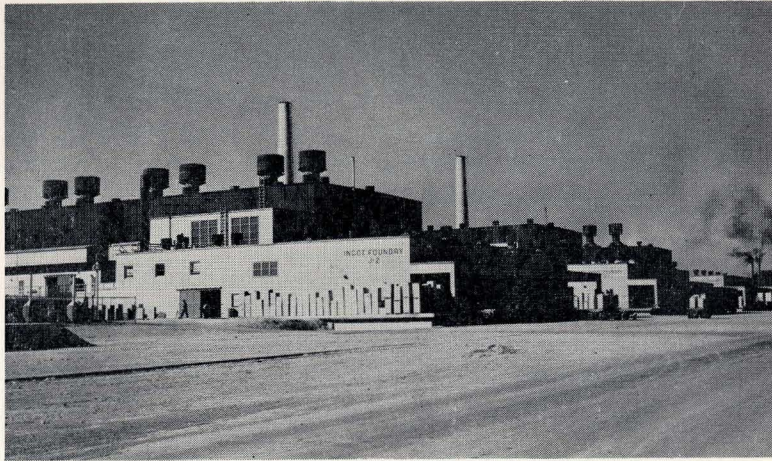




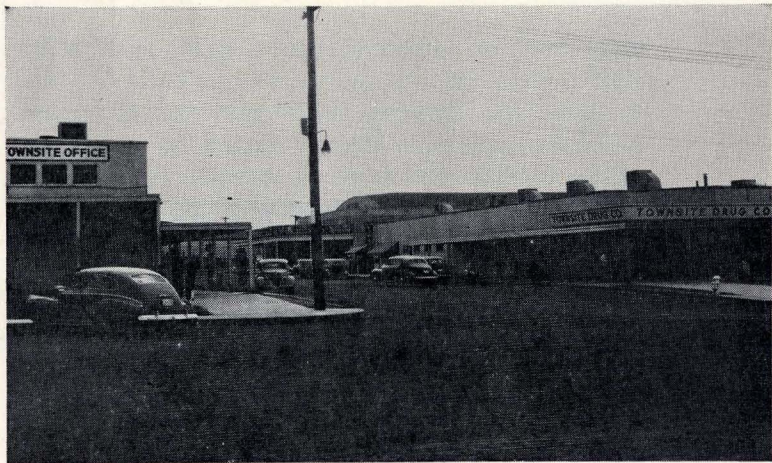
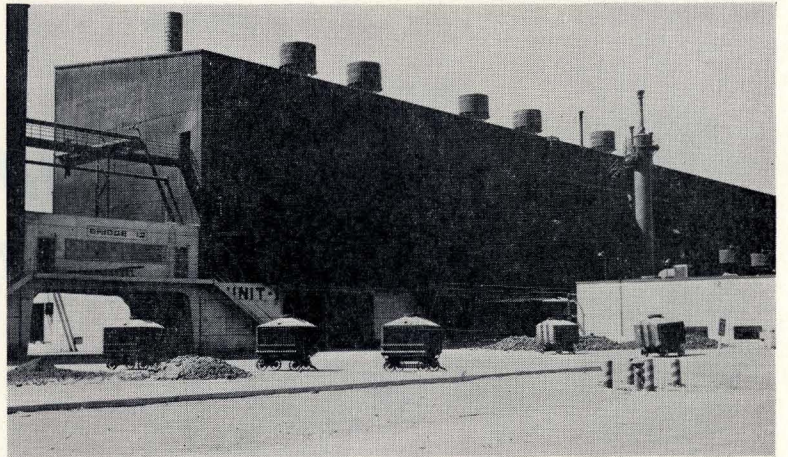
***ARE YOU SETTING UP A NEW CHEMICAL
OPERATION?***

***ARE YOU LOOKING FOR A BETTER
CHEMICAL PLANT LOCATION?***



MAGNESIUM FOUNDRY

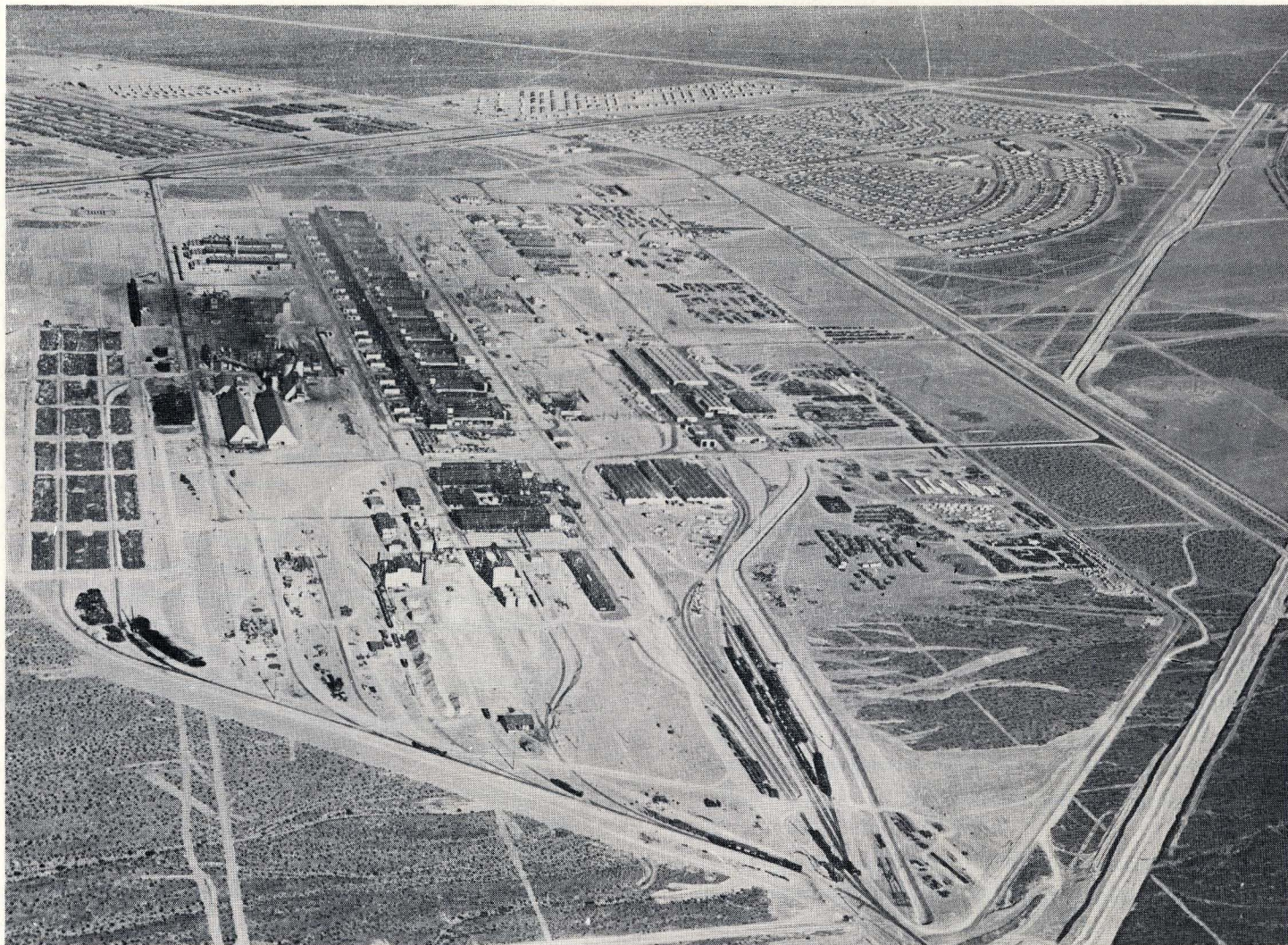
MAGNESIUM METAL UNIT



TOWNSITE SHOPPING DISTRICT

COMMUNITY CHURCH





BASIC MAGNESIUM PROJECT

If so . . .

TAKE A LOOK AT HENDERSON, NEVADA!
(NEAR LAS VEGAS)

HERE ARE SOME FACTS:

HENDERSON HAS SUBSTANTIAL ADVANTAGES AS A CENTER FOR CHEMICAL INDUSTRY

IT ALREADY HAS THE FOLLOWING UTILITIES:

Cheap Power—Large users with good load factor and power factor can expect hydro power at favorable rates.

Ample water supply — Water is pumped from Lake Mead through a 40-inch steel pipe line, 15 miles long.

Steam supply — Up to 100,000 pounds per hour capacity is available with relatively small investment in water treating capacity and auxiliary services. This steam is required to be sold at cost.

Telephone and Telegraph service — Local telephone exchange and telegraph office give full long distance service.

Transportation — Rail, truck, airline service is available.

Housing for workers — Well developed community with shopping and amusement facilities already set up.

Fire Protection — 24-hour paid fire fighting service is provided.

Post Office — The Henderson post office is maintained in the principal housing development in the area.

Hospital — An 80-bed hospital with clinic is operated privately on a self sustaining basis.

Sewage and Waste Disposal — A sewage disposal plant takes care of sanitary waste. There are few restrictions on disposal of industrial waste.

Construction Contractors — At least two general contractors and one electrical contractor operate in the Las Vegas-Henderson area.

SUBSTANTIAL INDUSTRIES HAVE ALREADY LOCATED AT HENDERSON:

Stauffer Chemical Company and Montrose Chemical Corporation of California.

U. S. Lime Products Company

Western Electrochemical Company

Several other prospective lessees are at present negotiating leases; and may absorb much of the building space and power remaining.

THE FOLLOWING PRODUCTS AND RAW MATERIALS ARE IMMEDIATELY AVAILABLE:

Caustic Soda	Perchlorates of Sodium,
Chlorine	Potassium, Ammonia
Hydrogen	Fuel Oil
Benzene Hexachloride	Salt
Muriatic Acid	Gypsum
Lime	Natural Gas
Chlorates of Sodium and Potassium	(in prospect)

**INDUSTRIAL LAND, AND EXISTING BUILDINGS,
AND EQUIPMENT MAY BE LEASED OR PUR-
CHASED.**

TAXES ARE MODERATE.

**SMOG REGULATIONS DO NOT EXIST. THERE
IS A MINIMUM OF RESTRICTIONS ON THE
RELEASE OF SMOKE AND FUME.**

**CLIMATIC CONDITIONS ARE UNUSUALLY FA-
VORABLE.**

**LABOR SUPPLY IS ADEQUATE AND OF GOOD
QUALITY.**

LEASE ARRANGEMENTS:

The Project is administered and operated by the Colorado River Commission for the State of Nevada, subject to the approval of the U. S. General Services Administration. Inquiries for lease or purchase of facilities on the project should be addressed to the Colorado River Commission of Nevada, Henderson, Nevada.

HERE ARE SOME FURTHER DETAILS:

UTILITIES AVAILABLE

POWER

Alternating current is transmitted from Hoover Dam power house to the plant site at 230 KV and is delivered to lessees at 13,800 or at 4160 volts. Two parallel transmission lines insure against power outage due to trouble between the generating station and the plant site. After June 1, 1951, the State of Nevada through its Colorado River Commission will exercise its power rights under the Boulder Canyon Project Adjustment Act. A total of 93,000 KW will be available from Hoover and Davis Dam generating stations. Lessees at Henderson will be expected to make long term commitments for the power that they need.

The Colorado River Commission has practically completed the drawing up of a standard power contract.

With good power factor and a load factor of 80% or better the power cost should be lower than at any point in the Southwest.

WATER

An ample supply of water is available from Lake Mead. A primary and a booster pumping station deliver the water through a 40-inch steel pipeline 15 miles long to one of two terminal reservoirs at Henderson with a combined capacity of 36,500,000 gallons.

A typical analysis of the water available is shown in the following table:

	Grains/Gallon	Parts/Million
Total Hardness	9.7	166
Alkalinity-Phenolphthalein	0.7	12
Methyl Orange	7.5	128
Chloride as Cl	6.0	103
Sulphate as SO ₄	18.9	324
Total Solids	32.0	547

Water is billed on the basis of monthly cost of pumping.

STEAM

The chlorine-caustic soda plant leased by Stauffer Chemical Company includes a steam generating plant, originally designed to serve the caustic soda evaporators and to supply steam as needed to other parts of the project.

It is capable of continuous delivery of 200,000 pounds per hour of steam at 150 psig pressure. Only half of this capacity is now in use. Some additional equipment would be required to realize full rating.

Under the terms of its lease Stauffer Chemical is required to deliver steam to other lessees at cost, but only to the extent that the capacity for steam generation that is available is not required for its own operation.

TELEPHONE AND TELEGRAPH

A private telephone exchange was included in the original BMI Project. This has now been leased by the Colorado River Commission to, and is operated by, the Henderson Telephone Company. Complete long distance connections are available from this exchange.

The Western Union Telegraph Company operates a receiving and delivering office at Henderson.

TRANSPORTATION

The plantsite is served by the Union Pacific Railroad with one switch per day. Most buildings in the main plant are reached by one or another of a system of spur tracks. Commodity rates into Southern California can usually be obtained for the movement of substantial tonnages of a given material.

The plantsite is also adjacent to the main highway Between Las Vegas and Boulder City, U. S. Routes 93, 95 and 466. An intersecting state highway gives access to the project, where a system of well maintained, hard surfaced roadways makes quick delivery and pick-up service available to practically all areas. Trucking companies now serving the plant include Arrowhead, Fleetlines and the Post Transportation Company.

The Las Vegas Airport, 18 miles from Henderson, is served by United, TWA, Western, and Bonanza Airlines and permits convenient air travel both to adjoining states and to the East.

HOUSING FOR WORKERS

"Townsite" comprises 699 two-bedroom, and 296 three-bedroom air-conditioned houses in a well designed and developed housing project which was set up with the original Basic Magnesium Plant. These are now almost completely occupied; but leases are so

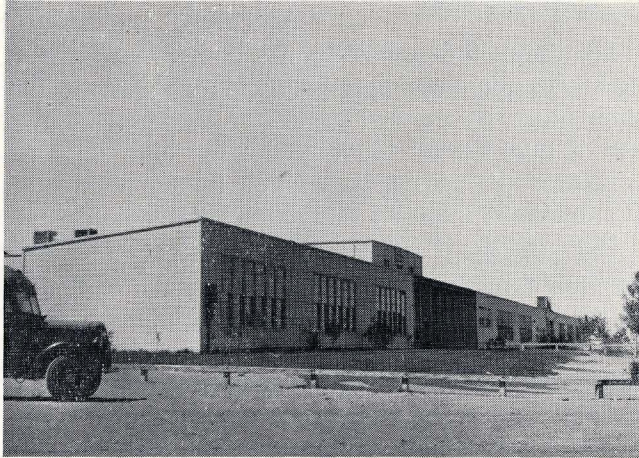


COTTAGE IN TOWNSITE

written that tenants not employed on the Basic Project must give way to employees of lessees. Only about 50% of the present occupants are employed on the project.

Townsite is operated by the Colorado River Commission. It includes a shopping center and recreation facilities.

In addition there are 824 family units in two FHPA developments across the main highway from Townsite. These are known as Victory Village and Carver Park; are administered by the Clark County Housing Authority under the rules of FHPA; and are presently about 50% occupied.



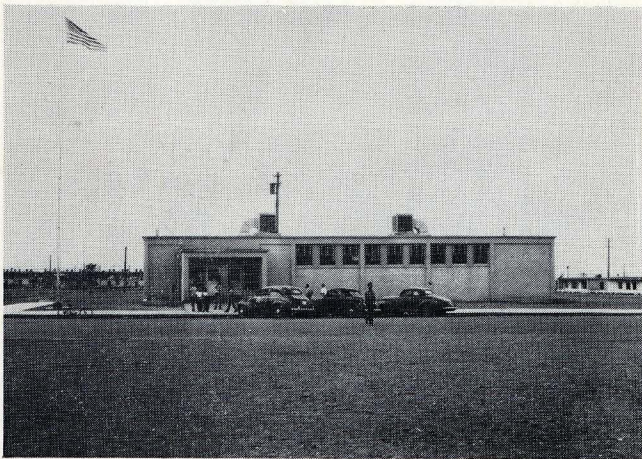
PUBLIC SCHOOL

A public school is operated at Townsite to serve the Henderson community. This school has grades through the high school level.

Several churches have been established and hold weekly services at Henderson.

FIRE PROTECTION

Paid fire fighting crews and adequate equipment are maintained 24 hours per day at a station immediately next to the plant and at a smaller station in the Townsite.



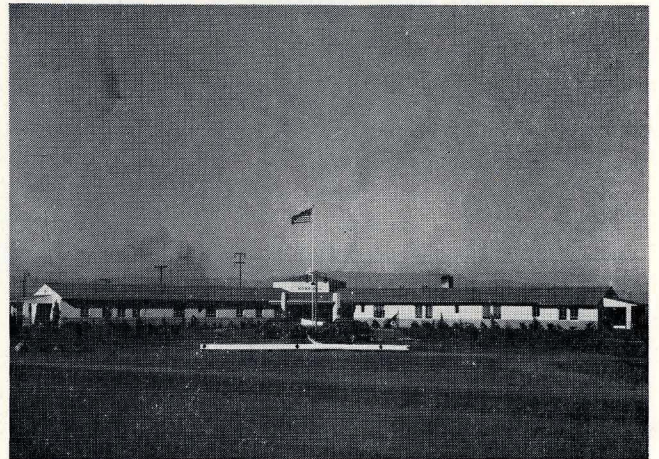
U. S. POST OFFICE

POST OFFICE

A United States Post Office has been set up in Townsite and is known as the Henderson, Nevada, Post Office. There are four receipts and three dispatches of mail during the day. Airmail and mail to Eastern States goes out at noon, and mail to all points is dispatched at 4:00 P.M. Box delivery service only is provided. There is no delivery of mail in Townsite, Victory Village or Carver Park.

HOSPITAL

An 80-bed hospital, unusually well equipped, was included in the Basic Magnesium Project. This is now operated by a private organization on a self sustaining basis. An adequate and competent medical staff is available. The hospital is quite an asset to the community.



HOSPITAL

SEWAGE AND WASTE DISPOSAL

Sanitary waste from the plants and Townsite is handled by a sewage disposal plant east of the project. A small monthly charge is made for the operation of this plant.

For liquid industrial waste, refuse ponds are available to the project.

For disposal of solid waste there is plenty of desert space open. Combustible refuse is collected daily and burned at a dump southwest of the project.

CONSTRUCTION COMPANIES OPERATING

The O. J. Scherer Company operates a machine shop on the project and does general construction work.

The Miller-Haynes-Smith Construction Company is also available.

The Industrial and Commercial Electric Company specializes in electrical construction work.

PRESENT LESSEES

Stauffer Chemical Company and its affiliate, Montrose Chemical Company of California.

Local Office—Plantsite.

Los Angeles Office—824 Wilshire Boulevard.

Main Office—636 California Street, San Francisco, California.

U. S. Lime Products Company

Local Office—Sloan, Nevada

Main Office—1840 East 25th Street, Los Angeles, California.

Western Electrochemical Company

Local Office—Plantsite, Henderson, Nevada

Main Office—Russ Bldg., Montgomery and Pine Streets, San Francisco, California.

PRESENT PRODUCTS AND RAW MATERIALS

AVAILABLE

CAUSTIC SODA

Available as a 50% solution in both standard and low iron electrolytic grades from Stauffer Chemical.

CHLORINE

Chlorine is sold as either cell gas at 97% chlorine; as liquid chlorine under 60 to 100 psig pressure; or as vaporized liquid chlorine by Stauffer Chemical.

HYDROGEN

This is available as a gas under 10 psig from Stauffer Chemical.

BENZENE HEXACHLORIDE

This well known insecticide is available in the form of lump and granular product from Stauffer Chemical.

MURIATIC ACID

This is available from Montrose of California operation in the form of 20° Baume or 31.5% by weight of HCl in aqueous solution; and is sold by Stauffer Chemical Company.

LIME

Lime is available from the U. S. Lime Products Company either as quick lime or as hydrated lime. The lime available may be either of the high calcium or of the dolomitic type.

CHLORATES OF SODIUM AND POTASSIUM

Regular commercial grades of these items are produced by Western Electrochemical Company.

PERCHLORATES OF SODIUM AND POTASSIUM, AND AMMONIA

Regular grades of these items are likewise available from Western Electrochemical Company.

FUEL OIL

The principal fuel used on the project is oil. This is shipped in tank cars from the Los Angeles area.

SALT

Salt in the form of crystals, pea size and larger, is obtained from the California Rock Salt Company at Amboy, California, approximately 125 miles by road from the plantsite. This is brought in either by open gondola freight car or by truck. Stauffer Chemical Company's evaporation of caustic soda cell liquor involves the separation of a relatively pure grade of sodium chloride in the course of the operation. This is normally returned to the electrolytic process but if a demand for high quality salt should develop, it would be possible to make such a grade available.

GYPSUM

This mineral occurs at several locations in the vicinity of Henderson and is mined by at least two large companies which operate in that area. There is one deposit presently being worked by the Parafine Company which is located less than ten miles from the plantsite.

NATURAL GAS

Plans are progressing for bringing in natural gas to the Henderson-Las Vegas area by taking off a branch line from the large pipe line being run from the New Mexico fields into San Francisco. The tentative program calls for availability of natural gas by the end of 1950 or early 1951.

LAND, BUILDINGS AND EQUIPMENT

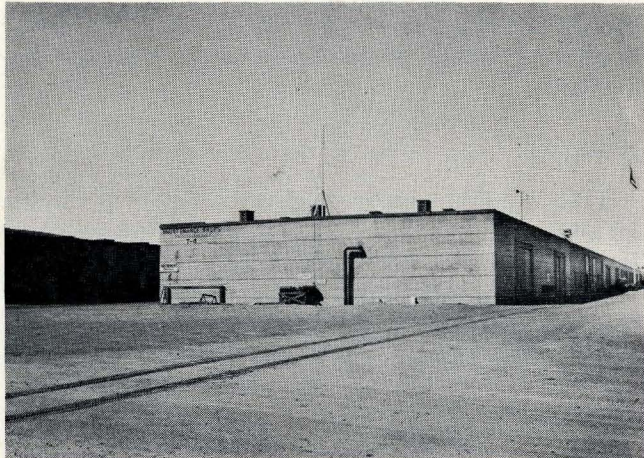
The Basic Magnesium Project comprised a large number of substantially designed functional buildings. Some of these are already in use by present lessees and many of the remaining buildings are being tentatively reserved by other companies who are studying the possibilities of locating on the project.



INDUSTRIAL BUILDINGS

It has been found that even though the buildings were designed for a specific purpose, they can usually be adapted to other uses. Until optioned or leased, these buildings are available for lease from the Colorado River Commission on terms based on the present book value of the building. Leases may include an option to purchase for an agreed amount with rental to apply against the purchase price.

The Basic Magnesium Project is placed on 4080 acres of land in Township 22 South, Range 62 East, Mount Diablo Base and meridian. Vacant land is available on the site for further development if desired.



INDUSTRIAL BUILDINGS

The Basic Magnesium operation involved large scale chlorination, absorption of acid fumes, handling of molten magnesium chloride, separation of magnesium in electrolytic cells involving conversion of AC to DC current. Some of the original equipment for carrying on these operations is still available for purchase or lease. The cost of setting up a chemical operation at Henderson can be considerably less than at another location to the extent that this existing equipment can be utilized.

A further economy in plant construction in this area is possible because the mild climate minimizes the extent to which process equipment needs to be housed.

TAXES

There is no income tax nor sales tax in Nevada. The only tax that is charged is a county tax which is billed on the basis of assessed valuation of personal property, which includes inventories, and of machinery and equipment. Taxes have been relatively low.

SMOG REGULATIONS AND WASTE DISPOSAL

The plant is set in an isolated location and is as free of restrictions on the release of fume as can be found anywhere. Atmospheric conditions are generally

favorable to the dispersion of fume. Obviously, any condition which creates a nuisance in the Henderson residential area or in Pittman, which lies northeast of the plant, or which interferes with the operation of other leases, will bring objections. However, the population is small and separated from the plant area, so that difficulties on this score are at a minimum.

The readiness with which liquid and solid wastes can be disposed of has already been noted in section "Sewage and Waste Disposal." Its importance in these days of stream pollution control measures and restrictions on dumping, justifies repetition and emphasis here. This is an advantage to industrial operations, the extent of which will increase as time goes on.

CLIMATIC CONDITIONS

Climatic conditions are ideal for chemical operations requiring low humidity. Henderson is in the desert area. Winter temperatures range from a daily minimum of 35 to a maximum of 50 to 70 degrees. The minimum occasionally drops below freezing, but for comparatively short periods of time. Summer temperatures range up to 110° but the low humidity makes evaporative cooling possible and minimizes the hardship of heat.

LABOR SUPPLY

The equable climate also serves to attract a plentiful supply of labor for plant operation. The average age of the available labor is relatively low; it is intelligent, and experience has demonstrated that it is dependable.

As a result of the construction period for the Boulder Dam and the Basic Magnesium Plant, labor was organized on a craft basis under the Boulder Canyon Project Metal Trades Council and the Metal Trades Department of the A. F. of L. This pattern has persisted to the present time. While awkward at times, it has proved to be a practical system and serious labor disturbances have been rare.

LEASE ARRANGEMENTS

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NOTE:

The above information has been obtained from sources believed to be reliable; but no responsibility is assumed by the Stauffer Chemical Company for the accuracy or completeness of the statements made.