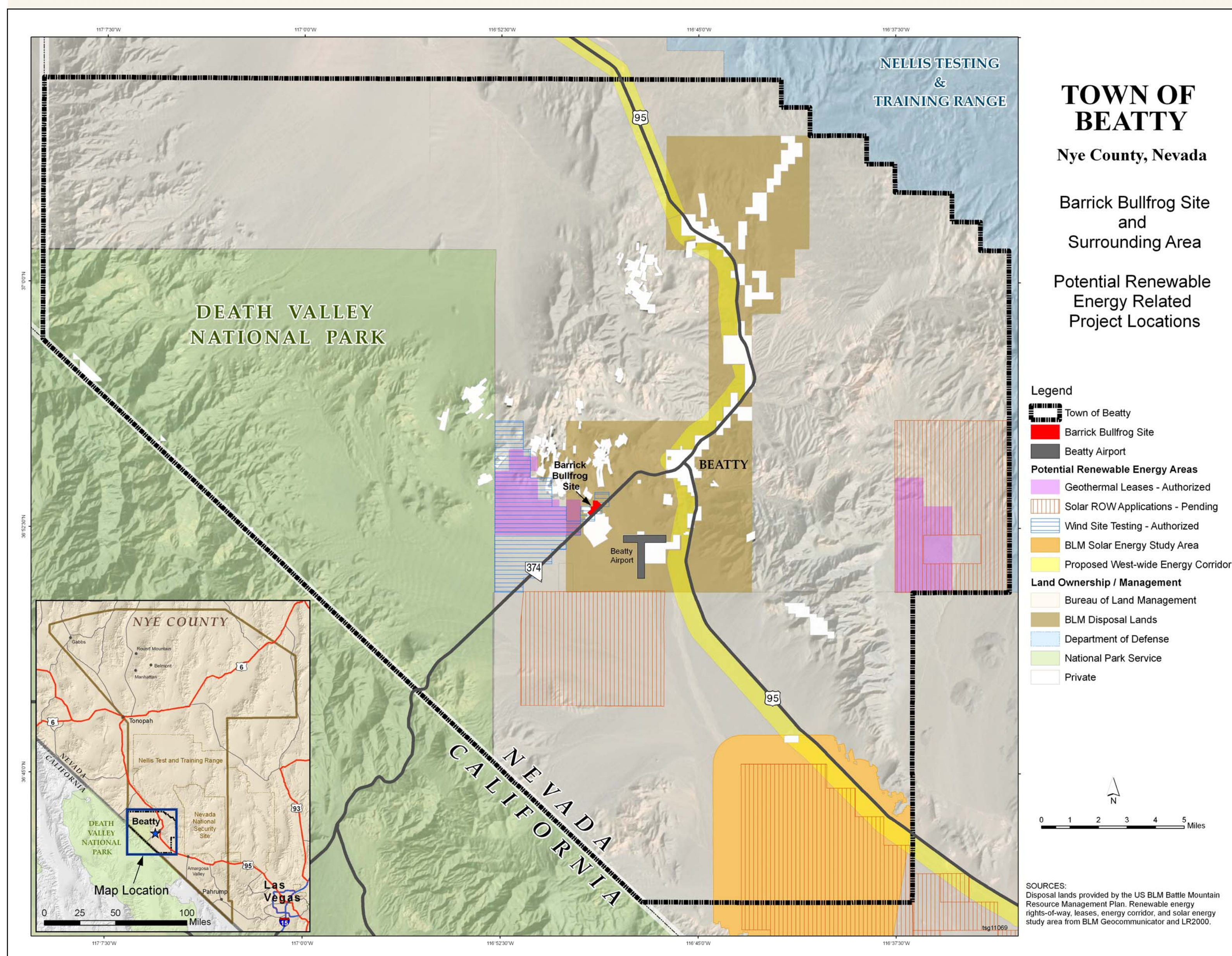


# BEATTY AREA RENEWABLE ENERGY / COMMERCIAL PARK

Albert Verrilli - Beatty Economic Development Corporation, Nye County, Nevada

## The Beatty Area

**Location:** The town of Beatty is located six miles from Death Valley, 13 miles from the Nevada/California border, and 98 miles north of Las Vegas. A friendly oasis on the seemingly endless Hwy 95, the Town of Beatty is primed for expansion.



Above: This map shows the location of the Barrick Bullfrog site within the town of Beatty. The map inset in the lower left shows the location of Beatty in southern Nye County, just 13 miles from the California border and 98 miles north of Las Vegas.

We have over 300 days of sunshine a year and unlimited recreational opportunities nearby, yet we are within one day's drive of a market area of 51 million people in the 11 western states.

**Tourism Gateway:** As a central tourism gateway, Beatty has the economic advantage of being far enough away from the expensive land of Las Vegas to make development more cost effective, yet close enough for a world-wide shipping of marketable goods. With the heavily traveled state highway traversing the town, and Death Valley just a few short miles away, Beatty is also a great bet for tourism-based businesses.

**Corporate Climate:** Nevada maintains an exceptional corporate climate. It has pro-business, right-to-work laws and a favorable tax structure (e.g., no estate, gift, inheritance, state income, franchise, unitary, or inventory taxes).

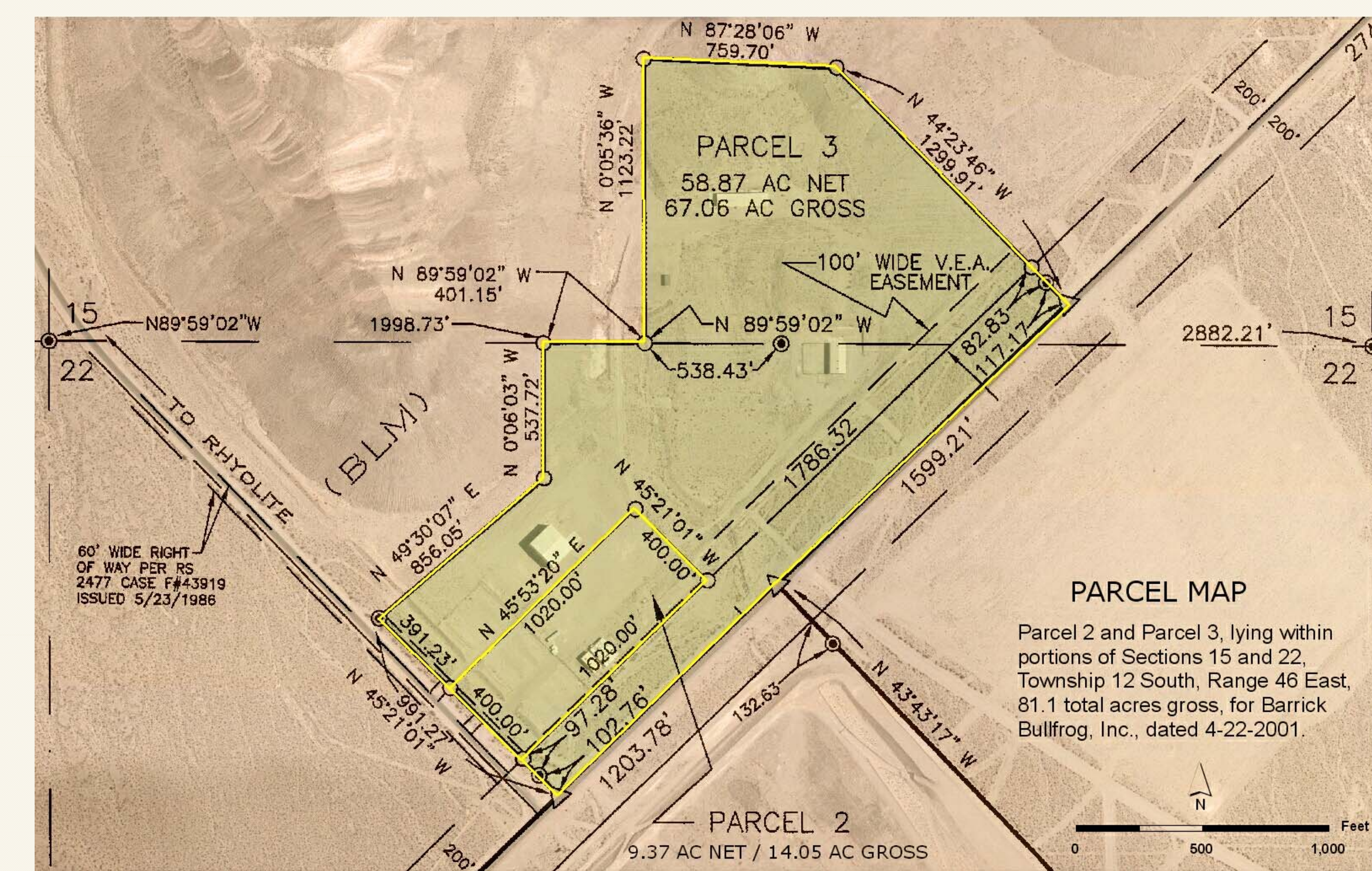
**Infrastructure:** The community is well served by Valley Electric and Beatty Water and Sanitation District, both of which have recently completed impressive infrastructure improvements.

### Growth Opportunities in the Beatty Area:

- ◆ Renewable energy projects, given the area's exceptional solar resources.
- ◆ Light manufacturing opportunities and retail sales.
- ◆ Hospitality services, including: restaurants, hotels, gaming, guide services, and camping facilities.
- ◆ Cottage industry – most any home-based business.
- ◆ Close proximity to the Nevada National Security Site (formerly the Nevada Test Site) and other major federal reservations for related professional and commercial services.
- ◆ Automotive testing facilities.
- ◆ Over 5,000 acres of Bureau of Land Management lands have been identified as suitable for disposal within the Beatty town boundary.

## Site History

**Barrick Bullfrog Mine:** Between 1989 and 1998, the Barrick Bullfrog Mine company recovered \$910 million in gold from this site, four miles from the Town of Beatty in Nye County, Nevada. The mine's decommissioning in 1999 was an economic blow to the Town. However, on October 28, 2004, Barrick transferred six buildings and two parcels totaling 81.11 acres to the Beatty Economic Development Corporation to assist the Town.



**No Residual Contamination on the Site:** The Barrick Corporation excavated approximately 11,159 cubic yards of hydrocarbon-contaminated soil and hauled it off-site to their tailings impoundment area for disposal. Barrick performed these activities in compliance with the terms of their Final Permanent Closure Plan submitted to the Nevada Division of Environmental Protection. Under the Final Permanent Closure Plan, Barrick gave specific attention to identification and disposal of petroleum products and areas of petroleum-contaminated soils during closure of the ancillary facilities located on the site.

The Nye County Brownfields Team subsequently prepared a Phase I Environmental Site Assessment to provide an independent review of the activities performed. This document, which is available for review upon request, states no further investigation is required at this time.

**Reuse Options:** The Barrick Bullfrog Mine site was subsequently selected for participation as one of six pilot projects in the Mine Scarred Lands Demonstration Program. Under this program, reuse options were explored for the property. These options include renewable power generation, particularly from Nye County's abundant solar resource potential.



Photos from National Renewable Energy Laboratory.

The Town is also hoping to develop a commercial and/or light industrial park on the 81.11 acres to increase job opportunities for local residents.

## Contact Us:



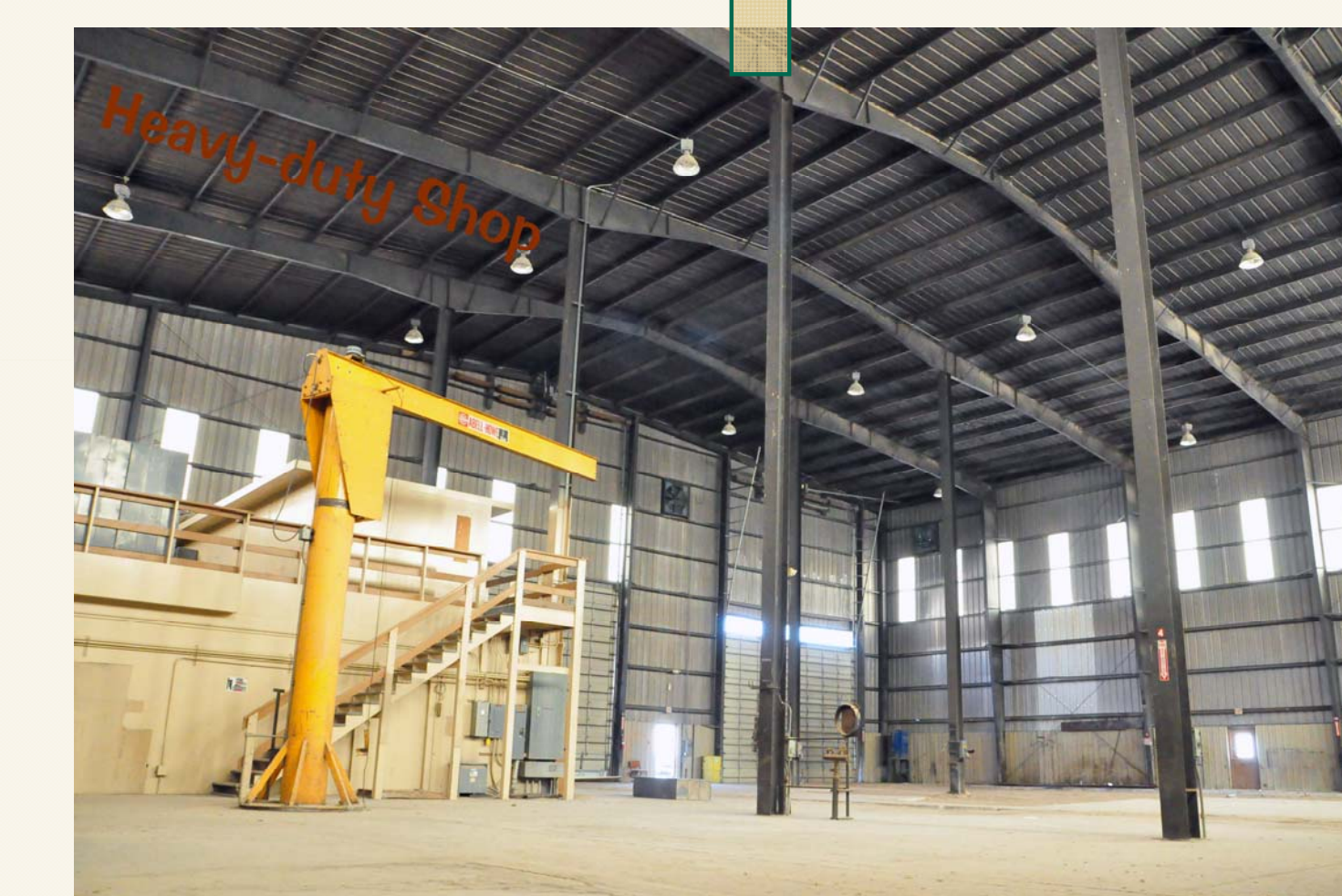
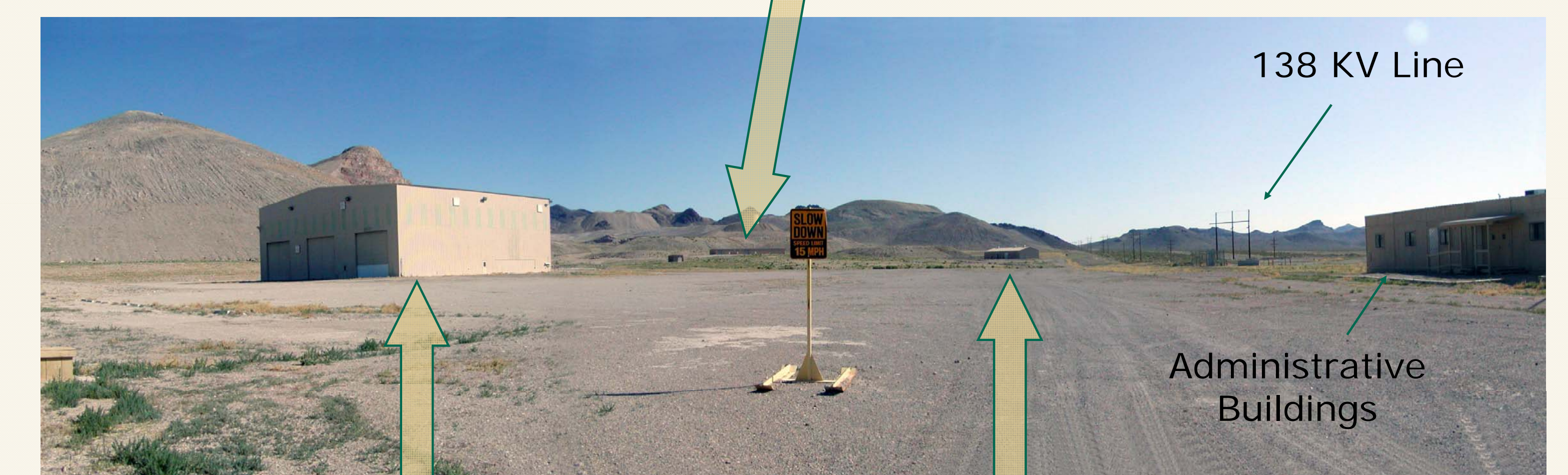
## Site Description

**Improvements:** Four robust steel buildings on concrete slabs. Buildings contain restroom facilities, and office space, some with locker rooms. Combined there is some 35,000 square feet of floor space. The facility is fenced.

Below: Light-duty shop interior.



Below: Light-duty shop exterior.



Above: Heavy-duty shop interior.



Above: Warehouse interior.

The Beatty Economic Development Corporation has valued the sale price for the property at \$1 Million, but will consider sale or lease discounts for the full 81.11 acres. These figures are subject to negotiation, based on potential to increase employment in Beatty and revenue for the local government.

**Existing Zoning/Entitlements:** None.

**Institutional Controls:** Barrick placed title restrictions on the property as a condition of transferring ownership to the Beatty Economic Development Corporation. These restrictions prohibit any assembly, manufacturing, or other operation which would be permitted only in a heavy manufacturing or industrial zone, or that could lead to contamination of the site by hazardous materials (i.e. distillation operations, mineral extraction or refining, scrap metal operations, etc.). Specific Restrictive Covenants are available upon request.

**Site Access:** Adjacent to State Route 374, within 4 miles of the Town of Beatty.

**Existing Utilities:** 138 Kv line (owned by Valley Electric) to property edge; and on site septic tanks.

**Property Constraints (e.g., wetlands, floodplains):** None.

**Surrounding Land Uses:** Undeveloped open-space managed by the Bureau of Land Management.

**Co-located Parcels Available:** None for sale. Drained and capped tailings ponds owned by Barrick Gold are on the opposite side of the highway.