

March 22, 2023
McGinley Project #BRN093.003

Lander County Convention & Tourism Authority
Attn: Paula Tomera
470 South Broad Street
Battle Mountain, NV 89820

and

Nevada Division of Environmental Protection
Attn: Ruben Ramos-Avina
901 South Stewart Street, Suite 4001
Carson City, NV 89701

**RE: RESULTS OF GPR SURVEY, 80 WEST FRONT STREET, APN 002-078-01,
BATTLE MOUNTAIN, LANDER COUNTY, NEVADA (SITE), CONTRACT
DEP22-001, TASK MA25-23**

Ms. Tomera and Mr. Ramos-Avina:

McGinley & Associates, Inc. (McGinley) has prepared this report describing the findings of the ground penetrating radar (GPR) survey conducted at the above-referenced Site to determine the presence and/or locations of underground storage tanks (USTs) and utilities at the Site in relation to the historic gasoline station and automotive service operations. The Site location is indicated in Figure 1. McGinley performed this work for the Nevada Division of Environmental Protection (NDEP), on behalf of Lander County Convention & Tourism Authority as part of the State of Nevada Brownfields Program (NBP), Contract DEP22-001, Task MA25-23.

1. BACKGROUND

The Site is composed of 0.58 acres and historically operated as a gasoline service station and automotive repair shop beginning in the 1920s. The gasoline station was located in the central portion of the Site and appeared to be removed by the 1980s. The automotive repair shop was observed beginning in the 1940s and was located in the northern portion of the Site and included a fueling area separate from the original central gasoline station. By the 1990s, the automotive repair and fueling operations were discontinued and all Site structures were removed by 2015. According to records reviewed from the NDEP case file, five USTs ranging in size from 500 and 1,000-gallons, were closed. At least four of the USTs were documented to be filled with an inert substance and were understood to remain onsite. The location of the suspected USTs and former gasoline station and automotive repair facility are indicated in Figure 2.

2. SCOPE OF WORK

The Site activities included the following:

- oversight of a GPR survey;

- physically marking the locations of the observed features; and
- preparing this report of findings.

3. RESULTS OF GPR SURVEY

The GPR survey was conducted by Nason's Scanning Service, LLC of Sparks, NV on March 14, 2023. A McGinley representative was onsite to oversee the GPR survey and document the possible presence and location of the USTs.

The GPR equipment used was able to penetrate approximately 3.5 feet below ground surface (bgs). Five underground objects consistent with USTs were identified at the Site in addition to potential product piping connected to the USTs. Based on signals derived with a magnetometer, the objects appeared to be composed of steel. Four of the suspect USTs were located in the northern portion of the Site and one was located in the central portion of the Site. These locations are consistent with the gasoline station located in the central portion of the Site and the automotive repair shop with fueling area located in the northern portion of the Site. Surface features associated USTs such as fill ports, vent pipes, and/or patched areas of asphalt or concrete were not observed.

Three of the suspected USTs located in the northern portion of the Site were approximately 12 feet long, and one was approximately eight feet long. The suspect UST located in the central portion of the Site measured approximately 12 feet long.

In addition to the five suspect USTs, one suspect septic tank and associated piping was observed along the western portion of the Site in the location of the former motel. Various other anomalies were identified throughout the Site and appeared to be related to utilities such as sewer lines and/or electricity. Site photographs are included in Attachment 1 and the GPR field report and map are included in Attachment 2.

4. LIMITATIONS

The conclusions presented herein are partially based on information compiled by McGinley and others. McGinley makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. The results reported herein are applicable to the time the sampling occurred. Changes in site hydrogeology may occur as a result of rainfall, snowmelt, water usage, or other factors.

It should be recognized that definition and evaluation of environmental conditions is a difficult and inexact science. Judgments and opinions leading to conclusions and recommendations are generally made with an incomplete knowledge of the conditions present. More extensive studies, including additional environmental investigations, can tend to reduce the inherent uncertainties associated with such studies. Additional information not found or available to McGinley at the time of writing this report may result in a modification to the conclusions and recommendations contained herein.

The presentation of data presented herein is intended for the purpose of the visualization of environmental conditions. A greater degree of spatial and temporal data density may result in a more accurate representation of environmental conditions. Although such data visualization techniques may aid in providing a conceptual understanding of environmental conditions, such presentations are not intended to completely depict environmental conditions.

This report is not a legal opinion. The services performed by McGinley have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

The use of the word "certify" in this document constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

5. CLOSING

McGinley trusts the information provided herein satisfies the requirements of the NDEP. Should you have any questions regarding this report please contact the undersigned at 775.829.2245

Respectfully submitted,
McGinley & Associates, Inc.

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.



Anna Henry, E.I., CEM #2497 (Exp. 9/23)
Project Engineer

Reviewed by:



Caitlin Jelle, P.E., CEM #2454 (Exp. 3/24)
Project Manager

FIGURES

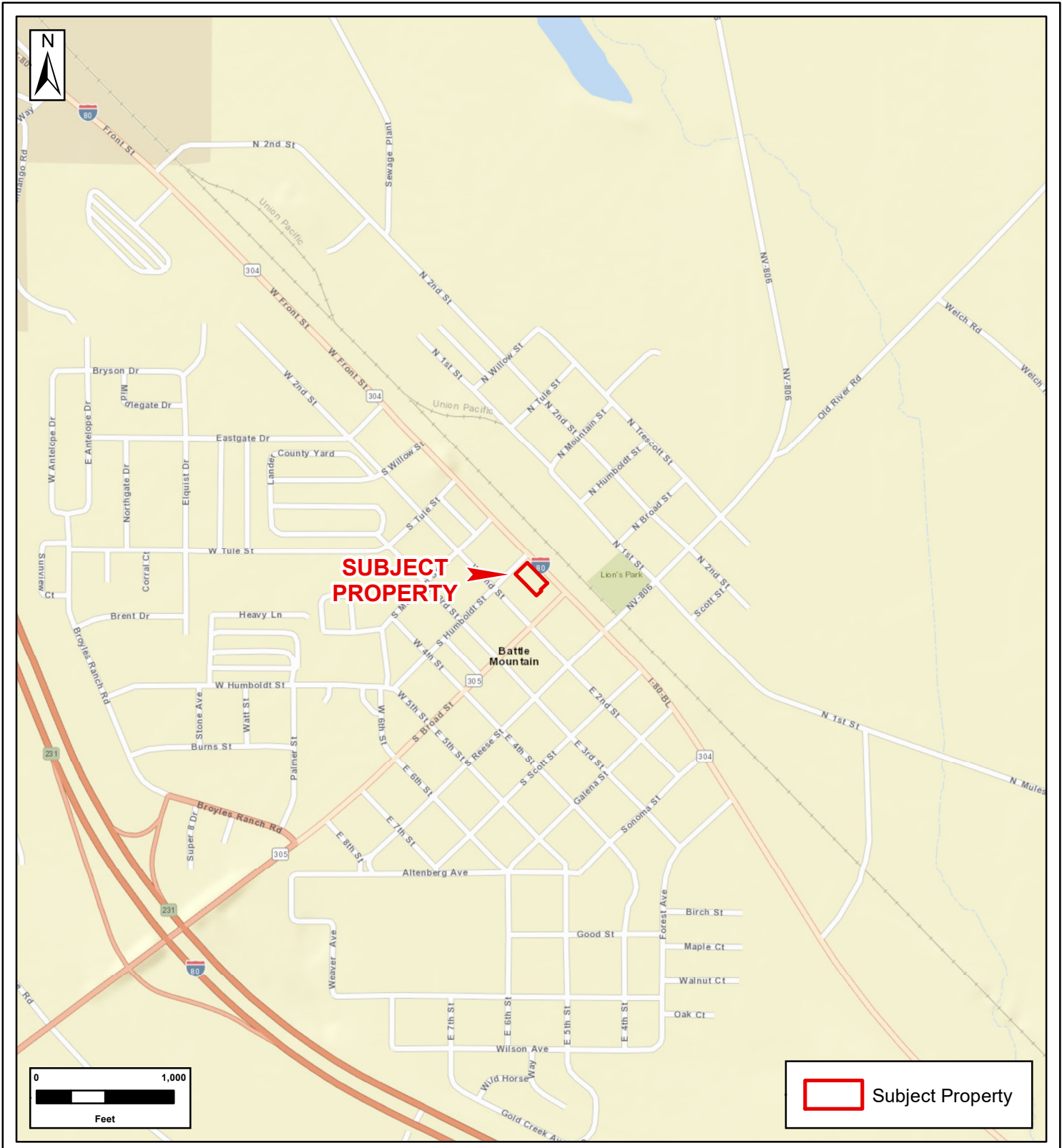



FIGURE 1

TITLE: **PROPERTY LOCATON MAP**
-SHOWING-
80 West Front Street
APN 002-078-01
Battle Mountain,
Lander County, NVV

JOB NO.: **BRN093.001** DATE: **3/3/2023**

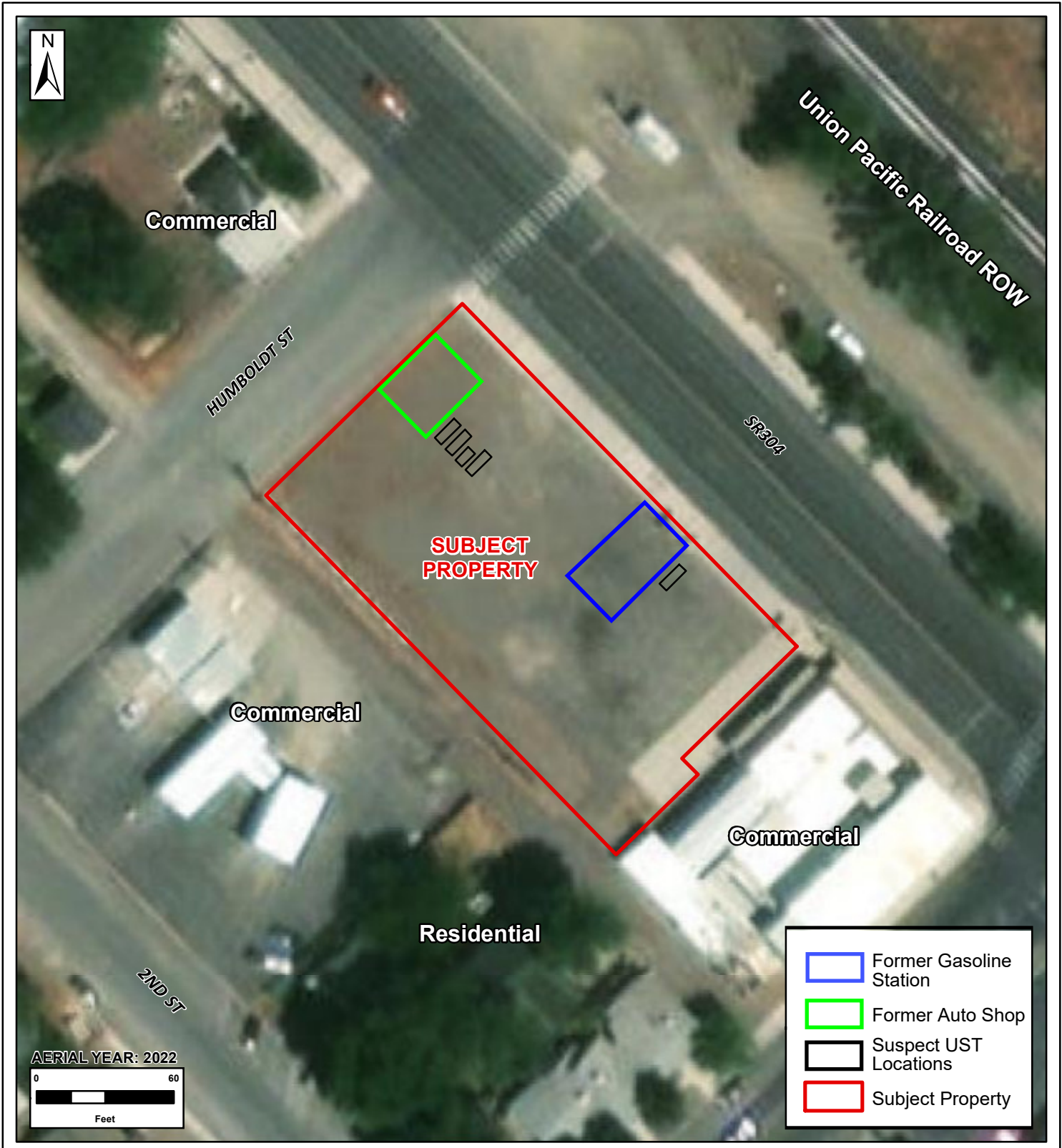


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FILE: **Figure 1 - Project Location Map**

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N

REF.	DESIGNED	HC	CHECKED	ADT	REVISION:
	DRAWN	HC	APPROVED	AH	



- Former Gasoline Station
- Former Auto Shop
- Suspect UST Locations
- Subject Property



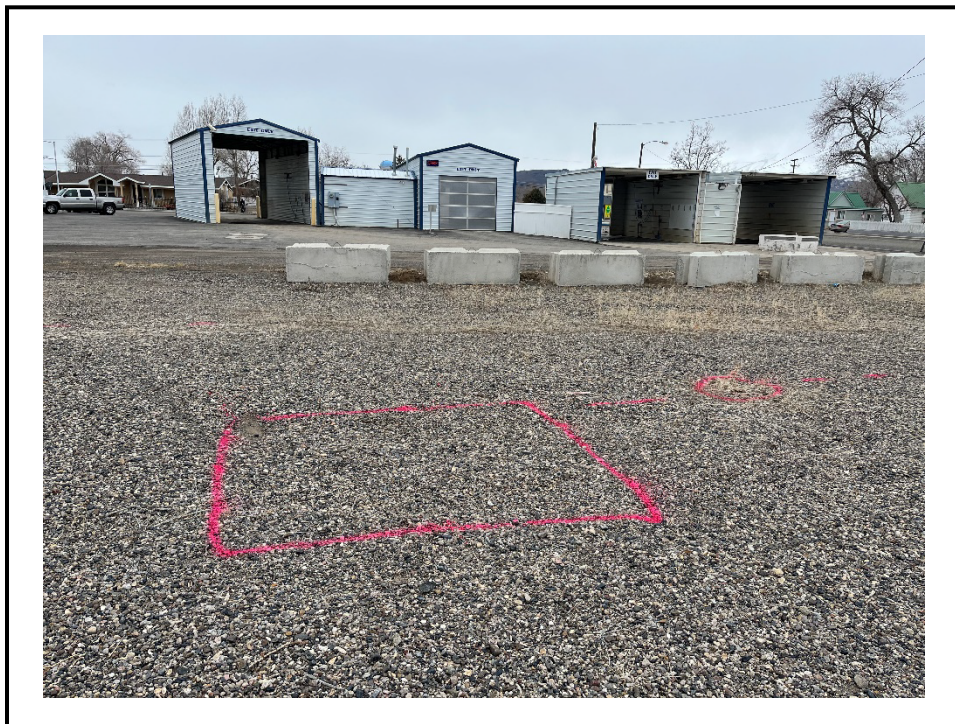
FIGURE 2	
TITLE: SITE MAP -SHOWING- 80 West Front Street APN 002-078-01 Battle Mountain, Lander County, NVV	
JOB NO.: BRN093.001	DATE: 3/21/2023

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FILE: Figure 2 - Site Map					
COORDINATE SYSTEM: NAD 1983 UTM Zone 11N					
REF.	DESIGNED	HC	CHECKED	ADT	REVISION:
	DRAWN	HC	APPROVED	AH	-

ATTACHMENT 1

Site Photographs



Photograph 1:
View of suspected septic tank near the northwest boundary of the Site.



Photograph 2:
View of four suspect USTs located in the northern portion of the Site.



Photograph 3:
View of suspected UST in the central portion of the Site.



Photograph 4:
Alternative view of suspected UST in the central portion of the Site.

ATTACHMENT 2

Ground Penetrating Radar Field Report



NASON'S SCANNING SERVICE, LLC

Date 3-14-23

P.O. # _____

Customer McGinley

Job # _____

Job address 80 W Front ST Battle Mountain.

Work areas Empty Lot.

Customer shall not work outside the scan area without obtaining another scan and report

Reason for service Locate UST's
 Material Soil Depth of Material - Depth of Penetration 3 1/2' Antenna used 2000 Dielectric Setting _____
 Data Quality FAIR Limitations -
 Radio Detection Equipment used - Electrical Room access - Number of Conduits - Outlets -

Concrete Scanning: Stay clear of all marks by at least _____

Description of work:

Used GPR in a North/South & East/West pattern, approximately 5' spacings.

I believe 5 UST's Noticed.

4 Together & 1 By itself

2'-3' Deep in the Group of 4 - 3 are APPROX 12' Long.

1 is APPROX 8' Long

2 1/2'-3' Deep The UST By itself is APPROX. 12' Long

I believe I also noticed a possible Sewer Tank 6'x7' APPROX. A pipe was noticed going into & out of this tank

I believe UST's are steel - I got signal with magnetometer.

I did not seek all utilities - Locating UST's was my goal

Scan Technician Tom Nason. Start Time 8:30 End Time 12:00 Hours Onsite 3 1/2
 Per Diem _____ Travel Time 6 Total Hours 9 1/2

Any damage as a result of this service must be reported immediately to NSS

The individual signing below represents that he/she is signing on behalf of the owner or contractor, and that he/she has the authority to bind the owner or contractor to all the terms and conditions set forth on the reverse side of this field report. He/she has read and understands the limitations of the scanning service, as well as the limit of liability and is subject to the standard terms and conditions and hereby accepts these conditions.

Customer Signature _____ Print _____



Utilities.

UST

Utilities Possible.
Associated with UST's



4 UST's

Power to sign.

Disturbed
Soil

Pipe.

Pipe.

Disturbed
Soil

Pipe.

Possible
sewer tank

Dist.
pipe

Concrete

Pipe.

Utilities.

