

QUARTERLY PROGRESS REPORT

AS REQUIRED BY

**SETTLEMENT AGREEMENT AND
ADMINISTRATIVE ORDER ON CONSENT
(AOC3)**

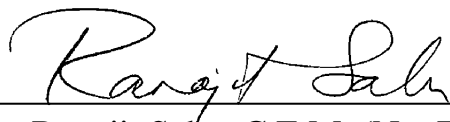
SECTION XIII, PARAGRAPHS 1 and 2.

SUBMITTED BY

BASIC REMEDIATION COMPANY

DATED APRIL 15, 2017

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. I hereby certify that all laboratory analytical data was generated by a laboratory certified by the NDEP for each constituent and media presented herein.



Dr. Ranajit Sahu, C.E.M. (No. EM-1699, Exp. 10/07/2017)
BRC Project Manager

4/14/17

Date

1. Introduction

This Quarterly Progress Report is being submitted to the Nevada Division of Environmental Protection (NDEP) pursuant to the requirements of Paragraphs 1 and 2 of Section XIII of the AOC3 executed between the Parties and NDEP on February 15, 2006. The format of this report is based on the requirements stated in Paragraph 1 of Section XIII. This report covers activities between January 1 and March 31, 2017.

2. Actions Taken Towards Achieving Compliance

Maintenance activities at the CAMU continued as needed, including leachate collection and offsite disposal.

BRC is preparing a submittal to the NDEP requesting modification of the CAMU RAP. The modifications will address removal of language no longer applicable in the RAP since the construction of the CAMU is now complete. The RAP modification will also address the addition of onsite leachate storage tanks at the CAMU as a contingency or option to handle leachate and its disposal.

BRC completed the 2016 annual groundwater monitoring at the CAMU pursuant to the NDEP-approved long-term CAMU groundwater monitoring work plan. NDEP approved the data validation report and the data report is in the final stages of approval. BRC initiated preparations for the 2017 annual sampling at the CAMU.

Based on the results of the two last rounds of groundwater sampling in the Eastside, and at NDEP's request, BRC collected a Supplemental round of groundwater samples in the Eastside. Results were obtained and showed that, in general, groundwater contamination levels were consistent, with no increasing trends. Per NDEP's request, BRC suggested conducting additional soil gas measurements in the vicinity of well POU3 to address potential data gaps. NDEP agreed and approved the workplan to collect soil gas data at approximately 30 locations in the vicinity of well POU3. The soil gas samples were collected, analyzed and the results were transmitted to the NDEP via a data report.

In addition to the various documents submitted to the NDEP discussed below, BRC and NDEP held meetings and telephone calls in order to achieve progress on project activities. Telephone meetings were held between the BRC management, the BRC Project Manager and the NDEP Project Manager (occasionally along with representatives from the City of Henderson as well as consultants representing the prospective property buyer) roughly every two weeks, and changing to monthly hereafter. Minutes of these meetings are maintained separately.

Additionally, BRC continued to develop the Eastside CSM.

Results of previous confirmation sampling were received and analyzed and appropriate data validation activities also occurred.

3. Sampling Conducted

Soil gas samples near POU3, as discussed above.

4. Work Plans and Other Deliverables Submitted Including Modifications

Attachment A shows a list of all documents that were submitted to NDEP in this period. Attachment B shows a list of all NDEP documents received during this period.

5. Actions Scheduled for Next Quarter

Activities planned include: (a) finalization of the annual report for the 2016 CAMU groundwater monitoring; (b) collection of 2017 CAMU groundwater data; (c) continuing policy and technical discussions with the NDEP regarding various groundwater issues for the Eastside including definition of upgradient values for various contaminants appropriate for the Eastside; (d) continued refreshing the CSM for shallow Eastside groundwater; (e) finalizing the path forward dealing with CAMU groundwater issues and the issuance of an Administrative NFA for shallow CAMU groundwater; (f) submittal of the modification to the RAP; and (g) discussions on next steps with the NDEP based on the results of soil gas sampling in the vicinity of well POU3.

The following Work Plans and Other Deliverables are planned to be submitted to the NDEP in the next period:

- (i) Revised Project Schedule (updated as needed).
- (ii) Various Data Validation Summary Reports, as needed.
- (iii) Various documents discussed above.

Additional documents may also be submitted depending on project needs.

6. Completions, Delays and Mitigations

None.

7. Planned Modifications to Remedial Actions

None planned.

8. Community Relations Plan Actions Taken

None.

9. Community Relations Plan Actions for Next Quarter

The project website is updated periodically, as needed, to include documents submitted to the NDEP.

Appendix A - Documents Submitted To NDEP

TO	FROM	DATE	SUBJECT
Grant Evenson	ERM on behalf of BRC	1/10/2017	2016 CAMU Long-Term Groundwater Monitoring Report, BRC CAMU Area
Michael Friend	BRC	1/17/2017	BRC Quarterly Progress Report

Appendix B - Correspondence from NDEP

TO	FROM	DATE	SUBJECT
Lee Farris	Frank Mabry	3/21/2017	Resource Conservation and Recovery Act (RCRA), Hazardous Waste Compliance Inspection of March 20, 2017 - no response



BMI Common Areas Factsheet 2015

Basic Remediation Company (BRC), working under the oversight of the Nevada Division of Environmental Protection (NDEP), has completed soil remediation activities at the BMI Common Areas (hereafter “site”) as shown in the accompanying figure. As portions of the soils at the site have been gradually remediated, redevelopment activities have also commenced. Ultimately, the entire 2,200-acre site will be redeveloped as a mixed-use, master-planned community.

Beginning in 1991 and continuing for several years, Phase I and Phase II environmental investigations at the site were performed voluntarily under NDEP oversight. These investigations led to the NDEP’s Record of Decision in 2001, which ordered that impacted soils at the site be excavated and interred in a private landfill off-site. Impacted soils posing unacceptable health risks would not be left in place. Implementation of the remedy began in 2008 and impacted soils from the site have been removed and placed in an engineered landfill or Corrective Action Management Unit (CAMU), located on property owned by BRC approximately 2.5 miles from the remediation site.

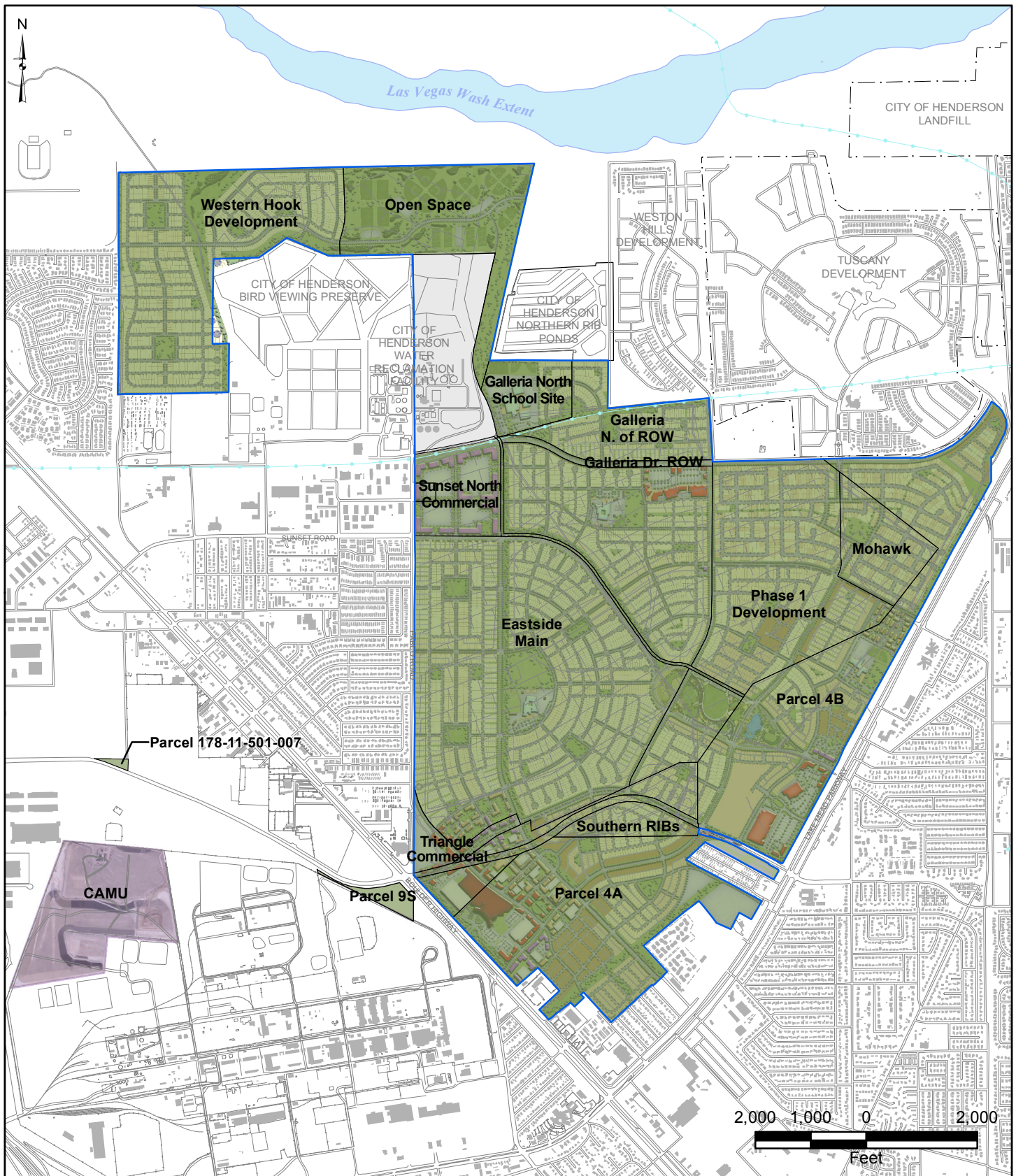
Removal of impacted soils from the site has been followed by iterative confirmation sampling for a suite of contaminants and a comprehensive health risk assessment – in order to ensure the site does not pose unacceptable health risks above background levels. Once the health risk assessment for a specific portion of the site (a sub-area) is approved by the NDEP, the NDEP then issues a No Further Action Determination (NFAD) for that sub-area. The accompanying figure shows the various sub-areas at the site, including those that have already been granted NFADs by the NDEP. It is anticipated that NFADs for all of the sub-areas will be obtained before Fall 2015.

Groundwater underlying the site has also been thoroughly characterized in order to ensure that any impacted groundwater will not pose unacceptable risks to future development uses at the site. Additional groundwater investigations continue in order to determine if remediation is required for groundwater itself (i.e., not driven by impacts to surface soils). Regardless of this investigation, groundwater at the site will not be used for drinking or for agricultural uses.

Details of the remediation and restoration activities as well as the planned redevelopment project and other information, including maps, reports, photographs, plans, applications and associated documentation, can be found at the following website:
www.landwellco.com

For further information, please contact:

Mr. Lee Farris or Dr. Ranajit (Ron) Sahu
Basic Remediation Company
875 West Warm Springs Road, Henderson, Nevada 89015
(702) 567-0400 (Mr. Farris) or (702) 683-5466 (Dr. Sahu)



Site AOC3 Boundary

Laterals

CoH WRF*

Status

NFA Obtained

BMI Common Areas (Eastside)
Clark County, Nevada

FIGURE

BMI COMMON AREAS
SUB-AREAS STATUS WITH
DEVELOPMENT PLAN



Prepared by
MKJ (ERM)



Date
10/07/15

JOB No. 0064276
FILE: GIS/BC/GENERAL/SUB-AREAS.MXD

*Not part of the Closure Plan for soils.