981: prior code § 5-27-7)

6.88.110 Admissible facts--Refutation by parties.

The City Council may take official notice of any generally accepted information or technical or scientific matter, and of any other fact which may be judicially noticed by the courts of this State. The parties shall be informed of any information, matters or facts so noticed, and shall be given a reasonable opportunity, on request, to refute such information, matters or facts by evidence or by written or oral presentation or authorities.

(Ord. 2200 § 2 (part), 1981: prior code § 5-27-8)

6.88.120 Decision by City Council.

(A) After the hearing of a contested matter, the City Council shall render a decision on the merits, which shall include findings of fact and conclusions of law and the penalty to be imposed, if any. The penalty may include, without limitation, the following, or any combination thereof:

(1) The suspension or revocation of the respondent's license, approval for suitability or work card, as the case may be;

(2) The imposition of conditions upon the license, approval for suitability or work card in question; or

(3) The imposition of a civil fine in an amount not to exceed one thousand dollars for each day that the violation which forms the subject matter of the complaint is demonstrated to have been in existence.

(B) The City Council shall make and enter an order in its minutes in conformity to such decision. The decision of the City Council shall be served on the parties personally or shall be sent to them by registered or certified mail. The decision shall become and remain effective upon such service unless the City Council shall otherwise order.

(Ord. 5078 § 2, 1998: Ord. 3453 § 2, 1989: Ord. 270 § 2 (part), 1981: prior code § 5-27-9)

6.88.130 Rehearing for new evidence.

(A) The City Council may, upon motion made within ten days after service of a decision and order, order a rehearing before the City Council upon such terms and conditions as it may deem just and proper. Such motion shall not be granted except upon a showing that there is new

evidence which is material and necessary and reasonably calculated to change the decision of the City Council and that sufficient reason existed for failure to present such evidence at the hearing of the City Council. The motion shall be supported by an affidavit of the moving party or his counsel showing with particularity the materiality and necessity of the new evidence and the reason why it was not introduced at the hearing.

(B) Upon rehearing, rebuttal evidence to the additional evidence shall be permitted. After rehearing, the City Council may modify its decision and order as the additional evidence may warrant.

(Ord. 2200 § 2 (part), 1981; prior code § 5-27-10)

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT

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**PRIVILEGED LICENSE
INVESTIGATION REPORT**

CONFIDENTIAL

April 10, 2007



: Jim DiFiore
Manager of Finance and Business Services
City of Las Vegas

THROUGH : Robert Wills, Lieutenant *4-10-07*
Special Investigations Section

FROM : Barry Reinink, Detective
Special Investigations Section

SUBJECT : Background Investigation
NEVADA RECEIVERSHIP, LLC, d.b.a.
Crazy Horse Too
2476 Industrial Road
Las Vegas, NV 89102
(City Report)

APPLICANT: Michael Joseph Signorelli Jr., Managing Member
ID# 359407 100%
40-26883

BACKGROUND INVESTIGATION TYPE:

Tavern License

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At City Council
Submitted after final agenda **C-1**

Date *4/18/2007* Rem *#66*

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Investigation Report (Cont.)

April 10, 2007

SUBJECT: Crazy Horse Too

SYNOPSIS OF INVESTIGATION:

This investigation has revealed several Areas of Concern. The majority of those concerns reflect the former owner of this business, Frederick "Rick" Rizzolo's attempts to keep some control or interest in the business, which is a direct violation of conditions set forth on October 18, 2006, by Las Vegas City Council.

As the investigation progressed, these concerns were revealed to the applicant, Signorelli, and his employees would take the necessary actions to try and correct the concern. That being said, the circumstances that surrounded these events still cause great concern that there may be attempts by the previous owner or his past employees to operate the business in the same manner as it was operated before, thus putting the welfare of the customers and public at large at risk.

AREAS OF CONCERN:

(AOC #1) *(Rizzolo's decision to start paying cab drivers after Signorelli took over.)*

On December 13, 2006, members of the City of Las Vegas Business Services Compliance & Enforcement Section conducted an inspection of this business. The Licensing Officers spoke with Signorelli as well as Charles Platz, who is applying as a Key Employee for the business. The meeting and what was discussed was documented in an investigative report that was written by one of the attending officers.

Signorelli revealed to the Licensing Officers that during 2006, Rizzolo's operating policy was not to pay cab drivers for dropping customers off at the business. This was not because Las Vegas Municipal Code 6.06.195 made the act unlawful, but because the amount of monies being paid to the cab drivers. Signorelli stated that in reviewing the businesses accounting records, in 2003 alone, Rizzolo paid out over \$4.5 million to cab drivers for dropping customers off at the business.

Signorelli further stated that when he first started operating the business in October of 2006, over 150 employees met with him to discuss the economic effect of customers being diverted to other clubs because of the policy of not paying cab drivers for dropping customers off at the business. Signorelli stated that he promised the employees he would look into the matter, and then later contacted Rick Rizzolo to discuss the matter with him.

Signorelli stated that after discussing these concerns with Rizzolo, Rizzolo finally agreed it may be necessary to pay the fees to the cab drivers to attract more customers. According to documents supplied

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by the applicant on October 19, 2006, cab drivers were once again paid for bringing customers to the business.

This practice was continued until January 17, 2007. This story is so concerning due to the fact that Signorelli, when confronted with an operating question about the business, chose to solicit Rick Rizzolo for advice. By Signorelli's own admission during this inspection by City of Las Vegas Licensing Officers, Rizzolo made the decision to start paying the cab drivers. It is apparent that even after Signorelli took over operations of the business, Rizzolo still made important operating decisions that affected the entire business.

(AOC #2) *(Hiring of Mary Crespi as a cocktail server.)*

On October 19, 2006, one day after the Las Vegas City Council granted the applicant a temporary operating license for this business, Mary Crespi presented herself to the LVMPD Fingerprint Section with a work card application to be a cocktail waitress for this business, Crazy Horse Too.

The work card application appears to have been signed by Signorelli, and Mary Crespi listed her employer currently and for the past 3 years as being a "homemaker". Mary Crespi also listed her husband, Steven Isaac Crespi, as her emergency contact.

Steven Isaac Crespi was a manager at Crazy Horse Too, and had worked there since at least April of 1999. In June of 2006, Steven Isaac Crespi plead guilty to ***Conspiracy to Defraud the United States - Felony***, as part of a plea agreement with associate defendant Frederick "Rick" Rizzolo in U.S. District Court. Steven Isaac Crespi is one of the "prohibited persons" referred to in the special conditions that were put onto the Crazy Horse Too's temporary license.

The day after the business was granted its temporary license on October 18, 2006, Mary Crespi applied for and received a work card to work as a cocktail server at the business. Mary Crespi is listed on the businesses employee lists for the months of November, December, and January. Although Mary Crespi was not a "prohibited person" according to the original special conditions placed on the temporary license by the City Council, the language of the special conditions was revised to include people like Mary Crespi based on the questionable actions of her obtaining employment at the business.

When I confronted Signorelli with this concern on January 16, 2007, Signorelli denied any knowledge of Mary Crespi working at the business, as well as her relationship with a "prohibited person". Signorelli also stated that his signature at the bottom of the work card application was not his and appeared to be a forgery.

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Mary Crespi applying for and obtaining a work card at the business after all of the special conditions were put on the businesses temporary license by the City Council, gives the appearance that she could be a trusted confidant of the old regime, potentially allowing a line of communication and contact between Rizzolo and Signorelli.

After discussing this concern with Signorelli and Charles Platz, who has a pending Key Employee investigation currently for this business, they assured me that Crespi's employment was terminated from the business.

(A0C #3) *(Hiring of Gregory Lioce as Key Employee)*

Gregory Lioce currently has a pending application as a Key Employee for this business. Both Lioce and Signorelli state that when Signorelli took over operations of the business, Signorelli interviewed all employees in an attempt to decide who to keep working.

At the time Lioce was working as a manager, and after meeting with Signorelli, Signorelli decided to hire him as a Key Employee. Given Lioce's criminal history, as well as his relationship with Rizzolo, this causes LVMPD concern.

According to an interview with Lioce, while he was working at the Venetian Restaurant in March of 1999, Rick Rizzolo approached him and offered him a job as a floor man. Lioce further stated that he became close friends with Rick Rizzolo and eventually became a manager at the business.

There are many concerns with Lioce's hiring as a Key Employee. The fact that he is a convicted felon from a 1993 conviction of ***Income Tax Fraud-Felony*** is one. Also, according to Lioce himself, during the F.B.I.'s recent investigation that led to Rick Rizzolo's conviction and forced selling of the business, the F.B.I. approached Lioce requesting he testify to what crimes were happening at the business.

According to Lioce, he refused to cooperate stating he "took the 5th", until the F.B.I. offered him immunity from prosecution. Again according to Lioce, the F.B.I. did and Lioce's testimony helped build the case that eventually brought about the plea convictions.

By Lioce's insistence on being given immunity in order for him to testify, it is apparent that Lioce violated laws that could have led him to a possible Felony conviction much like the other "prohibited persons" involved in the same investigation. Couple this with his prior conviction and the fact that he admits to still being a close friend of Rick Rizzolo, creates a concern as to him being a Key Employee for a new operating regime that is supposed to have no association with the old regime.

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(AOC #4) *(Hiring of Paul Swords as Key Employee.)*

Paul Swords currently has a pending application as a Key Employee for this business. Swords states that he has been and continues to be a long time close friend of Ralph Rizzolo. Ralph Rizzolo worked as the comptroller at this business and is a brother to Rick Rizzolo. Ralph Rizzolo is also a prohibited person according to the special conditions placed on the businesses temporary license.

Swords states that in 2005 after retiring from Smith's Food Stores after 25 years of service as a store director, he was approached by Ralph Rizzolo and offered a job as a maintenance man at the Crazy Horse Too. Records indicate that he obtained a work card as a bartender.

When interviewing Swords, the question was asked why he would come out of retirement to be a maintenance man at a strip club, and Swords indicated that the money offered to him was too good to turn down.

According to the applicant, once he began working at the business Rick Rizzolo offered him the job of a bartender and taught him the day to day operations of the business. By October of 2006, he was a night manager at the business.

Swords stated that up until a week prior to Bartholomew Rizzolo and Annette Rizzolo Patterson being banned from Crazy Horse Too, his job duties had nothing to do with the bookkeeping, daily cash drops, or finances of the business.

During that week before the City Council's special conditions went into effect, Swords stated that both Bartholomew Rizzolo and Annette Rizzolo Patterson trained him to do all the bookkeeping functions of the business, including keeping track of the daily cash drops and other crucial accounting functions of the business.

Swords further stated that once Signorelli took over the operations of the business, Signorelli interviewed him and decided to submit Swords as a Key Employee based on his knowledge of the operations of the business.

Besides Swords continuing to have a close relationship with Ralph Rizzolo, the most concerning part of this Area of Concern is the appearance that the Rizzolo's handpicked Swords anticipating him to be a Key Employee under Signorelli's operations.

By Swords own admission, up until the week before the special conditions took effect, his job duties did not involve keeping track of the daily cash drops and other bookkeeping functions. The training

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of Swords by Ralph Rizzolo and Annette Rizzolo Patterson, and subsequent hiring by Signorelli as a Key Employee, lends credit to the appearance that Rizzolo still wants to be kept apprised of the daily operations and monies coming into the business. These facts and circumstances again cause concern to Rick Rizzolo's complete separation from the current business operations.

(AOC #5) (Funding for purchase of business.)

When this application was submitted by Signorelli and accepted by the City of Las Vegas Business Services, the initial purchase and sale agreement dated October 12, 2006, was signed by both Rizzolo as the seller, and Signorelli as the buyer.

This agreement stated that the full purchase price for the business would be *Forty-five Million Dollars* (\$45,000,000.00). Although this agreement appears to be signed by Rizzolo and Signorelli, it apparently is not binding according to the applicant and his accountant / Key Employee, Charles Platz (who currently is being investigated for suitability as such).

Also, there were never any loan documents or financial statements showing where these monies would be coming from for the purchase of the business submitted with the application. This is unusual in the fact that most applications are not submitted without the proper documents showing where the funding for the purchase of the business came from, as required with the directions of the application.

Throughout this investigation and during several interviews with Signorelli and Charles Platz, I was told that funding would be forthcoming and that I would be provided with copies of the application for the loan and actual loan documents. At one meeting it was conveyed that the loan for the purchase of the business would be secured through a nationally recognized banking institution located in New York City. **As of the date of this document, there have not been any loan documents or financial statements provided showing where the monies for the purchase of the business are coming from.**

On April 03, 2007, I again met with Charles Platz. Platz stated that he is handling all of the accounting and business agreements for Signorelli, and at one point of the meeting referred to Signorelli as a partner. Platz stated to me that there has never been a set price given to Signorelli for the purchase of the business by Rizzolo, and that they won't have one for at least 2-3 weeks.

Platz stated that there were a few different appraisals of the business that he was aware of, all of them being completed under Rizzolo's regime and for different amounts of money. Platz stated that

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he knew one was for *Fifty-three Million Dollars* (\$53,000,000.00) and another for about *Ten Million Dollars* (\$10,000,000.00).

According to Platz, when they learned of these discrepancies in appraisals, a new appraisal was ordered from the nationally known third party firm Land America, and all parties are awaiting the findings, which are due in 2-3 weeks.

Platz further stated that Signorelli is no longer attempting to secure a loan from a financial institution to purchase the business from Rizzolo. He stated that Signorelli has developed a group of prominent local investors who are able to come up with up to One Hundred and Fifty Million Dollars (\$150,000,000.00) if needed, to help him purchase the business from Rizzolo, once the appraisal is completed.

That being said, LVMPD is unable to verify the source of funding for the purchase of this business as well as the suitability of any principals. They are unknown at this time and funding is not secured. These facts coupled with the fact that Nevada Receivership, LLC. has been making weekly payments to Power Company, INC. since the take over of operations on October 18, 2006, as a form of "rent", raise concern and question to the legitimacy of the entire business sale procedure.

These rent payments, which are currently about Thirty Thousand Dollars (\$30,000.00) per week, do not count towards the purchase of the business. Combine this with the fact that to date Signorelli has not secured financing or produced funds to purchase the business from Rizzolo, a reasonable person could draw the conclusion that Signorelli is simply running the business for Rizzolo, who is forbidden to do so himself.

(AOC #6) (Merchant accounts & their transfer of ownership/control dates.)

When Signorelli was issued his temporary license on October 18th, 2006, there were special conditions placed on the temporary license that was designed to remove all of Rizzolo's convicted co-defendants, (as well as key managers from the old business, attempting to prevent the new business from operating with the same problems).

The City Council gave Signorelli one week to allow Annette Rizzolo Patterson and Bartholomew Rizzolo to get the new employees up to speed operating the daily accounting duties that they were familiar with, as well as changing all vendor and merchant accounts over into the new owners names. That would have meant that by October 25, 2006, Rizzolo and his "prohibited employees" were to have every aspect of the business turned over to Signorelli.

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This was not the case with the businesses merchant accounts. Long before October 18, 2006, up until November 24, 2006, Rizzolo and Power Company, INC. held the ownership name on the merchant (credit card machines) accounts and continued to receive the monies from these credit card transactions taking place inside the business. This continued even after the one week grace period allowed by Las Vegas City Council to change all ownership over to Signorelli.

Power Company, Inc would receive the monies from the merchant accounts and credit back Nevada Receivership, LLC on their weekly "rent" payments. Thus, at a time when Las Vegas City Council members, City of Las Vegas Business Services, and LVMPD believed that Signorelli had distanced himself from Rizzolo as ordered, Power Company, INC. and Rizzolo were still controlling some of the monies generated from sales at the business.

(AOC #7) *(Submitted lease agreements between Power Company & Nevada Receivership.)*

Since the initial filing of this application, there have been a total of 6 different operating leases submitted to the City of Las Vegas Business Services by the applicant for this investigation. Each of the leases showed a different relationship between Power Company, Inc. (Rick Rizzolo) and Nevada Receivership, LLC. (Signorelli).

With the submission of the first lease on September 20, 2006, there were several concerns that City of Las Vegas Business Services had with the terms of the lease that were conveyed back to all parties involved. Some of the more prominent concerns of this initial lease were:

- Rizzolo was to have unlimited access to the business 24 hours a day, seven days a week, 365 days a year.
- Rizzolo was allowed to maintain an office in the business.
- All employees who were hired by Power Company, Inc. were considered to be "grand fathered in" and were to keep their jobs after the sale of the business to Signorelli.
- Those "grandfathered" employees could not be terminated by the new owners without Rizzolo's permission.

It was apparent to everyone who reviewed this lease that Rizzolo was attempting to maintain control and a close watch over the business. After City of Las Vegas Business Services pointed out the obvious concerns, there was a second lease submitted for review.

This second lease still contained language in it that forced Signorelli to assume all contracts of the landlord (Rizzolo), including employees. Among other concerns, it was obvious that this clause left

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open the possibility that Signorelli could be forced to keep some of the employees that had been recently convicted along with Rizzolo in U.S. Federal Court. This also left open the possibility that the "prohibited persons" that were eventually denied access to the club by the City Council's special conditions could also keep their jobs, regardless of what Signorelli wanted.

City of Las Vegas Business Services again pointed out the obvious and a third lease was submitted to City of Las Vegas Business Services. This third lease still allowed for Rizzolo, and possibly some of the businesses employees that were co-defendants of Rizzolo's recent Federal Court conviction, to have access to the business 24 hours a day, seven days a week.

On October 04, 2006, right before the Las Vegas City Council's meeting, City of Las Vegas Business Services received and accepted the fourth and what they thought would be the final lease submitted. Although there would be two more leases drafted and submitted by the October 18th, 2006 City Council meeting, the language was cleaned up to where City of Las Vegas Business Services was satisfied that the lease created more distance between Rizzolo and the new would-be-owners of the business.

With the carefully crafted language in the first five leases, it is apparent that Rizzolo was attempting to continue to orchestrate control over the new owner of the business, as well as oversee the day-to-day operations of the business. While portraying himself to be a simple landlord only, each revision of the lease continued to play semantics with words in an attempt to keep some ability for Rizzolo, or members of the old regime, to oversee the new businesses operations.

Conclusion

The facts and circumstances revealed during this investigation could lead a prudent person to a couple of different lines of thinking about Mr. Signorelli and his attempt to purchase this business. Simply put, you could say that Signorelli is legitimately trying to purchase this business and has made many poor decisions along the way, or has allowed Rizzolo to manipulate him into making those poor decisions.

The other line of thinking is that Signorelli is your classic "straw man" in the business world. He is a local, legitimate business owner with no criminal history who could operate the business for the previous owner who is prohibited from operating it.

According to the applicant, even though he and Rizzolo have both lived in Las Vegas for many years, as well as owned businesses in close proximity to each other, have the same circle of friends, and frequent the same places, they did not have a relationship prior to 2006.

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Signorelli has stated that a mutual friend encouraged Rizzolo to contact him with the offer of the sale of this business. This friend (unnamed) knew that Signorelli was looking for a commercial real estate investment and that Rizzolo needed a buyer.

The fact that no funds have been produced by the applicant or secured through loans or investors to purchase this business, further distancing Rizzolo from the business, is troubling. As long as Signorelli is paying the so called "rent" for operating the business, Rizzolo is not just a landlord, but he appears to still be the owner of the business.

This conclusion is further echoed by the many documented attempts by Rizzolo to maintain some type of presence in the business, whether it is through the ruse of holding the landlord's office in the same building as the business, as was designed in the original operating lease, or ensuring past regime "friendly" employees continue to work at the business.

This investigation was completed and is hereby submitted with 7 AREA(S) OF CONCERN.

Respectfully submitted,



Barry Reinink, Detective

Approved by:



Reagan R. Alexander, Sergeant

BC-013689-LV

CONFIDENTIAL

THIS MATERIAL IS NOT TO BE DISSEMINATED BY ANYONE OTHER THAN THE SPECIAL INVESTIGATIONS SECTION,
LAS VEGAS METROPOLITAN POLICE DEPARTMENT, LAS VEGAS, NEVADA.

VIOLATION IS A CRIME PUNISHABLE BY A FINE OF \$1,000 AND SIX MONTHS IN JAIL.

DO NOT PHOTOCOPY OR OTHERWISE REPRODUCE

C-I



LAS VEGAS METROPOLITAN
POLICE DEPARTMENT

DOUGLAS C. GILLESPIE, Sheriff

Partners with the Community

April 10, 2007

Michael Joseph Signorelli Jr.
5090 Breakers Lane
Las Vegas, NV 89102

In response, please reply to:
Barry Reinink, Detective
(702) 828-3243

Mr. Signorelli,

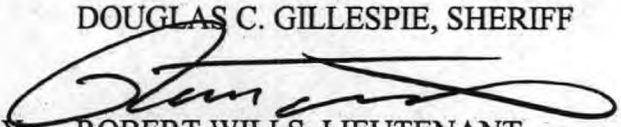
The investigation of your application for a Tavern License d.b.a. Crazy Horse Too at 2476 Industrial Road, Las Vegas, Nevada, has been completed. An investigative report with 7 AREA(S) OF CONCERN has been submitted to the City of Las Vegas Director of Business License.

You may contact this office prior to the Las Vegas City Council meeting to review a copy of the completed investigation report. If you have any questions or information not presented during our investigation which you feel may have an effect on our report, please contact us at 828-3243.

Contact City of Las Vegas Business License at 229-6281 if you have any questions concerning the approval or denial of your license.

Sincerely,

DOUGLAS C. GILLESPIE, SHERIFF


BY: ROBERT WILLS, LIEUTENANT
SPECIAL INVESTIGATIONS SECTION



CONDITIONS

1. No person who was associated as a defendant, including Frederick Rizzolo, in U.S. District Court cases 2:06-cr-186-PMP-PAL, 2:06-cr-188-PMP-PAL, CR-S-05-0017-KJD(LRL) shall be permitted on the premises of the business. The defendants, including Frederick Rizzolo are further prohibited from operating, controlling, or participating in any way with the operation of the business.
2. No person associated with the ownership of the Power Company, Inc, nor its management, including Annette Rizzolo Patterson – the bookkeeper, Frederick Rizzolo or Bartholomew Rizzolo shall be permitted on the premises of the business. Further Frederick Rizzolo, Bartholomew Rizzolo, and Annette Rizzolo Patterson are further prohibited from operating, controlling, or participating in any way with the operation of the business, however, for the first seven days after the issuance of the license, Bartholomew Rizzolo and Annette Rizzolo Patterson may assist licensee for the limited purpose of turning over control of the business from the Power Company, Inc. to licensee.
3. Photographs and names of the prohibited persons in special conditions 1 and 2 shall be made available to all individuals responsible for the operation of the business in order that the business complies with special condition 1 and 2.
4. The agent appointed by the landlord under Section 23 of the operating sublease must receive prior approval by the Business Licensing Manager and licensee shall notify the Business Licensing Manager in advance of any on-site visits by the landlord's agent.
5. Any violation of these conditions or special conditions or any violation of any local, state or federal law shall allow the Business Licensing Manager to administratively suspend the liquor license. Licensee understands that he has a right to appeal the suspension at the next regularly scheduled City Council meeting, subject to the open meeting law.
6. No person related by blood or who has ever been related by marriage to Rick Federick Rizzolo shall be employed or allowed on the premises of the business.
7. No person related by blood or marriage, or former marital status, to any defendant in the federal cases mentioned in Condition 1 can be employed or allowed on the premises of the business.
8. Neither the licensee or anyone associated with him may communicate in any fashion with Rick Rizzolo or anyone associated with him about the operation of Crazy Horse Too.

Submitted after first agenda
At City Council
Date 4/18/07 Item #166

9. **Licensee must close escrow for the purchase of the property commonly known as the Crazy Horse Too by June 30, 2007.**
10. **Any and all funds used to purchase the Crazy Horse Too shall be verifiable and subject to the approval of the Las Vegas Metropolitan Police Department. Licensee shall provide all financing documents, as well as all escrow documents, to the Las Vegas Metropolitan Police Department upon request.**
11. **Condition 5 is superceded by the following condition:**

Licensee stipulates and agrees that the Business Licensing Director shall have the power to summarily suspend any City business license related to this property upon his finding of any substantial violation of law or conditions of licensure, which make such a suspension, in his sole discretion, necessary.

The only restriction upon his ability to exercise this power shall be the condition that he will deliver a written notice of his intention to do so at least 24 hours in advance of his action and allow licensee an opportunity to be heard, informally, in opposition.

If the Business Licensing Director summarily suspends any privileged license, it is part of this stipulation that he will promptly initiate the formal disciplinary process set forth in our code for the City Council to consider whether or not to impose discipline.

Loretta Arrington

From: daffadils4me@yahoo.com
Sent: Tuesday, April 17, 2007 4:48 PM
To: Councilman Gary Reese
Subject: Internet Submission - From the daughter of the former owner of the Golden Steer

Citizen Name: Judy Kludjian

Email: daffadils4me@yahoo.com

Comments: In today's Review Journal they refer to Mike Signorelli as the former owner of the Golden Steer Steakhouse. When did he sell it because my family has not been notified and our lawyer's letters asking for an explanation of 17 months of delinquent payments have been ignored.

Judy Kludjian,
Daughter of Joe Kludjian, the former owner of the Golder Steer Steakhouse

Date: 4/17/2007 4:47:50 PM



At City Council
Submitted after final agenda
Date 4/18/07 Item #66

CONDITIONS

1. No person who was associated as a defendant, including Frederick Rizzolo, in U.S. District Court cases 2:06-cr-186-PMP-PAL, 2:06-cr-188-PMP-PAL, CR-S-05-0017-KJD(LRL) shall be permitted on the premises of the business. The defendants, including Frederick Rizzolo are further prohibited from operating, controlling, or participating in any way with the operation of the business.
2. No person associated with the ownership of the Power Company, Inc, nor its management, including Annette Rizzolo Patterson – the bookkeeper, Frederick Rizzolo or Bartholomew Rizzolo shall be permitted on the premises of the business. Further Frederick Rizzolo, Bartholomew Rizzolo, and Annette Rizzolo Patterson are further prohibited from operating, controlling, or participating in any way with the operation of the business, however, for the first seven days after the issuance of the license, Bartholomew Rizzolo and Annette Rizzolo Patterson may assist licensee for the limited purpose of turning over control of the business from the Power Company, Inc. to licensee.
3. Photographs and names of the prohibited persons in special conditions 1 and 2 shall be made available to all individuals responsible for the operation of the business in order that the business complies with special condition 1 and 2.
4. The agent appointed by the landlord under Section 23 of the operating sublease must receive prior approval by the Business Licensing Manager and licensee shall notify the Business Licensing Manager in advance of any on-site visits by the landlord's agent.
5. Any violation of these conditions or special conditions or any violation of any local, state or federal law shall allow the Business Licensing Manager to administratively suspend the liquor license. Licensee understands that he has a right to appeal the suspension at the next regularly scheduled City Council meeting, subject to the open meeting law.
6. No person related by blood or who has ever been related by marriage to Rick Federick Rizzolo shall be employed or allowed on the premises of the business.
7. No person related by blood or marriage, or former marital status, to any defendant in the federal cases mentioned in Condition 1 can be employed or allowed on the premises of the business.
8. Neither the licensee or anyone associated with him may communicate in any fashion with Rick Rizzolo or anyone associated with him about the operation of Crazy Horse Too.

Submitted after City Council

Date 4/19/07 Item 66

9. **Licensee must close escrow for the purchase of the property commonly known as the Crazy Horse Too by June 30, 2007.**
10. **Any and all funds used to purchase the Crazy Horse Too shall be verifiable and subject to the approval of the Las Vegas Metropolitan Police Department. Licensee shall provide all financing documents, as well as all escrow documents, to the Las Vegas Metropolitan Police Department upon request.**
11. **Condition 5 is superceded by the following condition:**

Licensee stipulates and agrees that the Business Licensing Director shall have the power to summarily suspend any City business license related to this property upon his finding of any substantial violation of law or conditions of licensure, which make such a suspension, in his sole discretion, necessary.

The only restriction upon his ability to exercise this power shall be the condition that he will deliver a written notice of his intention to do so at least 24 hours in advance of his action and allow licensee an opportunity to be heard, informally, in opposition.

If the Business Licensing Director summarily suspends any privileged license, it is part of this stipulation that he will promptly initiate the formal disciplinary process set forth in our code for the City Council to consider whether or not to impose discipline.

12. **Licensee shall reimburse the cost of the investigation to the Las Vegas Metropolitan Police Department.**

CITY COUNCIL MEETING OF
April 18, 2007
VERBATIM TRANSCRIPT – ITEM 66

**Discussion and possible action regarding a Three Month Review of a Tavern License,
Nevada Receivership, LLC, dba Crazy Horse Too, 2476 Industrial Road, Michael J.
Signorelli, Managing Mmbr, 100% - Ward 3 (Reese)**

Appearance List:

OSCAR GOODMAN, Mayor
GARY REESE, Mayor Pro-Tem
BRAD JERBIC, City Attorney
STEVE WOLFSON, Councilman
GABRIELA PORTILLO-BRENNER, Deputy City Clerk
JAY BROWN, Attorney, 300 South Third Street, representing the applicant
MICHAEL SIGNORELLI, applicant
REAGAN ALEXANDER, Sergeant, Special Investigations Division, LVMPD
BARRY RUNIG, Detective, LVMPD
JIM DiFIORE, Manager, Business Services
BEVERLY BRIDGES, Acting City Clerk
UNIDENTIFIED MALE SPEAKER
LARRY BROWN, Councilman
STEVEN ROSS, Councilman
LOIS TARKANIAN, Councilwoman

2 hours

Typed by: Carmel Viado

Proofed by: Gabriella Portillo-Brenner

CITY COUNCIL MEETING OF
April 18, 2007
VERBATIM TRANSCRIPT – ITEM 66

27 **MAYOR GOODMAN**

28 All right. Item 66 is discussion and possible action regarding a three-month review of a tavern
29 license for Nevada Receivership, LLC, doing business as Crazy Horse Too, 2476 Industrial
30 Road. This is in Ward 3. And, I see Mr. Brown is representing Mr. Signorelli and I have to
31 abstain, unfortunately. Once again, Mr. Jerbic, I think it's –

32

33 **MAYOR PRO TEM REESE**

34 But you abstained –

35

36 **MAYOR GOODMAN**

37 I –

38

39 **MAYOR PRO TEM REESE**

40 – abstained earlier, though, on this item.

41

42 **MAYOR GOODMAN**

43 I – abstained earlier –

44

45 **MAYOR PRO TEM REESE**

46 Yeah –

47

48 **MAYOR GOODMAN**

49 – for different reasons. But now I have to abstain because of Mr. Brown. And I don't understand
50 it. I really don't. I really don't. And – the reason I'm abstaining is Mr. Brown and myself have a
51 partnership interest in a property on West Charleston, of which both of us are the most passive of
52 owners.

CITY COUNCIL MEETING OF
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VERBATIM TRANSCRIPT – ITEM 66

53 **MAYOR PRO TEM REESE**

54 Thank you, Your Honor. Trying to pattern my life after yours, I'm gonna try to be the judge here,
55 I guess. I appreciate what you do. I just want the young people sitting here on the dias today to
56 understand what – this business is. And I would just ask the present, presenters keep in mind we
57 have these young people up here. This is just a hearing for a liquor license at a topless place.
58 With that said, I would request that we try to run this hearing as quick as possible, but we'll give
59 everybody a just and fair hearing. Mr. Jerbic, I'll hear you first.

60

61 **BRAD JERBIC**

62 Thank you, Mr. Mayor Pro Tem, members of Council. I'll be presenting on behalf of staff this
63 morning. And, to let you know, I don't expect there's gonna be any kind of information given
64 that would cause anybody embarrassment here this morning –

65

66 **MAYOR PRO TEM REESE**

67 Thank you.

68

69 **BRAD JERBIC**

70 – with respect to the nature of the club. First of all, let me state that, by way of history, on
71 October 18th, 2006, the applicant, Mr. Signorelli, appeared before this body asking for a
72 permanent liquor license. After hearing the case, this Council granted a temporary license for a
73 period of three months. Mr. Signorelli reappeared at the end of that three-month period on
74 January 17, 2007, requesting a permanent license, a second temporary license was granted at that
75 time for a period of three months. That second temporary license expires at midnight tonight. If
76 this Council takes no action or votes for denial, liquor will have to stop being poured at midnight
77 tonight at the Crazy Horse Too. The only way it can continue is with an affirmative vote for a
78 permanent liquor license. A temporary license is no longer available. Under our Code, you're
79 only allowed to give two temporary licenses, not to exceed six months apiece. Since you chose
80 to give licenses of less than six months and you've already issued the second, no more temporary
81 licenses are available. So I wanted to frame the issue very carefully for you, so you know this is

CITY COUNCIL MEETING OF
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VERBATIM TRANSCRIPT – ITEM 66

82 really an up or down vote today on whether or not a permanent liquor license should be issued to
83 the applicant at this location.

84

85 **MAYOR PRO TEM REESE**

86 Mr. Jerbic, if I could, if we see fit to give the applicant a permanent license, do we have a three-
87 month or a six-month review of the permanent license?

88

89 **BRAD JERBIC**

90 You can have reviews, but the reviews would not be the kind of reviews where you could
91 extinguish the business based on that review. In other words, you could have a progress check at
92 the end of two months or three months, or Metro or somebody could tell you this is going right or
93 this is going wrong. If you felt that something was going wrong at that meeting, you couldn't
94 take action at that meeting to take away the license or suspend it. You would have to direct our
95 office to go through a complaint process, which you're very familiar with, and then that would be
96 the only mechanism at the end of which you could –

97

98 **MAYOR PRO TEM REESE**

99 That usually, that process usually takes five or six months?

100

101 **BRAD JERBIC**

102 It's about two months, minimum, probably closer to 90 days, by the time you get through all the
103 notices and everything.

104

105 **MAYOR PRO TEM REESE**

106 Okay.

107

108 **COUNCILMAN WOLFSON**

109 Mayor Pro Tem.

CITY COUNCIL MEETING OF
April 18, 2007
VERBATIM TRANSCRIPT – ITEM 66

110 **MAYOR PRO TEM REESE**

111 Yes.

112

113 **COUNCILMAN WOLFSON**

114 Mayor, please. Mr. Jerbic, when this applicant got a temporary license in October of '06, there
115 were conditions put on that temporary license, where there not?

116

117 **BRAD JERBIC**

118 That's correct.

119

120 **COUNCILMAN WOLFSON**

121 Okay. And then, when he got another second temporary in January of '07, did the same
122 conditions that were given in October '06 carry through for the second three-month time frame?
123 Did we add, subtract conditions?

124

125 **BRAD JERBIC**

126 The date –

27

128 **COUNCILMAN WOLFSON**

129 Because I think that's important for today's discussion.

130

131 **BRAD JERBIC**

132 That's correct. And I will go over that. But –

133

134 **MAYOR PRO TEM REESE**

135 Mister –

136

137 **BRAD JERBIC**

138 – to answer your question now –

CITY COUNCIL MEETING OF
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VERBATIM TRANSCRIPT – ITEM 66

139 **MAYOR PRO TEM REESE**

140 I hate to interrupt. I've had a request to have a two-minute break so we can release the students
141 from here. Thank you.

142

143 **(END OF RELATED DISCUSSION – RESUMED RELATED DISCUSSION)**

144

145 **MAYOR PRO TEM REESE**

146 I was just informed by our Clerk's Office that we can start. So we'll get – started. Okay. Could
147 you, for the record, please state your question again, Councilman Wolfson, please.

148

149 **COUNCILMAN WOLFSON**

150 Sure. Just whatever conditions were placed, sorry. Whatever conditions were placed on the
151 initial temporary license and if, did any of those change when we gave the second temporary
152 license and what other conditions were added.

153

154 **BRAD JERBIC**

155 I understand – if – you want me to answer that on the record, let me ask the Clerk, are we on the
156 record right now?

157

158 **GABRIELA PORTILLO-BRENNER**

159 Yeah.

160

161 **BRAD JERBIC**

162 We are. Okay. The, yes, those conditions that applied to the first three-month's license did carry
163 through to the second three-month license. Further, if you recall, after the conditions were put on
164 the license initially, we had a problem where we came back before the expiration of the three-
165 month's license and added more conditions to it. So there had been conditions, more conditions
166 added, and all those conditions have carried through both licenses.

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167 **COUNCILMAN WOLFSON**

168 These are the ones that are in existence.

169

170 **JAY BROWN**

171 (inaudible)

172

173 **COUNCILMAN WOLFSON**

174 Okay. Thank you.

175

176 **MAYOR PRO TEM REESE**

177 Thank you, Mr. Jerbic.

178

179 **JAY BROWN**

180 Thank you.

181

182 **BRAD JERBIC**

183 The other thing I would like to just point out for the record, in case it gets confusing, I will refer

184 to Mr. Signorelli alternately as the applicant or the licensee because he does have a license right

185 now, or Mr. Signorelli. When I refer to any of those terms, I'm referring to Mr. Signorelli.

186 Let's go back in time to October 18, 2006. Before that hearing, the applicant presented to the

187 City Attorney's Office an agreement to purchase the Crazy Horse Too from Rick Rizzolo for \$45

188 million. And there were six successive different operating leases that provided for rental

189 payments of 400,000 per month. Each of the first five operating leases had objectionable

190 language giving Mr. Rizzolo control over the Crazy Horse Too, including unlimited access,

191 maintenance of an office in the business, retention of employees who had pled guilty to federal

192 felonies and the right to veto termination of any employee. Ultimately, after working with Mr.

193 Signorelli's counsel at the time, not Mr. Brown, the objectionable language was removed from

194 those leases which got us to the sixth lease, which was up for your consideration when the initial

195 license was given.

CITY COUNCIL MEETING OF
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VERBATIM TRANSCRIPT – ITEM 66

196 Mr. Signorelli appeared before the City Council and promised at that time that if he were given a
197 liquor license, Rick Rizzolo would play no part in the business, and after a short – grace period
198 for transition. In other words, we allowed a couple of key employees like Annette Patterson, his
199 sister, who had done payroll, to remain on for one more week as they transitioned the control of
200 the business to Mr. Signorelli. At that point in time, a three-month license was granted.

201 Fast forward in time to January 17th, 2007. At this point, Mr. Signorelli had admitted to Mr.
202 DiFiore, the Director of Business Licensing (sic), that he had made only three hundred and
203 twelve thousand dollars of lease payments over the past three months. The lease was for 400,000
204 per month, for a total of 1.2 million dollar (sic) in payments. Mr. Signorelli admitted to Mr.
205 DiFiore that he had no experience in operating a strip club, and the only strip club owner he
206 knew was Mr. Rizzolo, and that he had sought advice from Mr. Rizzolo in the operation of the
207 Crazy Horse Too. Mr. Signorelli admitted to having, to paying \$60 per customer to taxicab
208 drivers who brought customers to Crazy Horse Too. He stated he was paying more than
209 \$100,000 a month to taxicab drivers. He admitted he knew this was contrary to law, but then
210 immediately stated that he'd been advised by other strip club owners that it was not unlawful. I
211 will state for the record that after it was brought to Mr. Signorelli's attention and his attorney's
212 attention that it was unlawful, all tipping of taxicab drivers did cease at Crazy Horse Too. Steven
213 Crespi's wife –

214

215 **COUNCILMAN WOLFSON**

216 Excuse me. May I, Mayor Pro –

217

218 **MAYOR PRO TEM REESE**

219 Yes. Please.

220

221 **COUNCILMAN WOLFSON**

222 How do you know that? How do you know that that conduct stopped then?

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223 **BRAD JERBIC**

224 Well, the, one, we believe that business has substantially reduced as a result of this, the ceasing
225 of tipping of cab drivers. I've asked Metro to look at that, and while they don't investigate it,
226 they have been able to show no evidence that there's been tipping of cab drivers since that day.
227 So, when I say it stopped, it's based on the fact there's no evidence to believe that it's continued.

228

229 **COUNCILMAN WOLFSON**

230 (inaudible)

231

232 **BRAD JERBIC**

233 Let me go onto another point. Mr. Crespi, Steven Crespi's wife went to work at Crazy Horse
234 Too the day after Mr. Signorelli reopened it. She is employed as a cocktail waitress in the VIP
235 room. Mr. Crespi is one of the convicted former employees. Mr. Signorelli stated that he knew
236 of this employment and relationship for the last two weeks before the – fellow became employed,
237 but had done nothing about it.

238

239 **JAY BROWN**

240 No –

241

242 **MICHAEL SIGNORELLI**

243 No –

244

245 **BRAD JERBIC**

246 I'll – let you correct that if that's wrong, but that's what I believe to be the – fact.

247

248 **MAYOR PRO TEM REESE**

249 Continue, Mr. Jerbic.

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250 **BRAD JERBIC**

251 Mr. Signorelli stated that for first several weeks of his operation, Crazy Horse Too credit card
252 receipts for the purchase of liquor went into the account of The Power Company, Inc. The Power
253 Company, Inc., is the privileged license holder that was the company that was owned by Mr.
254 Rizzolo and The Power Company, Inc., for the record, pled guilty to racketeering as a
255 corporation in federal court as part of this series of plea agreements. The privileged license
256 holder knowingly allowed receipts for the sale of alcohol to be made to the predecessor
257 corporation whose liquor license had been revoked by this City Council. The merchant account
258 was not changed until November 24th of 2006.

259 Finally, at the end of that hearing, Mr. Signorelli again promised that Mr. Rizzolo would have no
260 influence over his business and the Council granted a second three-month extension of the
261 temporary license. Let me read for a moment the Code. Las Vegas Municipal Code 6.06052
262 provides that a temporary license may be issued initially by the City Council for a period not to
263 exceed six months. Council may grant one extension of the temporary license not to exceed six
264 months and when granting a temporary license, the Council may impose special conditions or
265 restrictions as deemed appropriate. That's what this Council did and we're at the end of that
266 period.

267 At the last City Council meeting, Mr. Signorelli told the Council that he hadn't learned of the
268 employment of Mary Crespi, the wife of Rick Rizzolo's employee who pled guilty to a federal
269 felony, until two weeks before the meeting. The Las Vegas Metropolitan Police Department's
270 examination of her work card application dated October 19th, 2006, one day after the Council
271 granted the first temporary license, revealed that Mr. Signorelli's signature was on the bottom as
272 her employer. Mr. Signorelli informed the Las Vegas Metropolitan Police Department that his
273 signature had been forged.

274 Mr. Signorelli has endorsed a key employee application for Gregory Lioce. Mr. Lioce told the
275 Las Vegas Metropolitan Police Department that Mr. Rizzolo hired him in 1999 and subsequently
276 they became close friends with him. Mr. Lioce has a federal – felony conviction in 1993 for
277 income tax fraud. The FBI approached Mr. Lioce during a recent investigation of Mr. Rizzolo
278 and sought his assistance. Mr. Lioce refused and, after demanding immunity from prosecution,

CITY COUNCIL MEETING OF
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279 agreed to cooperate. He stated he got immunity and helped the FBI build the case against Mr.
280 Rizzolo. But this was a former close associate, so close that he essentially took the Fifth, before
281 agreeing to immunity, in cooperation with the government. And has been endorsed by Mr.
282 Signorelli as a key employee.

283 Mr. Signorelli endoy (sic), endorsed the key employee application of Paul Swords. Mr. Swords
284 told the Las Vegas Metropolitan Police Department that he continues to be a long-time, close
285 friend of Rick Rizzolo's brother, Ralph Rizzolo. Ralph Rizzolo is a prohibited person pursuant
286 to the special conditions placed on the temporary license. Rizzolo employed Swords as a
287 maintenance man and then a bartender. Bartholomew Rizzolo, Mr. Rizzolo's father, and Annette
288 Rizzolo-Patterson, Mr. Rizzolo's sister, are both prohibited persons and they trained this
289 individual to be a bookkeeper for the business one week prior to the Rizzolos being listed as
290 prohibited persons by the City Council. In spite of this, Mr. Signorelli has decided to keep him
291 as a key employee.

292 Mr. Signorelli has endorsed the key employee application of Charles Platz. Mr. Platz said he is
293 handling all of the accounting and business agreements for Mr. Signorelli. Mr. Platz told the Las
294 Vegas Metropolitan Police Department that he is Mr. Signorelli's partner. This was unknown to
295 City staff.

296 Mr. Signorelli, on multiple occasions, has informed City staff and the City Council that he has
297 legitimate commercial financing for the \$45 million purchase of the Crazy Horse Too. Las
298 Vegas Metropolitan Police Department has repeatedly asked for evidence of this. No evidence
299 has been forthcoming. Mr. Platz, despite Mr. Signorelli's provision of a purchase and sale
300 agreement for \$45 million to the City Council, told the Las Vegas Metropolitan Police
301 Department that there had never been a set price given to Mr. Signorelli for the purchase of the
302 business by Rizzolo and that Mr. Rizzolo wouldn't set a price until at least April 17th, 2007. He
303 stated that an appraisal from Land America was pending. Mr. Signorelli, in conversations with
304 City staff, has often said that an appraisal from a recognized commercial appraiser of strip clubs
305 was pending. Mr. Platz stated that Mr. Signorelli is no longer attempting to secure a loan from a
306 financial institution. Rather Mr. Signorelli has developed a group of prominent local investors
307 who are able to come up with a one hundred and fifty million dollars to help purchase the Crazy

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308 Horse Too. The Las Vegas Metropolitan Police Department has been unable to verify any source
309 of funding for the purchase of the business. The lease agreement, submitted by Mr. Signorelli to
310 the City Council, provides for rent in the amount of 400,000 per month. To date, he has paid
311 only 30,000 per week.

312 And finally, the Las Vegas Metropolitan Police Department, when visiting the Crazy Horse Too
313 during the last three months, has found Mr. Platz occupying Mr. Rizzolo's former office. They
314 have observed Mr. Platz, as opposed to Mr. Signorelli, on the premises. Platz told the Las Vegas
315 Metropolitan Police Department that when he chastises employees for not doing their job, they
316 ignore him and state, quote, I will have to talk to Rick.

317 I know that Mr. Brown probably has something to say about the presentation I've made. It is
318 based upon the confidential report supplied to you by the Las Vegas Metropolitan Police
319 Department and I think that Mr. Brown, who's a good attorney, will – do what he can to – talk
320 about those facts. But, based upon the facts contained in the confidential report and the report I
321 presented you today, staff believes, continues to believe that the divorce that we hoped to see
322 between the former regime, the – ownership of Mr. Rizzolo, and the control of the business by
323 Mr. Signorelli has not occurred. I don't have an explanation for why. It seems that the former
324 owner of the club is bound and determined to keep people close to him associated with that club.

25 And over time, that is exactly what's happened with these key employees.

326 Further, there's been six months since we were presented with the original purchase and sale
327 agreement for this club. There has, from – to my knowledge, we're no closer to seeing this club
328 being sold today than we were six months ago. I know that Mr. Brown, Mr. Signorelli may have
329 something to say to that, but I'll tell you why I say that. One, we were told, almost six months
330 ago, that there would be appraisals for this business. Six months later, there are no appraisals for
331 the business that we're aware of. If there are, then they need to pull 'em out and show 'em to us
332 today.

333 Second, there was a purchase price contained in the original purchase and sale agreement of 45
334 million. We're told in the Las Vegas Metropolitan Police Department confidential report, which
335 you can read, that the business may be valued at anywhere between 10 and 53 million. This
336 business has to sell, it's my understanding, by June 30th of 2007. That's Mr. Rizzolo's plea

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337 agreement with the federal government. He had one year from the entry of his plea to sell this
338 business. Here we are, just about two and a half months away from that deadline, with no
339 appraisals, with no source of financing, with no evidence that we're any closer today than we
340 were before, and with continued problems with individuals associated with Mr. Rizzolo trying to
341 infiltrate this club. And I will give Mr. Signorelli the benefit of the doubt. It may be in spite of
342 his best efforts to keep 'em out. But it's happening anyway. And, based upon that presentation,
343 it's staff's recommendation that a permanent liquor license for the Crazy Horse Too be denied.

344

345 **MAYOR PRO TEM REESE**

346 Thank you. Are there any questions of Mr. Jerbic, please? Mr. Wolfson, please.

347

348 **BRAD JERBIC**

349 I'm sorry, Mister, I'm sorry. Detective Alexander with the Metropolitan Police Department is
350 here and he informs me that he needs to correct me on one point.

351

352 **MAYOR PRO TEM REESE**

353 Please do. Mr. Alexander, how are you?

354

355 **REAGAN ALEXANDER**

356 Hello, Council. Sergeant Reagan Alexander with Metro Special Investigations Section.
357 Attorney Jerbic did an excellent job of summarizing our – report and I thank him for – doing it.
358 Just one area and I wanna, just take care of this. In – regards to Mr. Signorelli, he has never
359 acknowledged who Mary Crespi was at the time of hiring and I think that just might have been a
360 typo in – what you were saying there. Mr. Signorelli has denied any knowledge of Mary Crespi
361 working at the business, as well as her relationship with a prohibited person. He – stated that that
362 signature at the bottom of the work card, in fact, was not his and appeared to be a forgery. I can
363 tell you, by our observation of that, we, it could be a stamp too. We don't know. We've never
364 been able to determine the veracity of that signature being his or not, or being somebody else's,
365 or being a stamp. So I just wanted to – let the Council know that he did not acknowledge that

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366 she had been working there for two weeks. He denied that she was there, and I wanted to put that
367 on record –

368

369 **MAYOR PRO TEM REESE**

370 Okay –

371

372 **REAGAN ALEXANDER**

373 and make the correction.

374

375 **MAYOR PRO TEM REESE**

376 Just – ask you a question, Sarge. Is she, in fact, working at the Crazy Horse?

377

378 **REAGAN ALEXANDER**

379 No. What I can tell you also, and this is one of the areas that – our report tried to be very fair in
380 many areas. Mr. Signorelli, when this – particular matter came to his attention, Mary – Crespi
381 was terminated from – the business. And she has not been back, from our checks and from our
382 observations.

383

384 **MAYOR PRO TEM REESE**

385 Thank you. If I could, Sergeant Alexander –

386

387 **REAGAN ALEXANDER**

388 Yes, sir.

389

390 **MAYOR PRO TEM REESE**

391 During your time, in and around this, at this location, have you seen any behavior that we had
392 under Mr. Rizzolo's ownership, the things – that go them in trouble?

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393 **REAGAN ALEXANDER**

394 Well, that's a lot of stuff.

395

396 **MAYOR PRO TEM REESE**

397 Well, that's –

398

399 **REAGAN ALEXANDER**

400 To – narrow it down, I can tell you, I can verify what Brad said, as far as the – tipping of the
401 taxicabs. We've made several checks there, doing site checks. That appeared to have ceased.

402

403 **MAYOR PRO TEM REESE**

404 Are they still having the calls for service?

405

406 **REAGAN ALEXANDER**

407 You know what, one of the things, I wanted to do for – those specific questions, I have our lead
408 detective –

409

410 **MAYOR PRO TEM REESE**

411 That's fine.

412

413 **REAGAN ALEXANDER**

414 – Detective Barry Runig here. And also Mike Springer who actually did the investigation of the
415 key employees, but Detective Runig can – really answer those questions more specifically. If you
416 would like him, I can have him come up.

417

418 **MAYOR PRO TEM REESE**

419 Thanks.

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420 **BARRY RUNIG**

421 Good morning. Barry Runig, Las Vegas Metropolitan Police Department.

422

423 **MAYOR PRO TEM REESE**

424 Barry, thank you very much. You heard the question I asked Sergeant Alexander?

425

426 **BARRY RUNIG**

427 Yes, sir. As far as calls for service, they're in line with other clubs. There are calls that generate
428 there. There's nothing that draws attention, other than the normal calls for service for a – strip
429 club.

430

431 **MAYOR PRO TEM REESE**

432 Thank you. Any questions?

433

434 **COUNCILMAN WOLFSON**

435 Yes.

436

437 **MAYOR PRO TEM REESE**

438 We had a question for Mr. Jerbic from Councilman Wolfson, please.

439

440 **COUNCILMAN WOLFSON**

441 I did. If you could just expand a little, Brad, on the role of the federal court. If this sale should
442 not be consummated by the June court date, what is the federal government gonna do?

443

444 **BRAD JERBIC**

445 I've been informed by the assistant U.S. attorney in charge of the case, they'll appoint a receiver
446 to take over the business. I don't have any idea if they intend to appear before City Council to
447 ask for licensing, or intend to keep it open or just merely maintain the property pending sale to
448 somebody else, but that's what I've been informed.

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449 **COUNCILMAN WOLFSON**

450 And then, with your permission –

451

452 **MAYOR PRO TEM REESE**

453 You bet.

454

455 **COUNCILMAN WOLFSON**

456 – Mayor Pro Tem. Mr. Jerbic, I've got, I think your staff provided me with a list of eight
457 conditions that were placed on this temporary license. I'd like to, without being too tedious, go
458 over them one at a time and ask you specifically what evidence do you have that they violated
459 these conditions? So let's go with the first one. No person who is associated as a defendant,
460 including Rizzolo, in U.S. District Court Case number such and such, shall be permitted on the
461 premises of the business. The defendants, including Rizzolo, are further prohibited from
462 operating, controlling or participating in any way with the operation of the business. Do you
463 have evidence that that condition was violated? If so, what is it?

464

465 **BRAD JERBIC**

466 The only evidence I can say, and it – will carry through, the argument I'm going to make is gonna
467 carry through many of these conditions 'cause, you see, we have several conditions that talk
468 about no person related by blood, whose ever been related by blood or marriage to – Mr. Rizzolo
469 shall be employed there. No person related by blood or marriage or former marital status can be
470 employed there. The – evidence I submit is this and it's circumstantial, but I think it's very
471 powerful circumstantial evidence. Individuals that were involved in that plea agreement,
472 including Mary Crespi, one day after a temporary license was granted by this Council, walks in
473 and goes to work in this business. She is the wife of a co-defendant. Now I will give Mr.
474 Signorelli the benefit of the doubt. Let's say somebody forged his signature to get her in there.
475 Let's assume he didn't even know her, his, her – connection to him. I will give him the benefit
476 of the doubt on that. What does this tell you about the willfulness of the old regime to continue
477 to plant people in the Crazy Horse Too?

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478 **COUNCILMAN WOLFSON**

479 Okay, but that's talking about the attitude and the conduct of the prior regime, as you put it.
480 We're not here –

481

482 **BRAD JERBIC**

483 Right.

484

485 **COUNCILMAN WOLFSON**

486 – to determine the suitability of Mr. Rizzolo. Others have determined that. We're here to
487 determine the suitability of Mr. Signorelli.

488

489 **BRAD JERBIC**

490 That's correct.

491

492 **COUNCILMAN WOLFSON**

493 So what did he know at the time? You know, Mr. Signorelli probably has persons working for
494 him because I don't expect him to be there 24 hours a day, so what evidence do you have that
495 Mr. Signorelli knew about that? And once he learned that she was working there and it was in
496 violation of a condition, what did he do?

497

498 **BRAD JERBIC**

499 The, well, what he did is he got rid of her when it was brought to his attention. I –

500

501 **COUNCILMAN WOLFSON**

502 Okay, so let me stop you right there, and I'm – not trying to be too harsh on you –

503

504 **BRAD JERBIC**

505 No. Please.

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506 **COUNCILMAN WOLFSON**

507 But we're looking at Mr. Signorelli and what he knew or should have known and all that, and
508 what you just said is that as soon as it was brought to his attention, he fired her. But up until that
509 point, he may not have been aware of Crespi, and perhaps he had a couple of assistants in place
510 and they didn't tell him and, you know, that can go both ways, I can see that. But, you know, I'm
511 – trying to give him the benefit of the doubt because I think that that's what this system should
512 do. And you're telling me that as soon as it was brought to his attention, he acted.

513

514 **BRAD JERBIC**

515 Hm-hmm. I will –

516

517 **MAYOR PRO TEM REESE**

518 If I – could though, just following along with Councilman Wolfson, on Items 11, 12 and 13 in
519 our report, it says Signorelli has endorsed the key employee application of Gregory Lioce who
520 had contact with Rizzolo and he's still employed. We also have key employee applicant Paul
521 Swords who's a close long, long-time close friend of Rick Rizzolo's brother. He's still
522 employed as a bookkeeper. And we also have Charles Platz who was, had close ties with Mr.
523 Rizzolo, and he states that he is Signorelli's partner.

524

525 **BRAD JERBIC**

526 That's correct. And I'll go even further 'cause I didn't wanna stop with – the Crespi example.
527 But I wanna come back to that in just a moment, with your permission, Councilman. The, we
528 have Mr. Signorelli's admission to us, after he took over the business, that he did seek Mr.
529 Rizzolo's advice. That's a direct violation of Condition Number One. Now I understand that
530 there is a – startup period in a business, but we're talking about a business where we made it very
531 clear to this applicant and to any applicant, we wanted a divorce between the old regime and
532 anybody who took over. They took that burden on. Whoever takes over this business, be it Mr.
533 Signorelli or anybody else, takes on the burden of being responsible for their key employees, for
534 knowing who they are and knowing what their relationships are. And I don't expect them to be

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535 clairvoyant, but I would expect at least a simple application question. Do you have any
536 connections to Mr. Rizzolo? Do you know him? Some due diligence to weed this sort of thing
537 out. And you don't have just the Crespi example. You have the – Mr. Lioce example. You have
538 the Paul Swords example. You have the – and I don't know quite what to make of it, the
539 statement by Mr. Platz that he's a partner. He hasn't applied for a license here. We don't know
540 what percentage of this business he might own or not own. He might be using the partner word,
541 partner very loosely, it might mean nothing, but he's occupying the former office of the guy who
542 ran the show. And we don't even know much more about him than that. If he's a key employee
543 or he's somebody who is subject to licensing, he should be up here too. But these are the kinds
544 of things, like I say, they are circumstantial, but I think they're powerfully circumstantial.
545 I – will say for the record and I told – Mr. Brown this yesterday. Mr. Signorelli is absolutely one
546 of the nicest individuals I've ever worked with as an applicant for a license, not that that counts
547 for much sometimes, but I can tell you he's been an absolute gentleman. He's been at the table
548 every time. He's been very forthcoming. He enjoys a good reputation in the community. I don't
549 think anything in this report reflects on Mr. Signorelli's reputation.
550 One of the things that I have come to conclude is that I really wonder, and I posit this for the
551 Council's consideration, whether or not anybody can run the Crazy Horse Too, given who used
552 to run it before. There seems to be a deliberate willfulness to keep that old regime in place, no
553 matter who walks in that door, no matter how good their intentions. I say that based upon the
554 several months of this kind of shenanigans.
555 It makes absolutely no sense to me why you would wanna sell a business and not consummate a
556 sale; why you'd wanna sell a business, not have an appraisal; wanna sell a business and not have
557 the money in your, and then be willing to take considerable less on the lease payments than what
558 the lease calls for. To submit a lease to us for our consideration, first cut, that allows Mr.
559 Rizzolo to stay in charge of the club and veto firing of employees. From the very beginning of
560 this transaction, there has been a deliberate willfulness to continue to manage this business. And
561 that's why I think this is, in many ways, the license should be denied, based on those facts. I
562 think it should just be denied because this location is just not a suitable location for a business
563 license to – conduct, to pour liquor and – run as it used to.

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564 **COUNCILMAN WOLFSON**

565 Mayor Pro Tem, if you don't mind –

566

567 **MAYOR PRO TEM REESE**

568 Councilman Wolfson.

569

570 **COUNCILMAN WOLFSON**

571 And I think Mayor Pro Tem Reese went to where I was going next which was to ask you about

572 these other individuals, and I think you –

573

574 **MAYOR PRO TEM REESE**

575 (inaudible)

576

577 **COUNCILMAN WOLFSON**

578 That's all right. I think you gave your answer. Here's another question. Condition Number

579 Five, at least that's the way it's listed on my list, says any violation of these conditions or special

580 conditions, or any violation of any local, state or federal law shall allow the Business Licensing

581 (sic) Manager to administratively suspend the liquor license. So we had the ability, upon

582 learning that there were violations of these conditions, as to one of our license directors to go in

583 there and suspend the license. That wasn't done, right?

584

585 **BRAD JERBIC**

586 That is correct.

587

588 **COUNCILMAN WOLFSON**

589 Why not?

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590 **BRAD JERBIC**

591 I will let Mr. DiFiore answer that question. I don't run Business Licensing (sic), but – I do know,
592 I – can say a couple things for the record. One we just got this report from Metro about, less than
593 a week ago. I think we met on Thursday –

594
595 **REAGAN ALEXANDER**

596 Wednesday.

597
598 **BRAD JERBIC**

599 – Wednesday of last week. And we had a couple of meetings to discuss it and to digest it and to
600 pass it around. I did not advise Business Licensing (sic) to do nothing as a result of the report,
601 but it might well have been in Mr. DiFiore's mind that since we're having a hearing on
602 Wednesday, just less than a week later, to present all the facts to the Council.

603
604 **MAYOR PRO TEM REESE**

605 Thank you. Mr. DiFiore, please. Do you need to have the question –

606
607 **JIM DiFIORE**

608 No. I don't. Mr. Jerbic is absolutely correct. The reports on Mr. Lioce and Mr. Swords are
609 recent reports and the information provided by Metro was so close to scheduling the agenda item
610 for today's meeting that I believed that we – would have it all heard today rather than summarily
611 suspend two weeks ago, for that matter. On Ms. Crespi, I understood, you know, Mr. Signorelli
612 not knowing who she was and – taking care of the incident immediately. I can understand that. I
613 didn't feel that there was, if I took that by itself, I didn't feel it was right for me to summarily –
614 suspend the license, based upon that particular issue.

615
616 **COUNCILMAN WOLFSON**

617 And thank you. Mayor Pro Tem –

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618 **MAYOR PRO TEM REESE**

619 Yes.

620

621 **COUNCILMAN WOLFSON**

622 – it just seems to me that if we put a condition like that on a license, that we should, in the future
623 perhaps, have Mr. DiFiore working with Metro or whomever the monitoring agency is, so that if
624 things come to light during the – pendency of the license, then he can act if he so chooses, rather
625 than him get the information at the last minute. And I can see your point, Jim, why do it when
626 you knew it was coming before the Council, but my feeling is from now on, perhaps, we should
627 him in the loop with the investigating agency so – that if he would like to act, he'd have the
628 information to act on.

629

630 **JIM DiFIORE**

631 Yes, sir.

632

633 **MAYOR PRO TEM REESE**

634 Thank you. Are there any other questions at this time? Any other Councilmembers?

635

636 **JAY BROWN**

637 I assume that we'll have our chance.

638

639 **MAYOR PRO TEM REESE**

640 Seeing no other, hearing no other questions, Mr. Brown, please.

641

642 **JAY BROWN**

643 Thank you. Jay Brown, 520 South 4th Street, represent the applicant, Mr. Michael Signorelli,
644 who is also here. Mr. Signorelli, why don't you give your name and address, just for the record.

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645 **MICHAEL SIGNORELLI**

646 Michael J. Signorelli, 308 West Sahara, Las Vegas.

647

648 **JAY BROWN**

649 I know you've heard a lot so far this morning, and I know Mr. Signorelli was biting his tongue
650 because he wanted to say so much. And I don't blame him, his life's at stake here this morning.
651 I'm gonna take the liberty of passing out a few things that you can maybe look at while I'm
652 talking. One is a resume of Mr. Signorelli and his background, two is a letter from the Justice
653 Department that I'm gonna refer to in a moment, and three is going to be something that I'm
654 gonna to call in the way of a – compromise, that I'm, at the end of my presentation, I'm going to
655 ask you to seriously consider. So, Clerk's permission, I'd like to just pass that out.

656

657 **MAYOR PRO TEM REESE**

658 Ms. Bridges, would you please keep a copy for the record.

659

660 **JAY BROWN**

661 First, before I go to the, the individual areas of concern, that Mr. Jerbic mentioned, I'm gonna go
662 through them, item by item. Okay. But I – wanna first, before I do that, talk about the
663 relationship, for a moment, of Mr. Signorelli and Mr. Rizzolo. I had, in the audience today, Mr.
664 Fred Delaney. Stand for a minute, Fred. Mr. Delaney is the one, rightly or wrongly, who –
665 introduced Mr. Rizzolo to Mr. Signorelli in the fall of 2006. And permeated throughout the –
666 investigative report, there's some inference that these two knew each other, let alone where
667 friends before that date. I wanna assure you that was not the case, and I had been – prepared to
668 have Mr. Delaney come up and speak. He had assured me, I've known Mr. Delaney since he's
669 seven years old. He's always been very credible to me, and he assures me that he made that
670 introduction in the fall, approximately September of 2006. Mr. Jerbic told me before the hearing
671 that he really had no question about that now and wasn't going to raise it, so I just want you to
672 know he is in the audience, if anybody – has any questions.

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673 In addition to which, one can only imagine how many tapes and taps have been done by the
674 federal government on Mr. Rizzolo, and if Mr. Signorelli had any relationship with Mr. Rizzolo,
675 I'm sure it would have surfaced by now. I gave each of you a copy of a letter from Eric Johnson
676 with the U.S. Department of Justice that's dated as of January 9, 2007. They had no reason to
677 believe there was any problem with Mr. Signorelli's suitability, and under the plea arrangement,
678 they have the right to approve the buyer.

679

680 **MAYOR PRO TEM REESE**

681 For the record, would you please note that on the letter I got, that it says January the 4th and not
682 January the 9th.

683

684 **JAY BROWN**

685 I'm sorry, is it? The – ones, Tony Sgro is the 4th, laying it out, I think I'm right on that, sir, but
686 you may be right. And I think on Jan, on the 9th is the, no, I'm – showing the 9th back from Eric
687 Johnson from the Justice Department. And – on the one on the 4th is the one from Mr. Sgro to
688 the Justice Department. Should be two on there.

689

690 **MAYOR PRO TEM REESE**

691 Okay. Stand corrected. Thank you.

692

693 **JAY BROWN**

694 'Kay. I – also wanna make it clear that Mr. Rizzolo has entered into a plea agreement where he
695 has agreed to a lifetime ban from the adult industry and has agreed with the federal government
696 to have the Crazy Horse sold, as was discussed earlier, by the end of June 2007, you're correct.
697 All right. Again, I'm not here to speak for Mr. Rizzolo. And it's the suitability, as Councilman
698 Wolfson actually stated, that's here, but I believe his own desire is to get this club sold for \$45
699 million. And in order to get that price, he probably believes that it's important this club stay
700 open. Mr. Signorelli, which is the only one I'm concerned about today, he agrees that in order to

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701 pay \$45 million and to obtain the money to make such an investment, that this club must remain
702 open.

703 I know from the last meeting, and then it was raised today about his rent reduction. Please keep
704 in mind that this is not really a rent reduction. I wanna call it a rent deferment. In other words,
705 Mr. Signorelli owes the rent. It was deferred because of the money he had to pay for cabs prior
706 to January 17th. So Mr. – Rizzolo, and I don't believe for any love or friendship for Mr.
707 Signorelli, he let Mr. Signorelli have a rent deferment, and I believe there's something in writing
708 to that extent, so that if Mr. Signorelli couldn't pay the rent and he closed the place, how was Mr.
709 Rizzolo going to get \$45 million. So I think that's the only motivation there, but again, it was – a
710 rent deferment and that's my belief of what the reason was for. And –

711

712 **MAYOR PRO TEM REESE**

713 Before – you go forward –

714

715 **JAY BROWN**

716 Sure.

717

18 **MAYOR PRO TEM REESE**

719 – you said 25 million?

720

721 **JAY BROWN**

722 Forty-five million.

723

724 **MAYOR PRO TEM REESE**

725 Of the –

726

727 **JAY BROWN**

728 Yeah.

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729 **MAYOR PRO TEM REESE**

730 I thought you said 25 million.

731

732 **JAY BROWN**

733 No. I'm sorry. Forty-five million, I meant to say. And, I again, I don't think there's anything
734 wrong with rent deferment. It happens with negotiations between landlords and tenants all the
735 time.

736 Since our last meeting with you on January 17th, there was an additional condition that was put
737 on and that was the admonishment at that time – that Mr. Signorelli would have no conversations
738 or meetings with Mr. Rizzolo after that date, unless it was only about the sale of the business,
739 unless I was present, unless Mr. Jerbic was notified about the meeting. Between January 17th and
740 today, we've had two meetings, public meetings, in the sense they were held to the public, not in
741 some back room. They were very brief and they were – limited only to the sale issue and the
742 both times, Mr. Jerbic was – notified of – those meetings. So I really wanna make it clear here,
743 again, that this is the gentleman who, I – hate to use that word, but is on trial here today, 'cause
744 that's what he is. But that relationship, if Mr. Rizzolo has tried whatever he's tried, alleged to
745 have tried, it's not with the knowledge, not with the agreement of Mr. Signorelli.

46 Let's go now, if I can, through the areas of concern that Metro listed on the report and that Mr.
747 Jerbic, you know, referred to. First, and the first area of concern, I'm sorry, my cold. In the first
748 area of concern, we're talking about the dates in December. During that period of time, there
749 was never an agreement. There was never a discussion with Mr. Rizzolo and Mr. Signorelli
750 where Mr. Rizzolo said, you do this for cabs, and Mr. Signorelli agreed or said, yes, sir. Okay. It
751 was a little unclear in December. It wasn't really clear until the January 17th meeting to Mr.
752 Signorelli that there'd be absolutely no conversations with this man of any kind, other than sale,
753 other than with your counsel being present and other than Mr. Jerbic doing, you know, Mr. Jerbic
754 having noticed those meetings. So there may have been a meeting there –, one or two or
755 something in that December period of time, but believe me, there was never an agreement on
756 what should be done with cabs. In that period of time, Mr. Signorelli felt he had to pay cabs to
757 be competitive and, I believe, Mr. Rizzolo felt that he shouldn't pay that much money for cabs.

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758 And they never even agreed. Mr. Signorelli did what he wanted to do because it was his club.
759 He leased it. It was his club. And he's always acted – in – that respect. I think that's about it on
760 – area of concern Number One.

761 On Number Two, on Mary Crespi. Again, next day, someone comes in looking for a job, the
762 man's only been running the club for one day. Soon as, at the January meeting or thereabouts,
763 Mr. Signorelli was told who Mary Crespi was. He had no idea. She was not on the prohibited
764 list and soon as he was told that, he immediately terminated her employment, as was said earlier.
765 Let's go to area of concerns three and four – about these employees. There's a misunderstanding
766 here. And Mr. Signorelli believed that he was concerned with these employees were present, you
767 know, previously. And he had a conversation with Business Licensing (sic). And during his
768 conversation with Business Licensing, its Mr. Signorelli's position what they said, look, let's call
769 those two people in right now for key employee. They filed their application immediately for key
770 employee. And it was his understanding that they would rise or fall on whether their application
771 was approved or not approved. Yesterday, we had a meeting with Business Licensing (sic), and
772 we also just got the report as – you did with regard to the area of concern. And in all due respect
773 to Business Licensing, they said to me, Jay, that's not, we don't recall any such understanding,
774 whereupon those two employees were immediately terminated by Mr. Signorelli, not just because
775 of today's meeting –

776

777 **MAYOR PRO TEM REESE**

778 When was he terminated?

779

780 **MICHAEL SIGNORELLI**

781 This morning.

782

783 **JAY BROWN**

784 Again, not because of today's meeting, I know it's – it looks that way –

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785 **MICHAEL SIGNORELLI**

786 We had just received the report, just received the report.

787

788 **JAY BROWN**

789 – last week. But more importantly, we just found out from Business Licensing (sic) yesterday
790 that it was their understanding, there was no such understanding that if they came in for key
791 employee status. But we never sought to hide those people, never sought to hide those people. If
792 he misunderstood Business Licensing (sic), and he may have, he may have. Okay. I know Mr.
/93 DiFiore. I know the Business License Department, they're – tops with me. Okay. And – if he
794 misunderstood, but at least he did apply for key employee, so there was no hiding who those
795 people were. Okay. Certainly good intent on his part.

796

797 **MAYOR PRO TEM REESE**

798 (inaudible) Please.

799

800 **JAY BROWN**

801 Sure.

02

803 **MAYOR PRO TEM REESE**

804 Mr. DiFiore, can you, I got a question for you. Did they, have come to you for application for
805 key employees?

806

807 **JIM DiFIORE**

808 Yes, they did. They, going back several months ago, Mr. Signorelli conveyed to me that he was
809 going through an interview process with individuals, both inside the club and outside the club, to
810 have hired as key employees. Those required investigation by Metro. His – presentation to me
811 was he was going to do that because he couldn't spend 24 hours there to operate the club. And
812 he knew because of the past history, he was gonna need somebody that he trusted to come into
813 the club. And he was going through an interview process. We certainly don't recommend

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814 anybody to him. We don't tell him who to hire, who not to hire. It's – up to him to make that
815 decision, submit the applications before us. Metro does the investigation and when those
816 investigations are completed, administratively on key employees, I take the action. No action has
817 been taken to date because we're here today to discuss the license.

818

819 **MAYOR PRO TEM REESE**

820 So that you – got the application for these key employees?

821

822 **JIM DiFIORE**

823 Yes, we did.

824

825 **MAYOR PRO TEM REESE**

826 And when did you get these applications for –

827

828 **JIM DiFIORE**

829 I'm gonna say probably in December –

830

31 **MAYOR PRO TEM REESE**

832 And –

833

834 **JIM DiFIORE**

835 – of 2006.

836

837 **MAYOR PRO TEM REESE**

838 And you – allowed them to work at this location?

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839 **JIM DiFIORE**

840 There was no reason not to. I – had no idea of – their background at all. There was no reason
841 not to allow them to work while they were going through the investigation, ‘cause I had no idea
842 of any criminal background or any association with Mr. Rizzolo.

843

844 **MAYOR PRO TEM REESE**

845 Thank you.

846

847 **JAY BROWN**

848 And respectfully, if he didn’t, how would we? I’d like to just submit this too. I’m sure Mr.
849 Wolfson’s listening, but I know he, this is particular interest to him. So, if – you would, the –
850 individual pages, if you would just circulate that to everybody, and – just leave that up there for
851 maybe when Mr. Wolfson comes back.

852 Okay. Let’s talk about area of concern five which is this financing that we talked about. It was
853 always our position, Mr. Signorelli made it very clear at the January 17th meeting, that without a
854 permanent license – ,he could not go about getting financing and completing this transaction.
855 Matter of fact, what I have just taken the liberty of doing, Mayor Pro Tem, is to just take, repeat
56 your language, on – that portion of that page. And – I think you spoke for the Council when you
857 said, there, remind me, 24, thank you, and I understand the necessity to having a permanent
858 license in order to get the \$45 million financing. I, to me, it’d be pretty hard to finance
859 something if you just had the temporary license and not know what’s gonna happen with that
860 temporary license. So I know it’s imperative that you get the permanent license, and to me that’s
861 why I’m gonna go with the 90 days which you were very strong about. So (inaudible) there was
862 never a discussion, that during this period of time, while we were going forward for our
863 permanent license, that we were gonna have to show any information whatsoever regarding our
864 lenders or anything like that. Okay. But we did. We did, to show not only good faith, but
865 because we were cautiously optimistic and, frankly, very optimistic about today because we knew
866 Mr. Signorelli had operated within the spirit of the agreement, tried to do it within the letter of
867 the agreement, but certainly within the spirit of the agreement.

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868 We went out and we ordered an environmental study, okay, a copy of which I have provided.
869 Unfortunately I didn't provide seven of them, but I had a conversation with Councilman
870 Wolfson. I know that was very important to him. We also – ordered an ALTA survey, a copy of
871 which I've also just, you know, provided you. In addition, we asked for a real estate appraisal.
872 We just got that in, I think, on the 13th, and that's been provided to you as well. We have two
873 other appraisals coming. One is an FF and E, furniture, fixture and equipment appraisal, and the
874 other is a business appraisal and they're between one to two weeks away. So we felt that if we
875 got our approval of our permanent license today, we'd get a running start. We've already spoken
876 to a number of lenders and possible people as partners. We've also got the appraisals coming in.
877 We're – ready to go.

878 Now, I'm – disappointed in Mr. Platz and the conversation that I heard here earlier today.
879 Unfortunately, Mr. Platz is in China. One thing, Mayor Pro Tem, I wanna make clear, Mr. Platz
880 is an associate of Mr. Signorelli. He has no relationship at all – with Mr. Rizzolo. Okay.

881

882 **MAYOR PRO TEM REESE**

883 I need – to interrupt here for a second. We need a copy, you said you had a, an appraisal done.

884

885 **JAY BROWN**

886 Weren't those –

887

888 **MAYOR PRO TEM REESE**

889 Where – they at there? I'm not gonna go through all that stuff.

890

891 **JAY BROWN**

892 I don't know – each one has, each one is separate, sir. One is a real estate appraisal, one is an
893 environmental study, and one is an office –

894

895 **BEVERLY BRIDGES**

896 Land America.

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897 **MICHAEL SIGNORELLI**

898 Yeah, this is the land appraisal.

899

900 **MAYOR PRO TEM REESE**

901 And could you, for the record, tell the people in the audience what is, what it says?

902

903 **MICHAEL SIGNORELLI**

904 Yeah. The land appraisal came in at \$12.5 million.

905

906 **MAYOR PRO TEM REESE**

907 Twelve point five.

908

909 **MICHAEL SIGNORELLI**

910 And Land America for everybody's information, Mr. Councilman, is a four and a half billion
911 dollar, New York Stock Exchange company that does appraisals for all the major companies in
912 the world.

913

914 **MAYOR PRO TEM REESE**

915 Okay. What did they appraise the – business for?

916

917 **JAY BROWN**

918 We haven't gotten that . I'm – sorry –

919

920 **MAYOR PRO TEM REESE**

921 Okay.

922

923 **JAY BROWN**

924 That's what it says about a week or two away. On the business, we have not gotten yet.

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925 **MAYOR PRO TEM REESE**

926 Okay.

927

928 **JAY BROWN**

929 But we're close to getting it.

930

931 **MAYOR PRO TEM REESE**

932 You want – these admitted for the record?

933

934 **JAY BROWN**

935 Yes, I do.

936

937 **MAYOR PRO TEM REESE**

938 Okay.

939

940 **JAY BROWN**

941 And I also wanted to show it again, going back to what Mr. Jerbic said and he didn't note to the
942 contrary, to show some good faith on our part that we are moving forward and this is not a game
943 for us. This is very, very serious business.

944 Let's touch on –

945

946 **UNIDENTIFIED MALE SPEAKER**

947 (inaudible)

948

949 **JAY BROWN**

950 – area of concern six. This is where he talked about on that merchant account. It was talked
951 about at the previous meeting on January 17th, but I don't know there's a need to really go over it,
952 but 70 percent of the revenue of this business comes from credit cards. Companies like Wells
953 Fargo don't do credit, don't do merchant accounts for adult businesses. So in order not to have

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954 to be closed for three weeks, okay, Mr. Signorelli used the same merchant account that Mr.
955 Rizzolo used. No question about it. He showed the receipts to Metro in the investigation, he got
956 an accounting, back and forth with Mr. Rizzolo's office, and he got the money that was supposed
957 to get forthcoming. But he used that merchant account while his own application was pending,
958 rather than to have to stay closed for three weeks. And this again was back initially.
959 I think we're down now to area of concern seven, okay, and this again goes to what I think
960 Councilman Wolfson was saying earlier. Mr. Rizzolo, like any landlord probably, wants to have
961 as much control over a tenant he doesn't know as he possibly can. He'd like to be able to go into
962 the building whenever he wants. He'd like to be able to have a place in the building. And he, as
963 all landlords do, they make leases available to tenants. Tenants don't prepare landlord leases for
964 landlords, okay. And he prepared these leases, whether he took his best shot, whatever it was,
965 and these leases were shown, repeatedly, to Mr. Jerbic's office, and finally a lease was agreed
966 upon. It's – not fair to have the inference in area of concern seven that Mr. Signorelli tried to get
967 something that Mr. Rizzolo wanted on, or that he submitted six different leases. There were six
968 different drafts. Only one was signed. The one that was signed was approved by the City. And
969 I'm sure Mr. – Rizzolo is here, he'd probably just argue that he was only doing that to protect his
970 \$45 million asset. Again, whether that's the reason or not the reason, we just signed the lease
71 that was approved by the City, and we should not be held accountable or at fault for any early
972 drafts that Mr. Rizzolo may have – sent forward.

973

974 **COUNCILMAN WOLFSON**

975 Mr. Brown.

976

977 **JAY BROWN**

978 Yes.

979

980 **COUNCILMAN WOLFSON**

981 I'm sorry to interrupt you. Mayor Pro Tem –

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982 **MAYOR PRO TEM REESE**

983 Yes.

984

985 **COUNCILMAN WOLFSON**

986 – with your permission. I just wanted you to know and anybody that's watching is that the
987 Councilmembers have some lunch in the back room and, in order to keep the meeting moving, so
988 we don't have to take a lunch break, we're taking some periodic breaks to get something to eat,
989 but there is a television back there. We can listen and monitor everything that's going on out
990 here.

991

992 **JAY BROWN**

993 Thank you.

994

995 **MAYOR PRO TEM REESE**

996 Thank you.

997

998 **JAY BROWN**

999 I guess in conclusion, to me, it's absolutely clear after looking at this report that this gentleman
1000 deserves a permanent license. I've given you his resume, I've shown, the last few pages you can
1001 of see his awards. This gentleman's a Ph. D. from UNLV. He's had very – serious real estate
1002 investments, and frankly this is going to be a real estate investment at the end of the day. His
1003 goal in closing here is not just to have a, an adult club, his goal is really to make this a serious –
1004 real estate, you know, investment with improvement thereon. He may have made –

1005

1006 **MAYOR PRO TEM REESE**

1007 Before you –

1008

1009 **JAY BROWN**

1010 – a mistake –

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1011 **MAYOR PRO TEM REESE**

1012 Before you wrap up, Mr. Brown, I got a letter I wanna put in the record.

1013

1014 **JAY BROWN**

1015 Sure.

1016

1017 **MAYOR PRO TEM REESE**

1018 So you can – address it also. This letter is from Judy –

1019

1020 **JAY BROWN**

1021 I'm familiar with that –

1022

1023 **MAYOR PRO TEM REESE**

1024 – Gludigji – Glugenian or whatever her name is.

1025

1026 **MICHAEL SIGNORELLI**

1027 Glugenian.

28

1029 **MAYOR PRO TEM REESE**

1030 I'll give it – to the staff. The bulk of the letter, it says, in today's Review Journal, they refer to

1031 Mike Signorelli as the former owner of the Golden Steer Steakhouse. When did he sell it

1032 because my family has not been notified and our lawyer's letters asking for an explanation of 17

1033 months of delinquent payments have been ignored. I would like to, that addressed –

1034

1035 **JAY BROWN**

1036 It will be –

1037

1038 **MAYOR PRO TEM REESE**

1039 – at this time.

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1040 **JAY BROWN**

1041 It will be.

1042

1043 **MAYOR PRO TEM REESE**

1044 And submit that letter for the record.

1045

1046 **JAY BROWN**

1047 If – you like, first of all, he has not sold the Golden Steer. He's owned the Golden Steer,
1048 continues to own it, and hopes to own it for a long time in the future. If you'd like him to
1049 respond to the letter, I'll take a break right now and let him do it while it's – on – the table –

1050

1051 **MAYOR PRO TEM REESE**

1052 Well – I would like to know, you know, she's asserting that he hasn't made payments in 17
1053 months.

1054

1055 **JAY BROWN**

1056 Go – ahead.

57

1058 **MICHAEL SIGNORELLI**

1059 I – that is absolutely not true. My payments are completely current. My federal court trustee,
1060 Tim Corey, he's an esquire, here who's, and I – my payments are current as the second, I have
1061 him contacting 'em, sending over faxes when I heard this, to Mr. Jerbic's office, just to verify
1062 that. And I've also provided documentation this morning, as well already, of every check I've
1063 ever written since 2001 to the court. I'm almost paid off and I'm totally current. I'll go on
1064 record with that.

1065

1066 **MAYOR PRO TEM REESE**

1067 Thank you. Well, it just, it bothers me and – again, Mr. Brown, that to me, of course, I pay my
1068 bills each and every month, as I'm sure Mr. Signorelli does, but I have a hard time, in looking at

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1069 this lease for \$400,000 a month and I understand what you said, but it still bothers me he's only
1070 paid \$350,000 in lease payments. I would love to have a business like that where I can take all
1071 this money, put it in my pocket and not pay the landlord.

1072

1073 **MICHAEL SIGNORELLI**

1074 I (inaudible) to be –

1075

1076 **MAYOR PRO TEM REESE**

1077 Well, that's fine –

1078

1079 **MICHAEL SIGNORELLI**

1080 – respond to that very much because, and I'll be (inaudible) sure my record, I don't take any
1081 money. So what I'm saying, I paid the employees. I haven't been taking any money. That's a
1082 very important point to say. I haven't put any money in my pocket.

1083

1084 **MAYOR PRO TEM REESE**

1085 But again though, the lease is for 400,000 per month, for a total of \$1.2 million and you've only
36 paid three hundred and twelve thousand dollars.

1087

1088 **JAY BROWN**

1089 First of all, I think –

1090

1091 **MAYOR PRO TEM REESE**

1092 I don't – understand that at all.

1093

1094 **JAY BROWN**

1095 I don't – I'm not about to explain to you. I don't, was it, was that number from the December
1096 31st date, the ones, the date you just, the –

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1097 **MAYOR PRO TEM REESE**

1098 That's the date, that's what I have in front of me, I'm sure you can explain that (inaudible).

1099

1100 **JAY BROWN**

1101 Okay. What I'm saying to you is this. If – Mr. Rizzolo were to go ahead now and say, you
1102 know, you're – delinquent, and I'm not gonna give you that deferment, okay, and throw him out,
1103 what happens? No license over there, this place closes, he could not sell that, probably, I'm not
1104 an expert –

1105

1106 **MAYOR PRO TEM REESE**

1107 But he –

1108

1109 **JAY BROWN**

1110 (inaudible)

1111

1112 **MAYOR PRO TEM REESE**

1113 But he – he's still not –

1114

1115 **JAY BROWN**

1116 – but he could not get \$45 million.

1117

1118 **MAYOR PRO TEM REESE**

1119 He's still not sure that – he's gonna be able to sell this to Mr. Signorelli because he doesn't have
1120 the permanent license.

1121

1122 **JAY BROWN**

1123 That's correct. But he was cooperating, I think, to help him do what he could to get a permanent
1124 license so he could pay the 45 million, okay.

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1125 **MAYOR PRO TEM REESE**

1126 Mr. – Rizzolo was.

1127

1128 **JAY BROWN**

1129 Well, I think, selfishly, Mr. Rizzolo would – understand that if he went ahead and said, listen,
1130 you pay me that now or you're out of here, and he said, and he went ahead and said, okay. I'm
1131 out of here, where does that leave Mr. Rizzolo? No friendship, no favor. It's just business.

1132

1133 **MAYOR PRO TEM REESE**

1134 Councilman Brown.

1135

1136 **COUNCILMAN BROWN**

1137 Thank you, Mr. Mayor Pro Tem. Mr. Jerbic, I, just on this point, the lease agreement that's in
1138 question, is the fifth or sixth version that the City approved, does it speak to anything as far as
1139 deferred payments or default or are there any legal issues, just on that one subject matter that we
1140 need to consider today?

1141

1142 **BRAD JERBIC**

1143 Right. I – don't have it in front of me. I don't recall a provision for deferred lease payment. Mr.
1144 Signorelli will probably be – more educated in that than I am. I just remember it was a \$400,000
1145 a month lease, straight up. That was my recollection.

1146

1147 **JAY BROWN**

1148 I believe, to answer, Councilman, your question, that when he sent in the lower amount, Mr.
1149 Rizzolo sent back and said, understand, this is only a, this is not a forgiveness of the rent. This is
1150 deferment. When we settle up on the 45 million, you're gonna owe me some more money. So
1151 Mr. Rizzolo made it very clear to Mr. Signorelli that he was not waiving that balance.

1152

1153 **MAYOR PRO TEM REESE**

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1154 Good.

1155

1156 **JAY BROWN**

1157 What were you saying?

1158

1159 **MICHAEL SIGNORELLI**

1160 I want to say something in defense of – Mr. Jerbic.

1161

1162 **JAY BROWN**

1163 He doesn't need a defense.

1164

1165 **MICHAEL SIGNORELLI**

1166 Well, I – thought it was fair –

1167

1168 **JAY BROWN**

1169 His job's clear.

1170

1171 **MICHAEL SIGNORELLI**

1172 No. Well, I – just – I'd like to answer the question.

1173

1174 **MAYOR PRO TEM REESE**

1175 This is – very serious (inaudible).

1176

1177 **JAY BROWN**

1178 Right. Go ahead.

1179

1180 **MICHAEL SIGNORELLI**

1181 I'd like to say this is a very serious issue. I – it's my fault and I owe Mr. Jerbic an apology. I

1182 went ahead, you know, on my own accord and signed another document, pager width, to get –

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1183 Mr. Rizzolo's, I need to have this covered, 'cause I don't wanna deal with this later. And I don't
1184 think we sent that to your office, Brad, and it's my fault.

1185

1186 **COUNCILMAN BROWN**

1187 Thank you. I would –

1188

1189 **MICHAEL SIGNORELLI**

1190 It's not your – it probably wasn't there.

1191

1192 **MAYOR PRO TEM REESE**

1193 Councilman Brown.

1194

1195 **COUNCILMAN BROWN**

1196 Well, just again, to – get some closure on that then, if you could, Mr. Brown, if your client could
1197 supply Mr. Jerbic with the amended agreement –

1198

1199 **MICHAEL SIGNORELLI**

1200 Sure.

1201

1202 **COUNCILMAN BROWN**

1203 – verbal documentation or anything in writing –

1204

1205 **JAY BROWN**

1206 Whatever we have.

1207

1208 **COUNCILMAN BROWN**

1209 Whatever you have. But back – to the question then, so the fact that an amendment to agreement
1210 that we approved and we don't have in front of us. Does that weigh in on anything other than
1211 just this overall –

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1212 **BRAD JERBIC**

1213 My only –

1214

1215 **COUNCILMAN BROWN**

1216 Anything specific –

1217

1218 **BRAD JERBIC**

1219 My only point in mentioning that he's paying reduced lease payments is – to – illustrate a couple
1220 of things. One, we relied on a written document when that first license was granted, and we had
1221 relied on it after going through five iterations that we had problems with. And then after we rely
1222 on it, we find out there's a deviation from it. That's – number one point. Number two, is this
1223 whole idea that right after the business opens, and everybody knew the challenges on reopening
1224 this business, and I'm not saying there weren't some real challenges here, for Mr. Signorelli or
1225 anybody, to one day just walk in and just turn the key on this club which had been closed for a
1226 few days, and – expect that you're gonna sweep everybody out. It was a heavy burden, but it's a
1227 burden they accepted. And one of the things that continued after they turned the key and opened
1228 that door, after we said, you can have Annette Patterson for a week, you can have this person for
29 a week, but you have to get 'em out afterwards. Nobody said we need three weeks, we need five
1230 weeks, it was a week.

1231 The credit card machine, where you swipe a card and money goes into an account, pushes money
1232 not into Mr. Signorelli's account, but into Mr. Rizzolo's account, The Powerhouse (sic), Inc.
1233 Money from liquor sales goes into an account from an individual who's had their liquor license
1234 revoked –

1235

1236 **MAYOR PRO TEM REESE**

1237 Brad, we – had that explained to us last time.

1238

1239 **COUNCILMAN WOLFSON**

1240 Mayor Pro Tem, may I ask –

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1241 **MAYOR PRO TEM REESE**

1242 Yes.

1243

1244 **COUNCILMAN WOLFSON**

1245 – please? One question for you, Mr. Jerbic, and one question for you, Mr. Brown. Mr. Jerbic,
1246 we granted Mr. Signorelli two three-month temporary extensions?

1247

1248 **BRAD JERBIC**

1249 That's correct.

1250

1251 **COUNCILMAN WOLFSON**

1252 Okay. Did I overhear you wrong, that we could have given him two six-month temporary
1253 licenses?

1254

1255 **BRAD JERBIC**

1256 You could have. That's correct.

1257

1258 **COUNCILMAN WOLFSON**

1259 Okay. So the Council chose the first time, back in, where's my dates –

1260

1261 **MAYOR PRO TEM REESE**

1262 January 17th –

1263

1264 **BRAD JERBIC**

1265 October 18th of 2006.

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1266 **COUNCILMAN WOLFSON**

1267 October 18th. Rather than give them a six-month temporary, we chose to give them a three-
1268 month temporary. And then in January, rather than give, it's probably up to six months; is that
1269 right?

1270

1271 **BRAD JERBIC**

1272 That's correct. Up to six months.

1273

1274 **COUNCILMAN WOLFSON**

1275 (inaudible) Council has an option to do, rather than give him a longer period of time, we chose to
1276 give him a moderate period of time. In other words, two three-months.

1277

1278 **BRAD JERBIC**

1279 That's correct.

1280

1281 **COUNCILMAN WOLFSON**

1282 So, theoretically, if we had chosen to give him one six-month, we would be sitting here today
1283 with the option of giving him another six months.

1284

1285 **BRAD JERBIC**

1286 That's correct.

1287

1288 **COUNCILMAN WOLFSON**

1289 Was that explained to us back then?

1290

1291 **BRAD JERBIC**

1292 Yes, it was.

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1293

1294 **COUNCILMAN WOLFSON**

1295 We probably wanted to keep, maybe, a shorter leash. That's the only reason why I think that we
1296 would give a three-month temporary. What's – the rationale for giving a three-month versus a
1297 six-month if we've got conditions in place, that if he violates the conditions, Mr. DiFiore can
1298 jump in and suspend his license?

1299

1300 **BRAD JERBIC**

1301 Please take no offense if I say this, but I don't vote. I don't know what – the rationale was. I do
1302 know that the Metropolitan Police Department pointed out at those meetings that they wouldn't
1303 have a report. I remember the first three-months license was – issued, and Sergeant Alexander
1304 can correct me. I think Metropolitan Police Department said, we probably won't have something
1305 for you in three months. And with that knowledge, with the knowledge that you could go up to
1306 six months, the Council chose three. My – guess is, it was because of all these areas of concern
1307 that have been popping up almost from day one, that you wanted to keep this on a short leash, for
1308 want of a better term.

1309

10 **COUNCILMAN WOLFSON**

1311 What's the rationale in having a law that says you can give only two temporaries, but the time
1312 frames, especially in this case, realistically, it's turning into potentially only one temporary
1313 because we could have given a six-month the first time around.

1314

1315 **BRAD JERBIC**

1316 I don't know how to answer that question –

1317

1318 **JAY BROWN**

1319 'Scuse (sic) me –

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1320 **BRAD JERBIC**

1321 – other than that is the law and – like I said, we briefed everybody as to what the options were,
1322 and that's what people elected to do.

1323

1324 **COUNCILMAN WOLFSON**

1325 And then my second question, Mr. Brown, if you don't mind. I was in the back room –

1326

1327 **JAY BROWN**

1328 Sure.

1329

1330 **COUNCILMAN WOLFSON**

1331 – listening to what you were saying, and I think you said that you had provided the Council with
1332 some documentation showing –

1333

1334 **JAY BROWN**

1335 I'll go through it, if you don't mind.

1336

1337 **COUNCILMAN WOLFSON**

1338 Okay. Have you provided –

1339

1340 **JAY BROWN**

1341 May I? Yes, I have.

1342

1343 **COUNCILMAN WOLFSON**

1344 Okay. Now here's what I have –

1345

1346 **JAY BROWN**

1347 'Kay (sic).

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1348 **COUNCILMAN WOLFSON**

1349 – that was handed out –

1350

1351 **MAYOR PRO TEM REESE**

1352 There's – some more here.

1353

1354 **COUNCILMAN WOLFSON**

1355 Or maybe – when you were saying this, it was being handed up here –

1356

1357 **JAY BROWN**

1358 Exactly.

1359

1360 **COUNCILMAN WOLFSON**

1361 Okay. Well –

1362

1363 **JAY BROWN**

1364 Exactly. That's why I said it. I knew – it was of concern, particularly to you and I said that.

1365 What happened was this –

1366

1367 **COUNCILMAN WOLFSON**

1368 Was there just one copy?

1369

1370 **JAY BROWN**

1371 Yeah, by the size of it, you can see, and I just, we, they're – recent as well so, what happened was

1372 this, in the area of concern that was brought up earlier, where – there was, wondering what we

1373 were doing about getting money, and showing money, and demonstrating that we have the funds

1374 to – buy – this – club. I spoke about the fact that although it was very clear in the last, in the

1375 January 17th transcript that – you are not gonna be looking at that issue, in getting the permit, it

1376 was very clear in the transcript. I said, notwithstanding that, Mr. Signorelli really wanted to get a

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1377 running start because he felt soon as he got the permanent today, which he was optimistic at the
1378 time that he would get, he had ordered an environmental study. That has been, we have that, and
1379 I provided that with you today. He also ordered an ALTA survey, which again I provided a copy
1380 with you today. He also ordered a real estate appraisal which, again, I've provided a copy today.
1381 And there's two more appraisals coming. One is the business appraisal which we're a week to
1382 two weeks away, and the same is true of the FF and E appraisal that we're about a week or two
1383 away. So we're ready to go. And which kinda gets me to, if I can to, kinda wind up here. I
1384 know there's a lot of people who've got other matters today, and I apologize to them but this is
1385 so important –

1386

1387 **MAYOR PRO TEM REESE**

1388 We're not in any – hurry.

1389

1390 **JAY BROWN**

1391 Okay. You know, Mr. – Signorelli has spent 62 years of his life living what appears to be an
1392 exemplary life. He and his wife, and their one daughter and goes to the Meadows, and they're
1393 proud of what they've accomplished. They've lived here since 1969. You know how many
1394 liquor licenses you've given since you've all been on the Council. And his record, prior to this
1395 club, is extraordinary. Did he have a problem in October and November and December? Yes.
1396 But by all reports, it's improved immeasurably since the January 17th meeting. If this man is
1397 denied today, what repercussions is this gonna have on his life and his family's life? Any, I
1398 submit that any poor judgment that he may have shown isn't worth that.

1399

1400 **COUNCILMAN WOLFSON**

1401 Answer that, excuse me. I'm sorry, Mayor Pro Tem. But answer that question. Mr. Signorelli is
1402 60-some years old. He's –

1403

1404 **JAY BROWN**

1405 Right.

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1406 **COUNCILMAN WOLFSON**

1407 – been successful for many, many years. If we deny him a permanent license, what effect will
1408 that have?

1409

1410 **JAY BROWN**

1411 Okay.

1412

1413 **COUNCILMAN WOLFSON**

1414 Answer the question.

1415

1416 **JAY BROWN**

1417 I'll answer the question.

1418

1419 **MAYOR PRO TEM REESE**

1420 But again though, before you answer that question, I have some other things I wanted to put in
1421 there also and it's – a good question. Okay. Mr. Signorelli said for the last six months, he's not
1422 put one penny in his pocket. Okay. That he's losing money. He wants to borrow \$45 million to
1423 pay for this. To me, it's – a losing proposition. If we – don't give him his license, we're saving
1424 his life.

1425

1426 **JAY BROWN**

1427 He's, first of all, he's over 21. He can – make that – respectfully –

1428

1429 **MAYOR PRO TEM REESE**

1430 Well, but again though, I –

1431

1432 **JAY BROWN**

1433 Any –

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1434 **MAYOR PRO TEM REESE**

1435 – wanna go back to what I'm, my question was –

1436

1437 **JAY BROWN**

1438 Okay.

1439

1440 **MAYOR PRO TEM REESE**

1441 – about the rent that he's not supposed to be, that he's supposed to be paying, that he's not

1442 paying and he's saying that, and he's not supposed to be giving money to the cab drivers any

1443 more –

1444

1445 **JAY BROWN**

1446 All right.

1447

1448 **MAYOR PRO TEM REESE**

1449 He's admitted that. So, to me, it's – a losing proposition. And (inaudible) to ask Mr. Jerbic,

1450 okay, and it says in here that he has investors of upwards of a one hundred and fifty million

1451 dollars to buy this. Do we, Mr. Jerbic, do we get a – chance to, if we give the permanent license,

1452 do we get a chance to look at these list of investors?

1453

1454 **JAY BROWN**

1455 Absolutely. I'm sorry. He's the attorney. I apologize.

1456

1457 **MAYOR PRO TEM REESE**

1458 Thank you.

1459

1460 **BRAD JERBIC**

1461 You only get a chance –

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1462 **MAYOR PRO TEM REESE**

1463 Will –

1464

1465 **BRAD JERBIC**

1466 I think it's a variation –

1467

1468 **MAYOR PRO TEM REESE**

1469 Will it come back – before us if he has these investors? I don't know who they are. And I'm not
1470 gonna give a permanent license if I don't know who's gonna be buying this place.

1471

1472 **BRAD JERBIC**

1473 I was saving this for the end, but I'll jump to the chase now. You've got – three options today.
1474 One is a permanent license. One is no license, take no action. And the other is a permanent
1475 license with conditions. If you chose a permanent license with conditions, a condition could be
1476 that the investors are fully disclosed so that it's a completely transparent deal, that the
1477 Metropolitan Police Department look at their backgrounds and look at the – investors to make
1478 sure that we don't have people here that are – acting as a shell for someone. And that these be
1479 verifiable funds. You could add that as a condition. You could also add as a condition that if
1480 there is a violation of that condition, for example, failure to submit these individuals for
1481 background, failing to consummate, or a deal is consummated without Metro looking at the
1482 source of the funds, that Mr. DiFiore can immediately shut them pending a complaint before the
1483 Council. But ultimately with a permanent license, the only way to permanently take it away is by
1484 going through the formal complaint process that you've (sic) very familiar with.

1485

1486 **MAYOR PRO TEM REESE**

1487 Thank you. Councilman Wolfson –

1488

1489 **JAY BROWN**

1490 Can I –

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1491 **MAYOR PRO TEM REESE**

1492 – any more questions –

1493

1494 **JAY BROWN**

1495 Can I –

1496

1497 **MAYOR PRO TEM REESE**

1498 Sorry. (inaudible) Mr. Brown.

1499

1500 **JAY BROWN**

1501 Thank you very much. Let me proceed. So first I wanna answer the question, what happens if he
1502 gets denied. Okay. I don't know what happens to the Golden Steer. I don't know what happens
1503 with slot machines. I don't know what happens in future applications that he makes other places.
1504 I don't know what happens with social relationships and business relationships that he has with
1505 people who now have to say, hey, you were denied and – I can't risk my license by us having
1506 lunch or doing a business deal together. I don't know how it hurts him in – other business deals
1507 that he has. There's got to be a consequence. It's not gonna help him. That we know. It's just a
1508 question of how – bad it is.

1509 But let me go to the important thing today. And let's talk about what Mr. Jerbic just referred to.
1510 I took the liberty of – giving you what I thought was a – fair compromise. Okay, a fair
1511 compromise. I think that we all wanna know that Mr. Rizzolo's not getting –

1512

1513 **COUNCILMAN WOLFSON**

1514 Is that what this is?

1515

1516 **JAY BROWN**

1517 Yes. Okay. And then, let – me tell you why I think it's fair. Okay. I circulated it up there to
1518 everybody. Number one, I'm suggesting, because we have no choice, we can't extend this as
1519 Mr., as we, as you learned, Councilman Wolfson, you can't extend the temporary, unfortunately.

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1520 Okay. I'm – suggesting a permanent license with a couple of conditions. Condition Number
1521 One is that if he doesn't close and buy the club by June 30th, two thousand and seven, he's gone.
1522 We don't come back here again. We don't ask for extensions. Okay. He's gone. All right. And
1523 again, as was so accurately said by Mr. Jerbic, not only must he buy it, but he must buy it with
1524 verifiable funds and subject to the approval of the Las Vegas Metropolitan Police Department.
1525 Okay. Secondly, I further said that if at any time between now and June 30th, 2007, the City files
1526 a complaint against the applicant for failing to abide by any one of those eight conditions that we
1527 had earlier, right away we stop serving liquor, which closes the place down. Okay. So he's got
1528 some serious – consequences. We're not asking for a free lunch here. I think, Mr. Jerbic, if –
1529 you were to consider this, Mr. Jerbic, have a few other changes that he suggested and we can live
1530 with those suggestions that Mr. Jerbic made. But I think that's a fair compromise for a man of
1531 his standing and with his background deserves. Anyway, with that, I think he may wanna say a
1532 few words, unless we're there. Go ahead.

1533

1534 **MAYOR PRO TEM REESE**

1535 Mr. – Jerbic. Okay. His condition is if the applicant fails to close his purchase to buy the Crazy
1536 Horse Too by June 30th, 2007, with funds verifiable and subject to the approval of the Las Vegas
1537 Metropolitan Police Department, applicant will vacate the premises. Okay, so what we've done
1538 is we've taken the ability for another buyer to come in and buy this because Mr. Rizzolo's
1539 supposed to have this sold by what date?

1540

1541 **JAY BROWN**

1542 Same date.

1543

1544 **BRAD JERBIC**

1545 It's June 30th.

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1546 **MAYOR PRO TEM REESE**

1547 And so if, by some chance, he fails and he just continues to be there, until June 30th, what
1548 happens then?

1549

1550 **BRAD JERBIC**

1551 It's my understanding that if there's no sale by June 30th to Mr. Signorelli or anybody else, that
1552 the federal government takes over the business, it goes into receivership.

1553

1554 **MAYOR PRO TEM REESE**

1555 Okay. Are there any other questions –

1556

1557 **JAY BROWN**

1558 You wanna say something?

1559

1560 **MAYOR PRO TEM REESE**

1561 – of the applicant or Mr. Jerbic?

1562

1563 **JAY BROWN**

1564 You wanna?

1565

1566 **MAYOR PRO TEM REESE**

1567 Mr. Jerbic, have you seen these conditions?

1568

1569 **BRAD JERBIC**

1570 I have and I will comment on those in just one moment if, with your permission, Mr. Mayor Pro
1571 Tem. I would like to, for, couple, do things as, a couple of, by way of housekeeping first. I
1572 would like to take the report of the Metropolitan Police Department and file it with the Clerk at
1573 this point in time and make it part of the record. I think that it speaks for itself and any – missed,

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1574 you know, any missed characterization, any misstatement, is – clearly straightened out by – the
1575 actual words of the report.

1576 The second thing I would like to state is that the conditions, if that's where you want to go and
1577 I'll be glad to address them, are not staff's first position. I think that I made it abundantly clear,
1578 and I'll go back to Councilman Wolfson's question. What – evidence do you have that
1579 conditions have been violated? And I'll go back and I'll use the Crespi example one more time.
1580 I – don't think that Crespi is a name that is all that common. Somebody walks in your door when
1581 a co-defendant named Crespi has pled guilty and their last name is Crespi, and they apply to
1582 work in your business, it would just seem logical to me that somebody who knows that they bear
1583 the burden 'cause (sic) they made the promise to the Council of keeping the old regime out,
1584 would ask the simple question, do you bear any relationship to the Crespi who pled guilty as a
1585 co-defendant. These questions don't seem to be getting asked. These people seem to be getting
1586 in no matter what we do. If you go the route of a conditional permanent license, in a weird sort
1587 of way, you're almost shifting the burden to the police department to constantly watch this
1588 turnstile of people that come and go from this place that shouldn't be there to begin, in the
1589 beginning. And that is something that is troubling to us.

1590 It's very, very hard to know what you don't know. It's very, very hard to take their limited
1591 resources of Special Investigations and spend almost all of them at one club, just to make sure
1592 you don't have a connected ownership or – influence by a prior owner who has no business being
1593 there. And, like I say, I will give Mr. Signorelli the benefit of the doubt. Let's assume he has
1594 never met Mr. Rizzolo in his life before this particular transaction. Let's assume that he has no
1595 interest in keeping Mr. Rizzolo's people there and that, with a pure heart, he came here and said,
1596 absolutely not. I will divorce this business from the old regime. Hasn't happened. Didn't
1597 happen the first three months. There's been problems since then and it doesn't look like it's
1598 going to happen unless we continually were vigilant and watch this place. And that's just
1599 something the police department doesn't do. We're not babysitters for business owners who
1600 make promises that are very difficult to keep.

1601 And as far as impact on people's reputations or the like, I can only say this, everybody went into
1602 this eyes wide open, knowing that this was a burden, knowing that it didn't appear likely that an

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1603 individual who had never run a strip club before would run a strip club just by turning the key
1604 and walking in the door. Everybody knew that it was gonna take some kind of transition, but it
1605 couldn't involve any of the old regime. And with all of that said bluntly on the record, in fact,
1606 said so bluntly, we came back a second time with additional conditions, said bluntly on the
1607 record, said bluntly twice, it hasn't happened. And that's our problem. And the problem isn't
1608 that Mr. Signorelli, oddly enough, you see people up here that have bad characters, from
1609 everything I have seen, I'll give Mr. Signorelli – the benefit of the doubt, he's not one of them.
1610 But there is still a problem. And the problem –

1611

1612 **COUNCILMAN WOLFSON**

1613 Excuse me, Mayor Pro Tem, but isn't that what we're talking about here? We're talking about
1614 character.

1615

1616 **BRAD JERBIC**

1617 Well –

1618

1619 **COUNCILMAN WOLFSON**

20 We're talking about suitability. So you just said, Brad, and I respect your opinion to the umph
1621 degree, but you just said in all your conversations, and've you repeated many times today that
1622 he's a good guy, you don't see any problems, et cetera and he's a good character. And that's
1623 what we're deciding today on the suitability of – Mr. Signorelli and isn't a big part of that
1624 character?

1625

1626 **BRAD JERBIC**

1627 We're not voting on character. We're not voting on whether or not somebody does good deeds
1628 in life. We're voting on whether or not they can run this business. And he cannot run this
1629 business. That's the blunt truth. The fact is you had an applicant stand up here before, just a
1630 moment ago, and say, I wanna withdraw my application, with or without prejudice, 'cause I can't
1631 run this. He could have been a fine fellow, but he admitted honestly to this Council he can't run

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1632 it. And what I submit to you is six months of history shows this, Mr. Signorelli, cannot run this
1633 business without influence from Mr. Rizzolo's people, and he is incapable of keeping them out
1634 of this business.

1635

1636 **JAY BROWN**

1637 We need to be able to respond, Mayor.

1638

1639 **MAYOR PRO TEM REESE**

1640 Absolutely.

1641

1642 **JAY BROWN**

1643 'Kay. I'm gonna – let Mr. Signorelli speak. But one thing, I do have in the audience, you know,
1644 Councilman Wolfson, if you'd like to hear, the general manager who can tell you all the things
1645 that we have put in since the that day to eliminate the possibility of what happened the day after,
1646 on October, in October – from happening. Secondly, let's not always look at this as a (sic) adult
1647 club. His goal is also to do, and he can talk a little about it, is – gonna be a land deal. Okay, as
1648 well as, so it – whether he's – the best businessman for adult clubs in the country, I don't know.

1649 He's hired someone who's got seven years of experience who I wanna bring up here, but it's not
1650 just an adult club. Okay. It's, and it won't be. I don't see what the harm – is to giving this man
1651 until June 30th, 'til June 30th to go ahead to get the money to close and get rid of Mr. Rizzolo and,
1652 at the same time, if he violates any of the conditions, you've – now made it clear, Mr. Wolfson's
1653 made it clear that the Business License (sic) Director can go ahead right away and stop the
1654 pouring of liquor and that way, one month, two month (sic), or three months, he can do it in a
1655 day. I don't think we're asking too much –

1656

1657 **MAYOR PRO TEM REESE**

1658 Okay.

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1659 **JAY BROWN**

1660 – for that. But –

1661

1662 **MAYOR PRO TEM REESE**

1663 Yes.

1664

1665 **JAY BROWN**

1666 – let Mr. Signorelli speak. He's been waiting all day and it's his life, so let him talk.

1667

1668 **MAYOR PRO TEM REESE**

1669 Mr. Signorelli.

1670

1671 **MICHAEL SIGNORELLI**

1672 First of all – let me say to Council that everybody has been just super. And as far as Mr. Jerbic
1673 and his office and Metro and Licensing, they have bent over backwards, to be fair. So I want to
1674 say that, first of all. I, this is the one time where I think Mr. Jerbic and I are being maybe a little
1675 bit in disagreement and it's all with due respect. I've managed businesses up to 3000 employees,
76 and I do think I'm very capable of running this business. Have there been some crazy things
1677 happening here? No question about it. And I'm surprised Brad still has hair. And, after what's
1678 going on. And – for Mr. DiFiore and Metro, and just done everything. And, you know what, I
1679 only want a little more time so I can protect my investment and get this thing closed and put it
1680 behind all of us. And that's all I'm asking.

1681 And I'm asking that I be tried as me, and – I have a lot of confidence in myself, and I am a good
1682 businessman, ladies and gentlemen. And I've proven that throughout my life. And I'm on the
1683 board of it now, a 500 and million, five hundred and nine million dollar company on the Stock
1684 Exchange and listed with a big investment in this town, which I've made. Five hundred and nine
1685 million dollar company. I have brought two companies public in this country right now and I'm
1686 very proud of what I've done.

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1687 And, you know, this is a crazy situation and, you know, there's no question, excuse the pun. But
1688 I've gone in here sincerely to do what's right. And – I've already gone so far and taken a
1689 financial beating. If I get stopped now, it has been a waste. I went on and risked some dollars in
1690 and Councilman Reese is correct, you know. And maybe I need to be checked up, mentally.
1691 Maybe Mister, Councilman Reese is right. But I've done everything with sincerity. I've never –
1692 lied to Mr. Jerbic or this Council. And I'm gonna have to tell you, in my 40 years of being in this
1693 town, I am at risk financially in this deal. But if I can get to June, I will not.
1694 And last thing I'm bringing up, one thing, even though Mr. Brown, who I have much respect for,
1695 we keep debating ourselves about, I'm thinking very clear, 'cause (sic) this is a very serious issue
1696 when it comes to financing. I submitted a letter to the federal government, and they went and
1697 called on it in New York City, to the bank, to verify funds before I came before you, the federal
1698 government. That's a matter of public record. The Treasury Department called, and the
1699 gentleman introduced himself as head of the Criminal Investigation Division, which really made
1700 my, impressed my banker, and said he wanted to check on the veracity of my funding, which he
1701 said was there and we sent a letter, which you have a copy of, which states that it was subject
1702 only to two things, an appraisal and permanent licensing. That institution which lent out, which
1703 lent two trillion dollars last year in this world and provided two loans to me prior and closed with
1704 me, can do this tomorrow morning, and I've already presented that, and it was signed by the
1705 senior vice-president of the company who just recently left the same company that provided the
1706 financing to the furniture mart in this town. And I wanted to put that on record.

1707

1708 **MAYOR PRO TEM REESE**

1709 Thank you. I – do have a question, though. You talked about protecting your investment. And I
1710 would just ask, I don't have to have the exact dollar, but what do you have, how much do you
1711 have invested in this business at this time?

1712

1713 **MICHAEL SIGNORELLI**

1714 Probably, other than my reputation, about five hundred and fifty dollars, personal cash. That's
1715 not a lot of money to you, but it's a lot of money to me.

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1716 **MAYOR PRO TEM REESE**

1717 It's a lot of money to me too. Are there any other questions?

1718

1719 **COUNCILMAN ROSS**

1720 Yes, Your Honor.

1721

1722 **MAYOR PRO TEM REESE**

1723 Councilman Ross, please.

1724

1725 **COUNCILMAN ROSS**

1726 Thank you, Mayor Pro Tem. Mr. Signorelli, Mr. Jerbic, Mr. Brown, I am probably the least
1727 supportive of this industry and I think you know that. My position's been clear throughout this
1728 entire process. I have expressed to the City Attorney's Office, and I'm gonna let you both know
1729 this. I have not seen any evidence, throughout this entire couple of hours we've been dealing
1730 with this, that has significantly changed my mind since the last time we voted on your temporary
1731 liquor license, and that's what this is, is a liquor license for your establishment. This isn't a
1732 special use permit for a sexually-oriented business. It's a liquor license. I don't see how this
1733 industry helps families or helps this community, but it is a business and it's allowable in this city
1734 and in this county.

1735 Sergeant, I appreciate your comments in regards to correcting some of the comments that Mr.
1736 Jerbic had – said in regards to the employee that you hired. I didn't realize that she was
1737 terminated as soon as you found that out. And I find it kind of strange, and – I'll address this to
1738 both of, to both parties here, if – I was Mr. Rizzolo or in this industry, I think I'd be a little more
1739 sneaky in trying to send somebody in there to – spy on Mr. Signorelli or to get a foothold on the –
1740 business as to what's happening with the same last name as somebody that's already been
1741 banned. I'm finding this whole thing weak, absolutely weak.

1742 And Mr. Signorelli, I – don't envy you on what you're trying to do here. This is tough and a
1743 tough business decision, no doubt. And at the same time, we're trying to protect the sanctity of

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1744 this city and – do what's right. But I haven't, Mayor Pro Tem, seen anything different than I saw
1745 three months ago.

1746

1747 **MAYOR PRO TEM REESE**

1748 Thank you. Councilman (sic) Tarkanian.

1749

1750 **COUNCILWOMAN TARKANIAN**

1751 I was going to ask, where is it, where did the money go, the five hundred and fifty thousand that
1752 you spent on this?

1753

1754 **MICHAEL SIGNORELLI**

1755 Into appraisals and also into a three hundred and fifty thousand dollar policy to have five million
1756 liability instead of the one million that Mr. Rizzolo used to pay for the person who got injured at
1757 the facility. I didn't wanna live with one million dollars.

1758

1759 **COUNCILWOMAN TARKANIAN**

1760 Has any monies gone back to, you know, when we talked about this when you were here early
1761 on, the first time we met? There were monies that were supposed to have been given gradually
1762 to the injured quadriplegic.

1763

1764 **MICHAEL SIGNORELLI**

1765 No, I, no, and I just say it, you're absolutely correct, Councilman (sic) Tarkanian. It has not. I
1766 tried to and I was told legally, I could not.

1767

1768 **COUNCILWOMAN TARKANIAN**

1769 You were told legally you could not.

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1770 **MICHAEL SIGNORELLI**

1771 Because of the grievance between – Mr. Rizzolo and that party, I was told I could not. So, but
1772 you're absolutely correct, I did say that, and that's what I was faced with.

1773

1774 **COUNCILWOMAN TARKANIAN**

1775 Thank you.

1776

1777 **MAYOR PRO TEM REESE**

1778 Thank you. Are there any other questions? Councilman Brown, please.

1779

1780 **COUNCILMAN BROWN**

1781 Thanks, Mayor Pro Tem. The reference just a few minutes ago as far as this banking
1782 correspondence, that there was verification or the federal government checked your banker, do
1783 we have a copy of that?

1784

1785 **MICHAEL SIGNORELLI**

1786 I – you should – have a copy, if not, I can get it to you in five minutes, might be on me, or I can
1787 have it to you within hours, but it's from Jones Lang, LSL. It was submitted to the government
1788 before they issued their letter to you for me to be here, just so you know. And that was just, so
1789 you know, that's the name of the company, it was signed by, you know, by Mr. Vince Singer.
1790 And – I have a copy, it might, I don't – have it with me, but I have a copy. I provided – that to
1791 the government on my record here so –

1792

1793 **JAY BROWN**

1794 By June 30th, if he doesn't have it, it's gone. So at least we're covered there.

1795

1796 **COUNCILMAN BROWN**

1797 I – guess, in – retrospect, and that's always the best thing to do, we perhaps could have taken
1798 advantage of the six-month temporary, 'cause (sic) if we had pushed it beyond the June 30th, a lot

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1799 of these things would be resolved. But one thing that keeps coming back is the – SOB
1800 component of the business, doesn't go away. And we're, as Councilman Ross indicated, we're
1801 talking about the suitability of a liquor license. And the, I – don't think anybody has questioned
1802 Mr. Signorelli's character. His resume, the references, the names of the local, especially local
1803 references that you used in the documentation, I think that goes unquestioned. It's just been so
1804 much, quote, misunderstanding, and so many, as recently as this last question, again, the financial
1805 letter, the one-page amendment to the original lease agreement, and this is just, it's poor
1806 business. And whether it's all been captured in the recent profile of the industry and some of the
1807 problems it's gone through, and especially in relationship to government, there just seems to be
1808 so much compression. But one thing that we did, I think from day one, indicate that it was your
1809 decision to go down this trail. And, right from the get-go, it was a commercial venture. This –
1810 other stuff is probably just in your way of – making a commercial deal. But from day one, we
1811 said that you would be, by choice, under the microscope, in just about everything you did. And
1812 that, that's what's continued to be troubling is the fact that something's wrong and it's corrected.
1813 Even the Metro confidential report looks like the, all the areas of concern, and I don't think we
1814 have to go through them all, but definitely accurate. And then, it's been fixed, terminated,
1815 whatever. It – just seems to be, going on a six-month history of you do something wrong, it's
1816 corrected. You do something wrong, it's brought to your attention, it's corrected. So –

1817

1818 **MICHAEL SIGNORELLI**

1819 You – know, Mr. Brown, can I just interrupt for a second?

1820

1821 **COUNCILMAN BROWN**

1822 Please.

1823

1824 **MICHAEL SIGNORELLI**

1825 You know, I – feel like, you know, the – teller in the bank. No matter how many security guards
1826 you have in there, Wells Fargo bank possibly, or cameras or whatever, they still get robbed.

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1827 **COUNCILMAN BROWN**

1828 Yeah.

1829

1830 **MICHAEL SIGNORELLI**

1831 You can take, I don't care how many precautions you take, in this one or any other business, so
1832 I'm more apt here to get it done. I think the biggest concern I would have would be if I ignored
1833 what's going on here, or if I sit here and ask the City, or Metro or Mr. Jerbic or anyone
1834 (inaudible) say you know, give me a break, Mike. You know, you wanna another six-month,
1835 another year, I say no. I just wanna finish up all the aggravation we've all gone through and get
1836 this thing done. That's all I'm asking for and if – we were all ATM machines, we wouldn't need
1837 to be here today. That's my –

1838

1839 **COUNCILMAN BROWN**

1840 I –

1841

1842 **MICHAEL SIGNORELLI**

1843 We just go, press the button, yes, no. That's why we're human beings with a conscience.

1844

1845 **COUNCILMAN BROWN**

1846 I don't disagree.

1847

1848 **MICHAEL SIGNORELLI**

1849 That's all I'm saying. I'm not –

1850

1851 **MAYOR PRO TEM REESE**

1852 Thank you –

1853

1854 **COUNCILMAN BROWN**

1855 But – let me say that the owner of the business, the captain of the ship –

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1856 **MICHAEL SIGNORELLI**

1857 Right.

1858

1859 **COUNCILMAN BROWN**

1860 – is responsible for the bank teller, your analogy, is responsible for all the things that are
1861 happening. You – can't be there 24/7, but we don't go after the bank teller. Our job is to deal
1862 with the owner. So understanding that you got into this situation, everything's been before us.
1863 You've corrected it, which is good. But let's not move away from the fact that you're response,
1864 you are responsible –

1865

1866 **MICHAEL SIGNORELLI**

1867 Absolutely.

1868

1869 **COUNCILMAN BROWN**

1870 – regardless.

1871

1872 **MICHAEL SIGNORELLI**

1873 Absolutely.

1874

1875 **COUNCILMAN BROWN**

1876 The misunderstandings, the employees, the tipping, the amended agreement, the credit issue, all
1877 that seems to have been fixed. From my perspective, it comes down to this whole industry, in
1878 particular, this place of business. I don't think it's gonna go away. I wish it could be July 1st
1879 because we'd have so many questions answered and so much additional information to make
1880 what I think would be a better decision. We can't get there.

1881 So I, I'm of the mindset now that Mr. Signorelli has demonstrated that he's a good person that's
1882 made some bad decisions, directly or indirectly, with knowledge or with no knowledge. It
1883 doesn't matter. But we're at a point now, if we could create a situation, I would support if we
1884 could create a situation, that a temporary license could be granted, but going beyond just some of

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1885 the compromise conditions that Mr. Brown has submitted, also some of the things that have been
1886 discussed by Counsel, namely, the full disclosure of any kind of investment group. If Metro,
1887 well, I know Metro would be asked to be involved in checking that. Something as simple as
1888 having the applicant pay for any additional expense Metro has to go through that – background
1889 check.

1890 But putting a temporary versus a permanent gives the leverage to the ownership and we lose
1891 some of our ability to come in and govern or monitor the business. I think we have to make a
1892 compromise conditional agreement, if we go that route, far more restrictive and give us far more
1893 ability than a normal situation, that we can go in and if some of the things that have been
1894 transparent the last six months continue, that you are going to acknowledge that your client will
1895 be back here with a show-cause and he, not so much the business, he will be deemed as unable to
1896 run that business.

1897
1898 **JAY BROWN**
1899 We have no objection to, I felt the conditions that I put were pretty – tight. If you can make ‘em
1900 tighter, fine. You know, we – just wanna live for another day and close by June 30th. Whatever
1901 you say, Councilman.

1902
1903 **COUNCILMAN BROWN**
1904 I would, again, I wish it was July 1st because I would be in a better situation.

1905
1906 **JAY BROWN**
1907 I understand.

1908
1909 **COUNCILMAN BROWN**
1910 I don’t, if we – deny the extension or deny the permanent license, all we’re, we’re gonna be back
1911 here in 30 days or 90 days or a 120 days with a new Mr. Signorelli and go through this whole
1912 process. The business is not gonna go away. It’s my understanding its protected free speech, and
1913 regardless if you like it or don’t like it, it’s – part of, you know, our entitlement.

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1914 So I'd – certainly be interested in hearing from my colleagues, but if – given the choice yea or
1915 nay, I'd – like to get this resolved, get the whole Rizzolo portion of this behind us and then put
1916 the conditions on that we can address the new business and Mr. Signorelli with far more leverage
1917 than we have today.

1918

1919 **MAYOR PRO TEM REESE**

1920 That's why, I guess, I – really appreciate working on this Council with these fellow
1921 Councilmembers that we have here today. Councilman Brown, he's very eloquent. I appreciate
1922 your comments. I appreciate Councilman Wolfson's comments, Councilman Ross,
1923 Councilwoman Tarkanian.

1924 Mr. Jerbic, I feel somewhat like Councilman Brown just so eloquently spoke about. These
1925 conditions, A and B, that Mr. Brown or, presented to us, do you have anything that you would
1926 like to add to those conditions?

1927

1928 **BRAD JERBIC**

1929 Okay.

1930

1931 **MAYOR PRO TEM REESE**

1932 One condition I wanna to put in there somehow, maybe you can – help me out on that, is that
1933 when this application is finalized that we get to have a – briefing, or see investors or whoever it
1934 is that's – gonna be part of the purchase of the Crazy Horse.

1935

1936 **BRAD JERBIC**

1937 Very good. Let me –

1938

1939 **MAYOR PRO TEM REESE**

1940 And – again, I want it to, the – condition Councilman – Brown alluded to was, is that any
1941 expenses of any investigation after this would be – paid by Mr. Signorelli to the Metropolitan
1942 Police Department.

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1943 **BRAD JERBIC**

1944 Your indulgence for one moment, Your Honor.

1945

1946 **MAYOR PRO TEM REESE**

1947 You bet.

1948

1949 **COUNCILWOMAN TARKANIAN**

1950 Mr. Reese.

1951

1952 **MAYOR PRO TEM REESE**

1953 Yes.

1954

1955 **COUNCILWOMAN TARKANIAN**

1956 Mayor – Pro Tem, could I speak while they're –

1957

1958 **MAYOR PRO TEM REESE**

1959 Absolutely.

1960

1961 **COUNCILWOMAN TARKANIAN**

1962 – counseling. You know, I, perhaps, don't fit the same pattern of thinking Councilman Ross has
1963 at this time. I don't think we're just doing a suitability of liquor license because in this type of
1964 business, the liquor license is an integral part of the SOB. And the liquor license, we know,
1965 determines if the SOB continues or doesn't continue, so I – can't put a separation like that. I'm
1966 certainly not questioning the honesty of Mr. Signorelli. I believe that he's a very honest person.
1967 I think he's a very good-hearted person. I also believe you're swimming in a shark-infested
1968 industry, and I think that it's – a dangerous situation, perhaps you're too good-hearted in it, or too
1969 believing or too trusting. But I've had the same concern that Councilman Brown has had about
1970 the number of occurrences of incidents where we have, and the proximity of them. It's not that
1971 they've just been spread so far apart. It's been a continual situation where we've had these things

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1972 coming up. And after one or two, then you say, well, we learn from this, or after four or five, we
1973 learn from it. It just seems we haven't learned yet in this. So I – have a big concern about this.
1974 It seems to me that, from the comments made here on the Council, that the feeling is of going for
1975 the granting of the temporary, I mean, excuse me, the permanent license. That's what I, I'm
1976 sensing from my fellow Councilmen. And if this is the case, I would like a condition added and I
1977 don't how this would be done. I'd have to talk with Mr. Jerbic and the police, but I would like to
1978 see a very careful monitoring of this –

1979

1980 **MAYOR PRO TEM REESE**

1981 Mr. – Jerbic –

1982

1983 **COUNCILWOMAN TARKANIAN**

1984 I – just –

1985

1986 **MAYOR PRO TEM REESE**

1987 Councilwoman Tarkanian –

1988

1989 **COUNCILWOMAN TARKANIAN**

1990 I'm talking about an additional condition. You asked if we thought about other conditions. If
1991 we're going in this direction, of giving a permanent license, which it appears to me from the
1992 comments made, the feeling is there on this Council. I would like to see a condition where we
1993 could monitor more quickly and have it handled, if it's by our business officer, by you or by
1994 Metro, quickly stop it right there if there's other incident occurs, not coming back again. And
1995 also having the monitoring of it very – closely because now I know we monitor some, but this
1996 would have to be monitored very closely for my feeling of comfort.

1997

1998 **BRAD JERBIC**

1999 I'm gonna try and address all of your questions. First of all, let me file with the Clerk a list of
2000 conditions that include the original eight conditions, and I provided Mr. Brown with a copy –

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2001 **MAYOR PRO TEM REESE**

2002 Mr. – Jerbic, Councilman Wolfson had a couple comments, perhaps we could –

2003

2004 **BRAD JERBIC**

2005 Oh, I'm sorry.

2006

2007 **COUNCILMAN WOLFSON**

2008 Well, thank you. That was one of my comments, actually, is that, Mr. Brown, I think I have what

2009 you're proposing in my hand right now, it's entitled: Crazy Horse Too Licensing Conditions.

2010 This is your work product?

2011

2012 **JAY BROWN**

2013 That's correct.

2014

2015 **COUNCILMAN WOLFSON**

2016 Okay. And what you're proposing is following Conditions A and B, and then I think you've

2017 listed the original conditions?

.8

2019 **JAY BROWN**

2020 That's exactly correct.

2021

2022 **COUNCILMAN WOLFSON**

2023 So your proposal is – to have the original eight conditions that are currently on the temporary

2024 license included in a permanent license, together with your two new conditions?

2025

2026 **JAY BROWN**

2027 That's correct.

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2028 **COUNCILMAN WOLFSON**

2029 Okay. Couple questions. As to Condition Number B, where you talk about if at any time,
2030 between now and June 30th, the City files a complaint against the applicant for failing to abide to
2031 any of the following eight conditions, Crazy Horse shall immediately cease selling liquor, et
2032 cetera – Is it your proposal that if anything occurs from today forward?

2033

2034 **JAY BROWN**

2035 That's –

2036

2037 **COUNCILMAN WOLFSON**

2038 You don't say it that way.

2039

2040 **JAY BROWN**

2041 That's – correct.

2042

2043 **COUNCILMAN WOLFSON**

2044 But that's the spirit –

2045

2046 **JAY BROWN**

2047 That's the spirit, right.

2048

2049 **COUNCILMAN WOLFSON**

2050 Okay. My second observation and then I'll probably be done. In one of our last two
2051 presentations, we probably spent about an hour and a half on the subject of whether Mr. Kirk
2052 Henry has been paid. Mr. Kirk Henry is the gentleman who was injured at the club, a
2053 quadriplegic, whose wife appeared, Dawn Campbell, duh-da-duh-da-duh-da. Now that hasn't
2054 been raised and I think, isn't that part of the settlement, in that if Mr. Rizzolo is paid monies for
2055 this business, as part of the agreement with the federal government, then Mr. Henry will get
2056 compensated.

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2057 **JAY BROWN**

2058 That's correct.

2059

2060 **COUNCILMAN WOLFSON**

2061 Okay.

2062

2063 **JAY BROWN**

2064 That's my definite understanding.

2065

2066 **COUNCILMAN WOLFSON**

2067 So – that's a – tangential consequence, if you will, of the sale of this business?

2068

2069 **JAY BROWN**

2070 That's correct.

2071

2072 **MICHAEL SIGNORELLI**

2073 One hundred percent correct.

2074

2075 **COUNCILMAN WOLFSON**

2076 I just wanna state that one of the reasons why I'm gonna support what I think is gonna be moved
2077 for, which is the permanent with certain conditions, is that what we filtered out in the last couple
2078 of hours is the idea that you could have received a six-month temporary which would have
2079 brought us to about today, and then we would have been able to consider another six-month
2080 temporary. So you would have had a year to get your ducks in order. For whatever reason, the
2081 wisdom of this Council created a three-month and a three-month so, because by operation of law,
2082 we either have to give you a permanent after six-months or not, versus the one-year or not. And
2083 because of that, I want you to be treated like others who come before this Council, and others
2084 have received six-month temporary and then another six-month temporary. You didn't. So –

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2085 **MAYOR PRO TEM REESE**

2086 Councilman, it would be my – understanding, though, that we couldn't have gave, we could have
2087 gave him the first six months, but we could not have gave him another six months because it
2088 would have been past the June 1st or June 30th deadline for the – business to be sold.

2089

2090 **COUNCILMAN WOLFSON**

2091 They're independent, aren't they?

2092

2093 **BRAD JERBIC**

2094 Yeah, they – are independent. I – see your point, Councilman. If – you were to give, it'd look
2095 awfully silly to give somebody a six-month license for a business they might not own after June
2096 30th and –

2097

2098 **COUNCILMAN WOLFSON**

2099 That's because of the federal government's –

2100

2101 **BRAD JERBIC**

2102 Right.

2103

2104 **COUNCILMAN WOLFSON**

2105 Yeah. Well, but it still, we still could have given him another two and a half months.

2106

2107 **BRAD JERBIC**

2108 That's true.

2109

2110 **COUNCILMAN WOLFSON**

2111 Okay. Well, my – point is that we chose back then to give a couple of three-months versus a six-
2112 month and perhaps another three-month. And I want Mr. Signorelli to be treated like others that
2113 come before this Council. And then, secondly, with all due respect to – those involved, I

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2114 certainly appreciate what Metro has done, and what Business License (sic) has done, but it seems
2115 like the last few months have been an improvement and an adjustment and perhaps a recognition
2116 by Mr. Signorelli that we mean business. And when we come back here, if we do at all on June
2117 30th, it's, you're either pregnant or you're not, meaning you either – own this business or you
2118 don't.

2119

2120 **JAY BROWN**

2121 Correct.

2122

2123 **COUNCILMAN WOLFSON**

2124 It's a – very easy decision for the Council. And to – continue you to, to continue to allow you to
2125 operate for another two and a half months, when I'm gonna ask Mr. DiFiore and Metro to be on
2126 this. I mean, this is just my personal request, be on this, because if he gets, if he closes the deal
2127 and he's got his ownership, I want him to be operating under the – strict adherence to the law.
2128 Thank you.

2129

2130 **BRAD JERBIC**

2131 With that, Mr. Mayor Pro Tem, let me submit, and I've provided to the Clerk, the original eight
2132 conditions which I believe that Mr. Signorelli and Mr. Brown have no problem agreeing to those
2133 continuing as part of a, of conditions of a permanent license. What I've done is I've taken Mr.
2134 Brown's language, and I've played with it a little bit here and I have eleven, I give you nine, ten
2135 and eleven that I'd like to read into the record with your permission, that I would recommend if
2136 you're gonna do a permanent license with conditions, that these be conditions. Number nine
2137 would be that the licensee must close escrow for the purchase of the property, commonly known
2138 as the Crazy Horse Too, by June 30, 2007. Ten, any and all funds used to purchase the Crazy
2139 Horse Too shall be verifiable and subject to the approval of the Las Vegas Metropolitan Police
2140 Department. Licensee shall provide all financing documents, as well as all escrow documents, to
2141 the Las Vegas Metropolitan Police Department upon request. I assume we have agreement on
2142 that point.

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2143 **JAY BROWN**

2144 You're the boss. Go ahead.

2145

2146 **MICHAEL SIGNORELLI**

2147 Hm-hmm.

2148

2149 **BRAD JERBIC**

2150 Okay. Having heard that Mr. Signorelli agrees to number nine and ten, let me read number
2151 eleven and read it very carefully. And I'm gonna ask for a waiver here in a moment because this,
2152 I think, addresses Councilwoman Tarkanian's question about trying to get more control and your
2153 request, Councilman Brown. Condition Number Five which used to read, any violation of these
2154 conditions or special conditions or violation of any local, state or federal law shall allow the
2155 Business License (sic) manager to administratively suspend the liquor license. Licensee
2156 understands that he has the right to appeal the decision to the next Council meeting, subject to
2157 the Open Meeting Law. The new number eleven would read this. Condition Number Five is
2158 superseded by the following condition: Licensee stipulates and agrees that the Business
2159 Licensing (sic) Director shall have the power to summarily suspend any City business licensing
50 related to this property upon his finding any substantial violation of law or conditions of
2161 licensure which makes such a suspension in his sole discretion necessary. We're not just talking
2162 about liquor license now, we're talking about everything. Mr. DiFiore, if there's a violation of
2163 any of these conditions, would be able to summarily shut the business. The only restriction upon
2164 his ability to exercise this power shall be the condition that he deliver a written notice of his
2165 intention to do so at least 24 hours in advance of his action and allow the licensee an opportunity
2166 to be heard informally in opposition. If the Business License (sic) Director summarily suspends
2167 any privileged license, it is part of the stipulation that he will promptly initiate formal
2168 disciplinary process set forth in our Code for the City Council to consider whether or not to
2169 impose discipline. If there is agreement with this condition, I'll need a waiver and I'll need to
2170 ask Mr. Signorelli a couple of questions.

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2171 **MAYOR PRO TEM REESE**

2172 A waiver of what, Mr. Jerbic?

2173

2174 **BRAD JERBIC**

2175 Under our Code, 6.88 provides administrative procedures and you're familiar with them. That's
2176 when we bring a complaint before the Council for your consideration. It's when you have a
2177 certain number of days within which to set a hearing. What Mr. Signorelli will be saying is I am
2178 aware that 6.88 exists, my attorney understands it, he's explained it to me, and to the extent that
2179 Mr. DiFiore will have summary power to go in and shut it down, I waive that portion of it. And
2180 that's what I need on the record.

2181

2182 **JAY BROWN**

2183 I'll let him speak for himself 'cause (sic) I'm not going out on a limb on this one. I –

2184

2185 **MAYOR PRO TEM REESE**

2186 Well, either you are –

2187

88 **JAY BROWN**

2189 Well, – we're gonna agree to that, but, you know, 'cause we have really no choice. The only
2190 thing, I wanna make sure in the spirit and I know I can say that with – Mr. DiFiore and Mr.
2191 Jerbic, if you know someone's working there now who shouldn't be or if you know there's
2192 something there, this is a good man. So – you don't have an, you know, you got other things to
2193 do than to – monitor his business, but if you do know something now, he can stay, as director of
2194 operations can stay, we wanna cooperate all the way, so we just don't, you know – what I'm
2195 saying.

2196

2197 **BRAD JERBIC**

2198 Understand.

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2199 **JAY BROWN**

2200 But, go ahead. You gotta agree–

2201

2202 **MICHAEL SIGNORELLI**

2203 Well – let me say this. I have no problem with it for one main reason because I know these
2204 people in your organization well enough to know that nobody would do something on purpose to
2205 hurt me without talking to me first. They would not with intent come in to try to mess around
2206 with me, excuse the language, but, and I respect, I'm a local person, I know these people and I
2207 respect them. I have no problem with that.

2208

2209 **BRAD JERBIC**

2210 And as I have said, I'll –

2211

2212 **MAYOR PRO TEM REESE**

2213 Mr. Jerbic – if I could add a condition, another condition 12, I guess, that if there's any expenses
2214 incurred through the investigation of the – new buyers by Metropolitan Police Department, the
2215 City, that the applicant will pay for that.

16

2217 **BRAD JERBIC**

2218 Yes.

2219

2220 **MICHAEL SIGNORELLI**

2221 I have no problem with that.

2222

2223 **MAYOR PRO TEM REESE**

2224 Thank you.

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2225 **BRAD JERBIC**

2226 We'll add that as well. And I will add that the Metropolitan Police Department said that they
2227 need a date by which you will have permanent financing so that the condition, in Condition
2228 Number Ten, can be followed up with some certainty. Is there –

2229

2230 **MAYOR PRO TEM REESE**

2231 I think – we need to make that like the middle of July or something, or the middle of June. I'm
2232 sorry.

2233

2234 **BRAD JERBIC**

2235 Well, if that's when it has to close, by June 30th, then well, financing is gonna have to be in place
2236 well before that's. Funds will have to be on deposit with an escrow company well before that.
2237 So I would suggest that –

2238

2239 **MICHAEL SIGNORELLI**

2240 That's – not true, Brad, because I've done deals –

2241

42 **BRAD JERBIC**

2243 Okay.

2244

2245 **MICHAEL SIGNORELLI**

2246 – a lot, much larger. So I'm not arguing with you, but I'm just saying that I, that's almost
2247 impossible to do in the business world, I'm gonna tell you, Brad.

2248

2249 **MAYOR PRO TEM REESE**

2250 Yes.

2251

2252 **BRAD JERBIC**

2253 Let me ask Sergeant Alexander.

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2254 **MAYOR PRO TEM REESE**

2255 Mr. Alexander.

2256

2257 **REAGAN ALEXANDER**

2258 Thank you. I just wanted to indulge the Council. And Councilman Wolfson, you were right on
2259 the money. We have to focus on this. We are, we have a very strict timeline limitation. We had
2260 time limitations before, with the, coming before the Council today. Cops always wanna have as
2261 much time to do an investigation as possible. Things come up. Our office is gonna need as
2262 much time as possible to receive, once you receive the application, of course, through City Code,
2263 it has to be delivered through Mr. DiFiore's office, a complete financial with, hopefully, the
2264 lending documents, not – intense, not letters of intent, but a complete application for – us to do a
2265 – suitability investigation on – those funds.

2266

2267 **MICHAEL SIGNORELLI**

2268 Oh, okay.

2269

2270 **REAGAN ALEXANDER**

71 Depends on how we receive it if its gonna be from one institution and – that's a side note I'd like
2272 to, before we leave the meeting, I'd – like to you to copy the documents that were presented to
2273 Council, especially the letter from the institution that is guaranteeing the funds.

2274

2275 **MAYOR PRO TEM REESE**

2276 We never received – that letter.

2277

2278 **JAY BROWN**

2279 Right.

2280

2281 **REAGAN ALEXANDER**

2282 Oh, you haven't?

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2283 **MAYOR PRO TEM REESE**

2284 No.

2285

2286 **REAGAN ALEXANDER**

2287 We'll be able to get a copy of that, I'm sure, okay.

2288

2289 **JAY BROWN**

2290 That – may not be the lender.

2291

2292 **REAGAN ALEXANDER**

2293 It may not be the lender, no –

2294

2295 **JAY BROWN**

2296 Right.

2297

2298 **REAGAN ALEXANDER**

2299 – but – regardless, if we could get to see a copy of that –

00

2301 **JAY BROWN**

2302 Sure.

2303

2304 **REAGAN ALEXANDER**

2305 – that would be nice. Dependant upon the funding package, you know, we've heard there's

2306 different individuals who may be a part of this – package of a one hundred and fifty million, that

2307 may come from one institution, dependant upon that, typically, I can tell you when we do the

2308 financial side for – a liquor investigation, it can sometimes take four months, it can sometimes

2309 take six months. What's being put on our shop is to have the investigation done before June 30th

2310 is what I'm hearing.

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2311 **COUNCILMAN WOLFSON**

2312 No.

2313

2314 **REAGAN ALEXANDER**

2315 No. That's not what I'm hearing. Okay. 'Cause I don't wanna come to Council and say, I'm

2316 sorry. We're not done with the investigation. I just, I wanna be clear so we can direct our shop –

2317

2318 **MAYOR PRO TEM REESE**

2319 You want – me –

2320

2321 **REAGAN ALEXANDER**

2322 – and get it done as soon as possible.

2323

2324 **MAYOR PRO TEM REESE**

2325 This – is sure getting – complicated.

2326

2327 **BRAD JERBIC**

28 If I could, I think we just leave the conditions as is. I think I understand your concerns. Let me

2329 just get this waiver on the record real quick and then I will submit it for your vote. If I could

2330 have Mr. Signorelli at the microphone, I just wanna ask you a couple questions on the record, and

2331 I need you to satisfy the law. I've supplied your Counsel with provisions of the Las Vegas

2332 Municipal Code Chapter 6.88 regarding the normal process of discipline you would be entitled

2333 to. Have you read or been made aware of that disciplinary process in our Code?

2334

2335 **MICHAEL SIGNORELLI**

2336 Yes, I have.

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2337 **BRAD JERBIC**

2338 Do you understand that by acceptance of the conditions of this conditional, of these conditions on
2339 this permanent license that you're giving up your right to that disciplinary process in advance of a
2340 suspension by our Licensing Director?

2341

2342 **MICHAEL SIGNORELLI**

2343 Yes, I have.

2344

2345 **BRAD JERBIC**

2346 And do you understand and accept this condition?

2347

2348 **MICHAEL SIGNORELLI**

2349 Yes, I do.

2350

2351 **BRAD JERBIC**

2352 With that said, I am confident the record is protected as to the ability of Mr. DiFiore to
2353 summarily suspend the license if he finds problems, and I'll submit it to the Council for a vote.

54

2355 **MAYOR PRO TEM REESE**

2356 Sounds good enough to me.

2357

2358 **COUNCILMAN BROWN**

2359 Mayor Pro Tem.

2360

2361 **MAYOR PRO TEM REESE**

2362 Yes.

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2363 **COUNCILMAN BROWN**

2364 On Condition A, Brad, you – listed those eight, and then nine, ten and eleven. A and B still are
2365 in play?

2366

2367 **BRAD JERBIC**

2368 No. There – are no A and B. A and B have been rewritten into nine and ten.

2369

2370 **COUNCILMAN BROWN**

2371 All right. Well let's, whatever A, nine is, can we clarify the public record, fails to close his
2372 purchase to buy the Crazy Horse.

2373

2374 **BRAD JERBIC**

2375 (inaudible)

2376

2377 **COUNCILMAN BROWN**

2378 Can we get an understanding of what close the purchase means.

2379

80 **BRAD JERBIC**

2381 I wrote specifically, number nine specifically states licensee must close escrow. We all know
2382 what closing escrow means. And so , he must close escrow for the purchase of the property by
2383 June 30th, 2007.

2384

2385 **COUNCILMAN BROWN**

2386 And –

2387

2388 **BRAD JERBIC**

2389 That'd be a very bright line.

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2390 **COUNCILMAN BROWN**

2391 And those documents, you say that's – the normal course of business, could they be provided?

2392

2393 **BRAD JERBIC**

2394 Well, that's Condition Number 10, requires financing documents, including the escrow
2395 documents, be provided.

2396

2397 **COUNCILMAN BROWN**

2398 Very good. Thank you, Mayor Pro Tem.

2399

2400 **MAYOR PRO TEM REESE**

2401 Thank you. Any other questions or comments?

2402

2403 **COUNCILWOMAN TARKANIAN**

2404 Mayor Pro Tem.

2405

2406 **MAYOR PRO TEM REESE**

2407 Yes, ma'am.

2408

2409 **COUNCILWOMAN TARKANIAN**

2410 I just wanna ensure that the resources for the oversight of this, that I think is very important, will
2411 be available. Mr. Jerbic, could you help me in that? Is Metro, is – our Business Licensing, I
2412 mean, we can say we're going to watch and everything, but are we going to give the resources
2413 there? Because I know resources are limited. I think we owe this to the public that's had some
2414 concerns about all of this.

2415

2416 **REAGAN ALEXANDER**

2417 Yes, I can speak to that. We – will do what we always attempt to do in, you know, doing site
2418 checks, doing enforcement checks, working alongside City Business License Enforcement agents

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2419 and just spreading that out as best we can. Obviously this is a matter of – attention. We, we're
2420 gonna try to, like we always do, fairly apply our resources to the Crazy Horse Too, just as we
2421 would any other business in the City and/or unincorporated Clark County. And – that's the best I
2422 can answer that – question. And if, please, I don't wanna make any problems with this – motion,
2423 but for what we're tasked to do, I want to make sure I have clear instruction from the Council,
2424 and – I haven't received that yet. What I wanna be clear on is this or what I'm asking to be part
2425 of this motion is, one, that there is a date certain that Mr. Signorelli submits his financial
2426 documents to the City Business License (sic) Office. We need a date certain. That needs to be
2427 ASAP.

2428

2429 **COUNCILWOMAN TARKANIAN**

2430 And I think that's very important because we have asked for those in the past. We haven't
2431 received them yet, so I think we should give a date certain, yes.

2432

2433 **REAGAN ALEXANDER**

2434 And in – addition to that, and thank you, Councilwoman, that's so important. In the past,
2435 sometimes an applicant, we'll say in 90 days you have to have this together. Well, on the, you
36 know, how many days are in 90, a hundred and eight, on the a hundred and seventh day they're,
2437 they submit the application. We have ten days to do the investigation. That's not acceptable. So
2438 a date certain and, two, Mr. DiFiore has agreed, because of the importance of this and the time
2439 crunch, that we can utilize some of his resources in his office as far as the financial auditors and
2440 things like that, that can help us go through –

2441

2442

2443 **MAYOR PRO TEM REESE**

2444 Excuse – me, Sergeant. I'm getting more confused as we go along here all the time.

2445

2446 **REAGAN ALEXANDER**

2447 Oh, right.

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2448 **MAYOR PRO TEM REESE**

2449 Okay. It has to be sold by June 30th. So what date are you asking for, Mr. Alexander. I mean, I
2450 don't know if – everything has to be in place by June 30th or it's not a sale, then he's not gonna
2451 be there.

2452

2453 **COUNCILMAN WOLFSON**

2454 Mayor Pro Tem, I think I can clarify. Correct me if I'm wrong, Sergeant Alexander, but what
2455 you're talking about is the source of the financing.

2456

2457 **REAGAN ALEXANDER**

2458 Yes.

2459

2460 **COUNCILMAN WOLFSON**

2461 In other words, you want to feel comfortable the source of the financing is legitimate.

2462

2463 **REAGAN ALEXANDER**

2464 Councilman Wolfson, exactly. In fact, City Code requires that, that the source of funds is to be
65 found suitable and that's given to LVMPD, so that's all we're gonna be doing. We just, we need
2466 to start looking at the source of funds 'cause (sic) we don't know who that is, specifically yet, as
2467 soon as possible, 'cause we wanna be, I would imagine that Council would want some report by
2468 us before that June 30th date as to, well, what does it look like so far.

2469

2470 **COUNCILMAN WOLFSON**

2471 And here's what the issue comes down to. I think what the issue comes down to is theoretically
2472 escrow could close on June 30th. Sergeant Alexander could get the names of the institutions
2473 and/or investors on June 1st, but not have his investigative report done by June 30th.
2474 Theoretically, escrow could close before we get a final report from Metro as to the suitability of
2475 the investors –

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2476 **REAGAN ALEXANDER**

2477 Yes, sir.

2478

2479 **COUNCILMAN WOLFSON**

2480 Well, I think what we need to do is modify one of the conditions which says that in the event that
2481 Metro finds that the investors, the financial institutions, whatever, are unsuitable that he can
2482 bring it back to the Council for further review or words to that effect. Would that solve the
2483 problem?

2484

2485 **REAGAN ALEXANDER**

2486 Yes, sir.

2487

2488 **BRAD JERBIC**

2489 I think –

2490

2491 **REAGAN ALEXANDER**

2492 I think so.

93

2494 **BRAD JERBIC**

2495 Yeah, I think it does. And to be honest with you, Councilman, I think that the condition actually
2496 just anticipates that. I – think we've all been anticipating that they need to approve this before
2497 escrow closes. It's – Mr. Signorelli's risk. If – they come in with investors that are not gonna be
2498 suitable later on, this business will be shut by Mr. DiFiore, whether escrow has closed or not.

2499

2500 **COUNCILMAN WOLFSON**

2501 Does it say that?

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2502 **BRAD JERBIC**

2503 Well, it – says that all funds must be approved by the Metropolitan Police Department and if
2504 they're not approved, Mr. DiFiore can shut the business. And – that doesn't say before or after. I
2505 think we're both in agreement. That can occur after – a sale.

2506

2507 **MAYOR PRO TEM REESE**

2508 That's fine.

2509

2510 **COUNCILMAN WOLFSON**

2511 And I think by beating the dead horse, we've accomplished a –

2512

2513 **BRAD JERBIC**

2514 Right.

2515

2516 **COUNCILMAN WOLFSON**

2517 – good record on this.

2518

19 **MAYOR PRO TEM REESE**

2520 I think – then Mr. Jerbic or Mr. Alexander, what date would you like to have? August the 1st,
2521 September the 15th?

2522

2523 **BRAD JERBIC**

2524 I don't think that we need a date anymore, to be honest with you.

2525

2526 **MAYOR PRO TEM REESE**

2527 He's – asking for a date.

2528

2529 **REAGAN ALEXANDER**

2530 Well – for –

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2531 **MAYOR PRO TEM REESE**

2532 He was asking for a date.

2533

2534 **JAY BROWN**

2535 Changed his mind.

2536

2537 **BRAD JERBIC**

2538 (inaudible)

2539

2540 **REAGAN ALEXANDER**

2541 Okay, I'm told not to worry about the date by my Counsel. But I was asking for a date certain to
2542 just get the documents as soon as possible.

2543

2544 **BRAD JERBIC**

2545 Yeah. And – I'd like to say the reason why I'm saying don't worry about a date to Sergeant
2546 Alexander, and this has really gone on, I know, quite a long time, and I know I'm exhausting the
2547 Mayor's (sic) patience right now.

48

2549 **MAYOR PRO TEM REESE**

2550 Yes, you are.

2551

2552 **BRAD JERBIC**

2553 There has been a promise by Mr. Brown that there will be an immediate surrender of those
2554 financial documents to Metro when they're available. Mr. Signorelli understands that if, the
2555 closer he comes to the escrow, the less time he gets Metro to look at it. The earlier, the better.
2556 The sooner, if he does it today, it's better. And then he gets Metro's input before he closes. But
2557 if Mr. Signorelli wants to give it to us at the last minute, and that's the only time he gets it, then
2558 he runs his own risk that we will find out something later on, after he's closed, and it will still
2559 result in the shutting of the business.

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2560 **MAYOR PRO TEM REESE**

2561 And you have on that condition, Mr. Jerbic, that any investigation, that Mr. Signorelli will have
2562 to pay for, to Metro.

2563

2564 **BRAD JERBIC**

2565 They've agreed to that and we'll add that as a condition.

2566

2567 **MAYOR PRO TEM REESE**

2568 Thank you.

2569

2570 **JAY BROWN**

2571 Yes.

2572

2573 **COUNCILWOMAN TARKANIAN**

2574 Mayor Pro Tem, could I just ask Attorney – Brown had said that the information relating to the
2575 financing and, will come in a couple weeks, are (sic) their appraisal. Remember –

2576

77 **JAY BROWN**

2578 Oh, yes.

2579

2580 **COUNCILWOMAN TARKANIAN**

2581 – we don't have it today –

2582

2583 **JAY BROWN**

2584 I said – there are – two appraisals is still coming in the next few weeks. That's what I did
2585 represent to you.

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2586 **COUNCILWOMAN TARKANIAN**

2587 Well, how – many weeks are you talking about, a few weeks?

2588

2589 **JAY BROWN**

2590 (inaudible)

2591

2592 **MICHAEL SIGNORELLI**

2593 Two weeks.

2594

2595 **JAY BROWN**

2596 – (inaudible) two at most, but that's an appraiser telling you that.

2597

2598 **COUNCILWOMAN TARKANIAN**

2599 Two at most.

2600

2601 **JAY BROWN**

2602 We think – that.

2603

2604 **COUNCILWOMAN TARKANIAN**

2605 Well, could we say in three weeks that that's given to the Council then, because I'd like to be

2606 kept appraised of this as we're going along.

2607

2608 **JAY BROWN**

2609 Appreciate not being made a condition, but we'll give it to you in – less than three weeks.

2610

2611 **MAYOR PRO TEM REESE**

2612 Thank you. Any other questions or comments? Hearing none, I just wanna thank everybody, I

2613 guess, for trying to move this along. I appreciate the – questions that my Councilmembers asked.

2614 I appreciate the applicant willingness to cooperate with us. I don't wanna say this has been a

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2615 tough one because it hasn't been. I think there's right and wrong. I think Mr. Signorelli is trying
2616 to do the right thing. I question, again, his sanity for trying to do this. I – think it's a losing
2617 cause for him right now, according to all the figures I've seen and why he's not paying his rent
2618 on time and everything. But **with the conditions that the applicant has put forth, nine and**
2619 **ten, with the corrections that Mr. Jerbic has put on to them, with all the conditions, I will**
2620 **move to allow Crazy Horse to have a permanent owner, Mr. Mike Signorelli.**

2621

2622 **BRAD JERBIC**

2623 As well as all conditions that are on the record. They've been filed with the Clerk for the record,
2624 so has 6.88 and –

2625

2626 **MAYOR PRO TEM REESE**

2627 And you agree to all those conditions?

2628

2629 **MICHAEL SIGNORELLI**

2630 Yes.

2631

32 **COUNCILWOMAN TARKANIAN**

2633 Including the one of getting the appraisal –

2634

2635 **MICHAEL SIGNORELLI**

2636 I –

2637

2638 **COUNCILWOMAN TARKANIAN**

2639 – information to us because that's be a long time coming.

2640

2641 **MAYOR PRO TEM REESE**

2642 He didn't want that as condition.

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2643 **COUNCILWOMAN TARKANIAN**

2644 Oh, you don't want it as a condition.

2645

2646 **JAY BROWN**

2647 I mean, only because it's in the appraiser's hand, not ours. But I know how important it is to

2648 you, and I'll make sure it's –

2649

2650 **MICHAEL SIGNORELLI**

2651 No, but I, I'll, I have no problem with that.

2652

2653 **COUNCILWOMAN TARKANIAN**

2654 I'll count on it because you've had a long time already, I, okay.

2655

2656 **JAY BROWN**

2657 No argument.

2658

2659 **MICHAEL SIGNORELLI**

2660 Okay. Fine. Thank you.

2661

2662 **COUNCILWOMAN TARKANIAN**

2663 Thank you.

2664

2665 **MAYOR PRO TEM REESE**

2666 So that's part of the conditions then?

2667

2668 **JAY BROWN**

2669 No.

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2670 **MAYOR PRO TEM REESE**

2671 No.

2672

2673 **JAY BROWN**

2674 She agreed that it wouldn't be, but I told her that we would do it.

2675

2676 **MAYOR PRO TEM REESE**

2677 Okay.

2678

2679 **JAY BROWN**

2680 It's the appraiser that's in, I can't speak for him.

2681

2682 **MAYOR PRO TEM REESE**

2683 Okay. With that on the record, then I make a motion with all conditions. Cast your vote. Any
2684 questions on the motion? Hearing none, post please. **(Motion carried UNANIMOUSLY with**
2685 **WILLIAMS not voting and GOODMAN abstaining as Mr. Brown and Mayor Goodman**
2686 **have a partnership interest in a property on West Charleston) Motion carries.**

2687

2688 **JAY BROWN**

2689 Thank you very – much.

2690

2691 **MICHAEL SIGNORELLI**

2692 Thank you, ladies and gentlemen. Thank you very much. I appreciate it greatly.

2693 **(END OF DISCUSSION)**

2694 /cv; gpb