



GeoTek, Inc.

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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**BOULDER LANE PROPERTY
875 WEST BOULDER LANE
INDIAN SPRINGS, NEVADA**

August 26, 2016

Project No. 13095-LV2-ESA

Prepared for:

**INDIAN SPRINGS INVESTMENTS, LLC
c/o Berkshire Hathaway Home Service Nevada Properties
7475 West Sahara Avenue, Suite 100
Las Vegas, Nevada 89117**

I.0 EXECUTIVE SUMMARY

GEO TEK, INC. (GEO TEK) has performed a Phase I Environmental Site Assessment (ESA) on the Boulder Lane Property (the "Site"), located at 875 West Boulder Lane in the town of Indian Springs, unincorporated Clark County, Nevada. Our services were conducted in substantial conformance with the scope and limitations of the American Society of Testing and Materials (ASTM) E 1527-13, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*", which is approved to meet the requirements of the federal All Appropriate Inquiry (AAI) standards as set forth in the Code of Federal Regulations, Title 40, Section 312 (40 CFR 312), and the GeoTek Proposal No. P0807216-LV dated August 12, 2016. Any additions or deletions from our scope of services are discussed in the appropriate sections of this assessment.

A representative of GEO TEK conducted a Site reconnaissance on August 19, 2016. The weather was warm with partly cloudy skies. The rectangular shaped Site is comprised of one (1) parcel of land, and encompasses approximately 16 acres. The Site was accessed from the north, via West Boulder Lane. The Site is vacant desert land. No obvious visual evidence of hazardous materials or wastes was observed. No pungent or acrid odors were observed emanating from the Site. No stressed vegetation was observed.

The Site is in an area characterized by rural residences, a high school, and vacant desert land. West Boulder Lane (unpaved) bounds the Site on the north, beyond which is a high school. Vacant desert land borders the Site to the south and west. Three rural residences border the Site on the east.

Based on readily available historic information, the Site appears to have been undeveloped desert land since at least 1942. The vicinity was vacant desert land from at least 1942 until sometime before 1994, when a school and rural residences were present in aerial photographs. No historic recognized environmental conditions were identified from the historic information reviewed.

The Site does not appear on the environmental database report obtained for this assessment. None of the adjacent properties appear on the database report. There is one facility listed in the environmental database report within the minimum search distances specified by ASTM E 1527-13. This facility does not represent a recognized environmental condition due to its distance and location hydrogeologically cross-gradient.



This Phase I Environmental Site Assessment has not revealed evidence of a recognized environmental condition or environmental concern at the subject Site. No further environmental investigation is necessary at this time.

This executive summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

11.0 CONCLUSIONS AND RECOMMENDATIONS

GEOTEK has performed a Phase I Environmental Site Assessment (ESA) for the subject Site in substantial conformance with the scope and limitations of ASTM E 1527-13 and the GeoTek Proposal No. P0807216-LV dated October 28, 2014.

This Phase I Environmental Site Assessment has not revealed evidence of a recognized environmental condition at the subject Site. No further environmental investigation is necessary at this time.