

Meeting Minutes

Project: Nevada Pic-A-Part Parcel (former Tronox Parcel I)
Location: Conference Call / NDEP – Las Vegas Office
Time and Date: 9:30 AM, Thursday, August 07, 2008
In Attendance: NDEP – Brian Rakvica, Shannon Harbour
Nevada Pic-A-Part – David Christensen
Claiborne Thornton (for NV Pic-A-Part)
Tronox – Susan Crowley
Environmental Answers – Keith Bailey (for Tronox)

CC: Jim Najima

1. The meeting was held to discuss the current status of Parcel I. (Please note that all parties agreed to refer to the parcel under discussion as Nevada Pic-A-Part (NPAP) Parcel in this and all future discussions.)
2. TRX stated the following:
 - a. Mr. Christensen purchased the NPAP parcel from Tronox (TRX) on an “as is” basis.
 - b. TRX retains responsibility for groundwater and vadose zone soils greater than 10 feet below ground surface underlying Parcel I.
 - c. Construction is restricted to the top ten feet of the NPAP parcel.
 - d. Development of the NPAP parcel is limited to commercial/industrial use.
 - e. TRX has conducted soil gas sampling on the NPAP parcel.
3. NPAP stated that their lease with TRX (formerly Kerr-McGee) commenced in 1998.
4. TRX stated that the NPAP parcel has been occupied by a pick-a-part yard since the 1980s.
5. TRX stated that NDEP had agreed that the sampling conducted for TRX parcels A and B would be used as baseline conditions. Based on this assumption, TRX stated that the analyte list for future soil characterization could be reduced by eliminating non-detected chemicals from the Phase A and Parcels A and B sampling results.
6. NDEP stated that its understanding of using the Parcels A and B data as representative of baseline conditions on the NPAP parcel would be used between TRX and NPAP to delineate between historic TRX impacts from the more recent NPAP impacts.
7. NDEP agreed to the submittal of a document from NPAP requesting to be able to use the Parcels A and B data to eliminate chemicals from the analyte list for future soil sampling on the NPAP parcel. This document should contain justification for the request based upon a Conceptual Site Model approach. NDEP additionally requested that this document contain a work plan for soil sampling.
8. TRX suggested and NDEP acknowledged that NPAP could use the *Technical Memorandum – Data Review for 2007 Tronox Parcels A/B Investigation, BMI Industrial Complex, Clark County, Nevada, Revision 1* dated February 11, 2008 as a reference for a sampling work plan and for what information is necessary in order to proceed toward a No Further Action Determination.
9. NDEP stated that David Christensen, as the new property owner, is now the Responsible Party for the NPAP parcel.
10. NDEP acknowledged that TRX is still the responsible party for groundwater impacts under the NPAP parcel.

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11. NDEP and TRX stated that a specific sampling protocol and analytical method for the sampling and analysis of asbestos will need to be used. Standard Operating Procedures (SOPs) are available on the NDEP's website.
12. TRX stated that NPAP should note that all laboratory analyses must be conducted by a Nevada certified laboratory in order to be accepted by the NDEP. Information on Nevada certified laboratories can be obtained on the NDEP website.
13. NPAP stated that scraping of several areas of the NPAP parcel have occurred. Impacted soil was sent to US Ecology in Beatty, NV for disposal. The crumb asphalt was sent to another facility for use.
14. NPAP is currently constructing a block wall to enclose the NPAP parcel and has constructed a modular office on the NPAP parcel
15. NPAP will contact NDEP by close of business on August 15, 2008 with a timeline for document submittal and property development/business operation.
16. NPAP indicated that a portion or the entire NPAP parcel may be paved for future operation.