

May 22, 2012

Shannon Harbour, P.E.
Special Projects Branch
Bureau of Corrective Actions
NDEP - Carson City Office
901 S. Stewart Street
Carson City, NV 89701

**Re: Proposed Scope of Work for Surveying, Fencing, Signage and Security
Nevada Environmental Response Trust Site in Henderson, Nevada**

Dear Shannon:

On behalf of the Nevada Environmental Response Trust (NERT), ENVIRON International Corporation (ENVIRON) has prepared this Site Security Work Plan (SSWP) for the Trust's Site located in Clark County, Nevada, near the City of Henderson. The Site is a 453-acre area that is part of the larger Black Mountain Industrial (BMI) complex. Tronox formerly owned and operated the Site. In conjunction with the settlement of Tronox's bankruptcy, the Trust took title to the Site. The exclusive purpose and functions of the Trust include, but are not limited to: i) own the Site for purposes of implementing the Settlement Agreement; ii) carry out administrative and property management functions related to the Site; and iii) manage and/or fund implementation of Environmental Actions for the Henderson Legacy Conditions that are approved by the Nevada Division of Environmental Protection (NDEP). Tronox has a long-term lease for approximately 373 acres of the Site and continues its manufacturing operations at the Site.

Historically, Tronox maintained site perimeter fencing and access through a designated gate for the entire facility. As of the date of the transfer of the Site to NERT, Tronox will continue to maintain security throughout the leased area of the Site. Security and access of the non-leased area will now be provided by NERT.

The reason for implementing the scope of work is to maintain and secure the non-leased areas and providing a physical barrier to prevent public access to the areas, as well as to provide warning signage for the entire Property. All intrusive activities will be conducted outside of excavation control areas identified in the Site Management Plan. Nonetheless, safety precautions to minimize potential exposure to contaminated materials will be implemented for all activities on site.

The scope of work identified within this work plan is included in the current 2012 budget items F10 and F11. This work plan is being submitted for comment by the NDEP. The SOW activities are discussed individually below.

Survey

A survey is needed to determine the position of monuments, fences, and other physical features pertinent to the boundary of the property being surveyed and conduct record map research and make computations to determine the boundary of the subject property and location of plottable exceptions listed in the title report in accordance with the Nevada Administrative Code Minimum Standards of Practice of Professional Land Surveyors. The boundary lines to be surveyed are as follows:

- North and West line of Assessor's Parcel Number (APN) 178-12-201-007;
- West line of APN 178-12-301-005;
- West line of APN 178-12-401-004;
- North and East lines of APN 178-12-801-008; and
- East line of APN 178-13-501-008.

The fence survey will include locating the existing fence along the above described boundary lines and prepare an exhibit depicting the location of the fence relative to the boundary lines.

Security Fences

Perimeter fencing has been utilized throughout the areas with active production. As part of the remedial action work performed on site, some of the existing fencing had to be removed and replaced with temporary fencing.

The fencing that was replaced with temporary fencing and or gated for truck access will be repaired with 8-foot tall chain link fence and one 24-foot wide double swing gate. The entire fence line will have six strands of barbed wire with v-arms. The areas being repaired or replaced are shown on Figure 1.

Any areas where impacted soils may have been left in place will be managed in accordance with the Site Management Plan. Scrap fencing will be returned to the contractor that provided the fencing during remedial construction activities.

The area located on the northeast corner of the intersection of Avenue F and 4th Street presently is not secured with fencing. Tronox does utilize the access road off of Avenue F for employees working at the lab building. This plan would include the installation of 1,557 feet of 8-foot high chain link fencing with a 24-foot vehicle access gate along Avenue F.

Signage

ENVIRON has observed that the Site lacks formal property markers. We propose installing No Trespassing signs at 300-foot intervals of the property boundary identified from the survey staking process discussed above. Language for the signs will be developed in consultation with the NDEP prior to ordering.

Security Patrol

ENVIRON proposes utilizing Custom Security Guard and Patrol, a State of Nevada Licensed Patrolman, to perform active surveillance of the property. A marked security vehicle will patrol the property daily at random times throughout the day. The patrolman will note any signs of vandalism, suspicious activity, or vagrants. Each patrol will last approximately 15 minutes. Nightly reports will be filled out and submitted weekly to ENVIRON. Any issues identified during the patrols will be immediately reported to ENVIRON and if necessary, the Henderson Police Department.

Scheduled Starting and Completion Dates

The surveying of the property is scheduled to be completed by May 30. Once completed, the fencing contractor will begin repair and replacement of the damaged fencing. We anticipate all fence repairs and signage to be completed by August 1, 2012. Security patrols are scheduled to begin the week of May 21, 2012.

Cost Estimate

As previously indicated the costs to perform the above scope of work were included in the approved 2012 budget item F10 and F11.

Proposals were obtained from three Las Vegas/Henderson area fencing companies to perform fence and signage installation. A bid by Fencing Specialists, Inc. to conduct the fencing repair and replacement activities described above including signage installation was \$95,000.

Three bids were also requested from local surveying firms to provide the requested perimeter survey. Tri Core Surveying was chosen with an estimate of \$8,500. This bid includes potential additional field time associated with accessing neighboring properties and required safety training.

Four Nevada licensed security firms were contacted to provide the required monitoring activities. Based on the cost and flexibility of service, Custom Security and Patrol is proposed at an annual cost of approximately \$15,000.

Engineering and project management by ENVIRON is estimated to require \$35,000. Miscellaneous expenses are anticipated to require \$7,000.

Summary

This scope of work presented in this plan is necessary to maintain and secure the non-leased areas of the NERT site and provide a physical barrier to prevent public access to the areas. The scope of work and the funding identified in this work plan are included in the approved 2012 budget items F10 and F11. Based on a concern to secure the site as soon as possible, ENVIRON has contracted to have the surveying work be completed by the end of May and begin security patrols the week of May 21.

If you have any questions or comments regarding the above, please feel free to contact me at (414) 502-6749 or jlhutchens@environcorp.com.

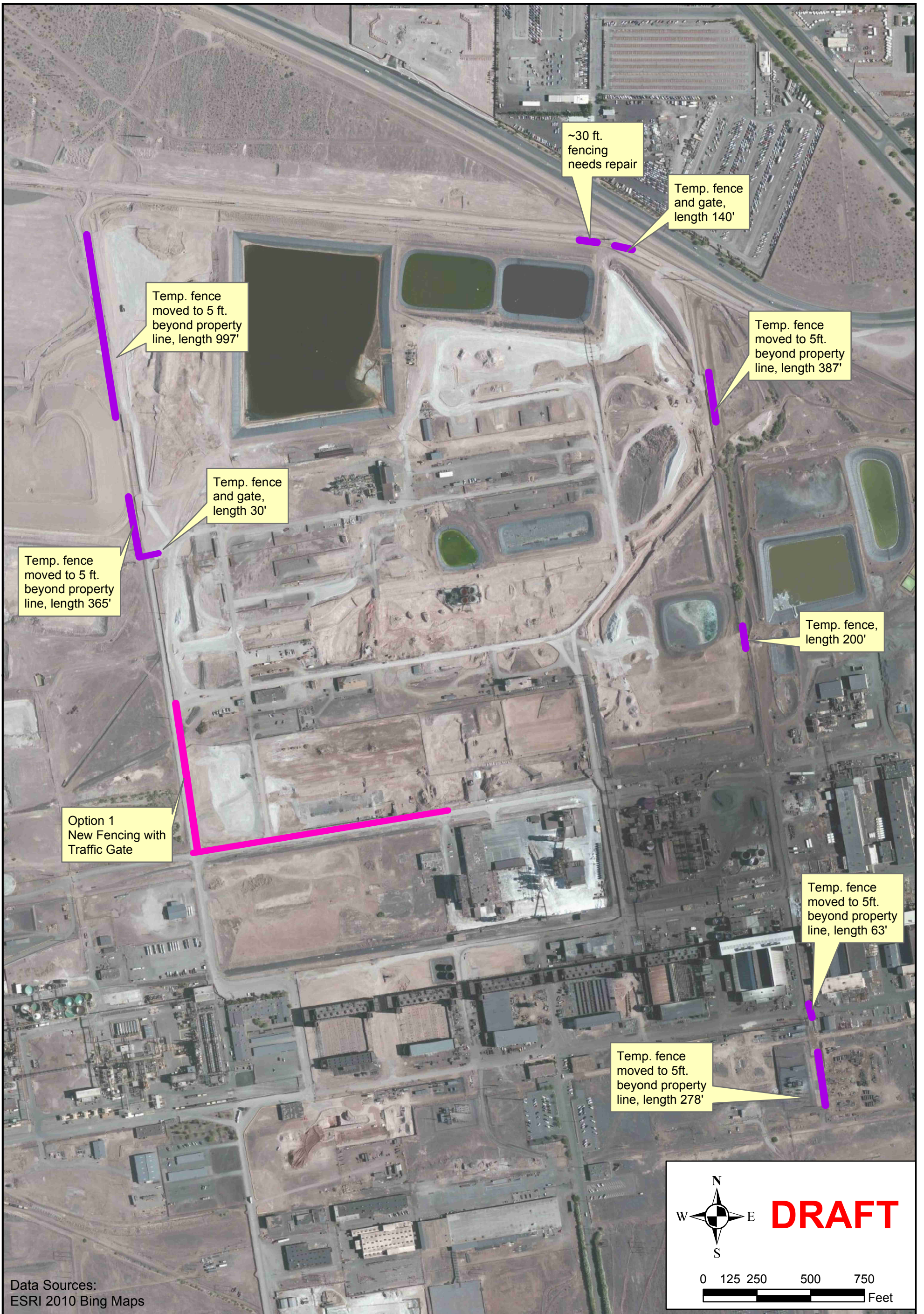
Sincerely,

ENVIRON International Corporation



James L. Hutchens, PE
Senior Manager

cc: Jay Steinberg, Environmental Trust Trustee
Andrew Steinberg, Le Petomane, Inc.
Tanya O'Neill, Foley & Lardner
Mark Travers, ENVIRON International
Allan Delorme, ENVIRON International
John Pekala, ENVIRON International



Data Sources:
ESRI 2010 Bing Maps

ENVIRON

6001 Shellmound St., Suite 700, Emeryville, CA 94608

Fencing Photographs

Nevada Environmental Response Trust Site, Henderson, Nevada

**Figure
1**

Drafter: JV

Date: 11/28/2011

Contract Number 21-28200E

Approved by:

Revised: