

Phase I Environmental Site Assessment

Kozy Korner Café and Bar

1 South Broadway Avenue, Winnett, Montana

Tetra Tech Project No. 117-8292009

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PRESENTED TO

**Snowy Mountain Development Corp c/o
Central Montana Brownfields Coalition**

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ACRONYMS/ABBREVIATIONS

Acronyms/Abbreviations	Definition
AAI	All Appropriate Inquiry
AST	Above-ground storage tank
ASTM	American Society of Testing and Materials
bgs	Below ground surface
CECRA	Comprehensive Environmental Cleanup and Responsibility Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
CORRACTS	RCRA Corrective Action Site
DEL SHWS	Delisted Hazardous Waste Site
DEQ	Department of Environmental Quality
EDR	Environmental Data Resources, Inc.
EM	Electromagnetic Survey
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental site assessment
FR	Federal Register
gpm	Gallons per minute
GWIC	Ground Water Information Center
LLP	Landowner liability protection
LUST	Leaking underground storage tank
MBMG	Montana Bureau of Mines and Geology
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
NRCS	Natural Resource Conservation Service
REC	Recognized environmental condition
RCRA	Resource Conservation & Recovery Act
SCS	Soil Conservation Service
SMDC	Snowy Mountain Development Corporation
TSD	Treatment, Storage and Disposal facility
USDA	U.S. Department of Agriculture

Acronyms/Abbreviations	Definition
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screening

1.0 INTRODUCTION

In accordance with our proposal dated July 10, 2019 to Snowy Mountain Development Corporation (SMDC), Tetra Tech, Inc. (Tetra Tech), performed this Phase I Environmental Site Assessment (ESA) of the Kozy Korner Café and Bar property (hereinafter, “the Site”) located at 1 South Broadway Avenue in Winnett, Montana. An **Overview Map** and **Detail Map (Appendix A)** present a location and site map, respectively. This Phase I ESA was prepared for SMDC, and the prospective purchasers of the Site, referred to herein as, the User.

Tetra Tech conducted this ESA in general accordance with Standard E1527-13 issued by the American Society of Testing and Materials (ASTM). It generally conforms to the U.S. Environmental Protection Agency’s (EPA’s) Standards and Practices for All Appropriate Inquiries (AAI) – Final Rule published November 1, 2013 and EPA’s August 15, 2013 Federal Register (FR) ruling 78 FR 19764, which amends the AAI rule to reference the approved use of ASTM E1527-13.

Tetra Tech completed this ESA in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area. Tetra Tech observed that degree of care and skill generally exercised by the profession under similar circumstances and conditions.

1.1 PURPOSE

The purpose of this ESA is to assist the User in developing information to identify current and historical recognized environmental conditions (RECs) in conjunction with the property as reflected by the scope of this report. ASTM E1527-13 states that:

“This practice is intended for use on a voluntary basis by parties who wish to assess the environmental condition of commercial real estate taking into account commonly known and reasonably ascertainable information. While use of this practice is intended to constitute all appropriate inquiry for the purposes of LLP (landowner liability protection), it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with a property.”

1.2 SIGNIFICANT ASSUMPTIONS

Tetra Tech assumes that:

- The user will read this report in its entirety;
- All information obtained from others in relation to the property is correct and complete; and
- The User and/or current property owner have provided Tetra Tech with all reasonably ascertainable environmental information available concerning the property.

1.3 RECOGNIZED ENVIRONMENTAL CONDITIONS

This report is an instrument of service of Tetra Tech and includes limited research, a review of specified and reasonably ascertainable listings and a site reconnaissance to identify RECs in general accordance with ASTM Standard E1527-13. However, this ESA may reflect additional or reduced services or service enhancement requested or authorized by the User.

ASTM Standard E1527-13 defines RECs as:

“The presence of likely presence of any hazardous substances or petroleum products in, on, or at property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

The term is not intended to include *de minimis* conditions. ASTM E1527-13 defines a *de minimis* condition as:

“A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

2.0 RELIANCE, LIMITATIONS & DATA GAPS

2.1 RELIANCE

Tetra Tech prepared this report for the exclusive benefit and use by the User. It is understood that this report was prepared pursuant to consulting services agreement with the User and that the agreement contained certain scope descriptions and limitations, as well as a contract containing terms and conditions. This report is limited to the facts and laws existing at the time of its preparation, and Tetra Tech cannot be responsible for changes since that time, including the dates stated within this Phase I ESA report (e.g. site visit, interviews, records reviews), and date of this report.

2.2 LIMITATIONS

Tetra Tech has endeavored to meet what it believes is the applicable standard of care for the services performed and, in doing so, is obligated to advise the User of limitations associated with ESAs. Tetra Tech believes that providing information about limitations is essential to help Users identify and thereby manage risks. These risks can be mitigated-but not eliminated-through additional research. Upon request, Tetra Tech will advise the User of the additional research opportunities available and associated costs.

The following is a list of non-scope considerations that persons may want to assess in connection with commercial real estate. The below list is not intended to be all-inclusive.

- Asbestos-containing building materials;
- Radon;
- Methane;
- Lead in drinking water;
- Lead-based paint;
- Other hazardous substances or petroleum products found in building materials;
- Indoor air quality unrelated to releases of hazardous substances or petroleum products;
- Formaldehyde;
- Mold;
- Biological agents;
- Threatened or endangered species;
- Wetlands;
- Health and safety;
- Industrial hygiene;
- Regulatory compliance; and
- Other services or potential conditions or features not specifically identified and discussed herein.

In those instances where additional services or service enhancements are included in the report, as requested or authorized by the User, specific limitations attendant to those services are presented in the text of the report.

The findings and opinions conveyed via this ESA report are based upon information obtained at a particular date from a variety of sources enumerated herein, and which Tetra Tech believes are reliable. Nonetheless, Tetra Tech cannot and does not warrant the authenticity or reliability of the information sources it has relied upon.

This report represents Tetra Tech's service to the User as of the report date. In that regard, the report constitutes Tetra Tech's final document, and the text of the report may not be altered in any manner after issuance of the same. Tetra Tech's opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein.

The User is herewith advised that the conditions observed by Tetra Tech are subject to change. Certain indicators of the presence of hazardous materials or petroleum products may have been latent or not present at the time of the most recent site reconnaissance and may have subsequently become observable. In similar manner, the research effort conducted for an ESA is limited. Accordingly, it is possible that Tetra Tech's research, while fully appropriate for an ESA and in compliance with the scope of service, will not include other important information sources. Assuming such sources exist, their information could not have been considered in the formulation of our findings and conclusions.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources and comments made by interviewees. Specifically, Tetra Tech does not and cannot represent that the Site contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by Tetra Tech during its site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice.

2.3 DATA GAPS

ASTM E1527-13 defines a data gap as:

“A lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including but not limited to site reconnaissance...and interviews.”

Section 11 presents data gaps identified during this Phase I ESA.

3.0 USER PROVIDED INFORMATION

Tetra Tech provided the User, Sara Hudson Regional Director or SMDC, with a questionnaire at the initiation of this project to gather information that may be material to identifying RECs. **Appendix B** presents a copy of the completed questionnaire and copies of any user-provided information. **Table 3-1**, below, summarizes responses to the questionnaire. Explanations are provided where the user included comments during completion of the questionnaire.

Table 3-1. User Questionnaire Summary

User Questionnaire Questions	Yes	No
1. Why is User requesting this Phase I ESA? <i>The property owner has requested assistance for an assessment of the property to help facilitate its sale.</i>	--	--
2. Is User aware of any environmental cleanup liens? Explain:		X
3. Is User aware of any activity use limitations? Explain:		X
4. Has the User indicated they have specialized knowledge or experience related to the Site or nearby properties? Explain:		X
5. Is User in the same line of business as the current or former occupants of the Site or adjoining properties?		X
6. Does the purchase price for the Site reasonably reflect the fair market value? <i>Unknown</i>	--	--
7. If there is a difference, is the lower price due to real or perceived contamination? Explain: <i>NA</i>	--	--
8. Is User aware of commonly known or reasonably ascertainable information about the Site?		X
8a. Does User know the past uses of the Site? <i>Explain:</i>		X
8b. Does User know of specific chemicals that are or were present at the Site? <i>Explain:</i>		X
8c. Does User know of spills or other chemical releases at the Site? Explain:		X
8d. Does User know of any environmental cleanups that have occurred at the Site?		X
9. Based on User's knowledge and experience, is User aware of any obvious indicators that point to the presence or likely presence of contamination at the Site?		X

No environmental concerns were identified based on a review of the completed user questionnaire; however, the User has provided Tetra Tech with an electromagnetic survey (EM) report which indicates buried underground storage tanks (USTs) may still be present beneath the Site. The presence of buried USTs presents a REC.

4.0 SITE LOCATION & DESCRIPTION

The Site is a rectangular developed 0.241-acre property located at the southeast corner of the intersection of Broadway Avenue and Main Street in central Winnett, Montana (**Overview Map and Detail Map, Appendix A**). **Table 4-1**, below, provides the Site’s legal description and location details.

Table 4-1. Legal Description and Location Details

Location Property	Location Details
Geocode Number	55-2374-06-2-09-10-0000
Legal Description	WINNETT ORIGINAL TOWNSITE, S06, T14 N, R27 E, BLOCK 15, Lot 10 - 12
Township, Range, Section	S06, T14 N, R27 E,
Latitude	47° 0'14.11"N
Longitude	108°21'8.02"W
Elevation (ground)	2,950
<i>Coordinates – WGS84 from Google Earth</i>	

The ground surface of the Site is relatively flat with a structure that includes a main building in the northeast corner being used as a restaurant. The building is constructed of wood framing with an asphalt shingled roof and composite siding. Behind the building to the south is a propane tank and additional parking. The building has a small canopy facing the intersection which is used for outdoor seating. Parking areas are a mix of gravel and asphalt, and a sidewalk is present along the north and east property boundaries.

5.0 PHYSICAL SETTING RECORDS REVIEW

Tetra Tech evaluated the physical setting for the Site through review of published reports and maps depicting topography, soil and geologic information. The information is useful in evaluating contaminant movement in the environment. **Appendix C** provides copies of physical setting information.

5.1 TOPOGRAPHY

Tetra Tech reviewed the USA Topo Maps National Geographic Society, i-cubed base map layer using ESRI geographic information system (version 10.4) software (**Overview Map**). The Site is located in east-central Montana on a terrace of McDonald Creek which meanders from west to east. The surrounding topography consists of rolling hills and badlands with elevations ranging from 2,950 to 3,000 feet above mean sea level within one mile of the Site. Other creeks within one mile include Box Elder Creek to the north and Elk Creek to the south, all three come to a confluence approximately two miles east of the Site. Several man-made reservoirs exist within these drainages including Petrolia Lake and Yellow Water Reservoir. An old railroad grade follows McDonald Creek and passes through the town of Winnett a short distance north of the Site.

5.2 SOIL CONDITIONS

Tetra Tech reviewed soil information presented by Environmental Data Resources, Inc. (EDR) in their Radius Map with GeoCheck Report (**Appendix E**). EDR's search of the U.S. Department of Agriculture's (USDA's) Natural Resource Conservation Service (NRCS) database identified four soil types for the site area. **Table 5-1**, below, summarizes the key soil properties.

Table 5-1. Soil Conditions Summary

EDR Soil Map ID#	Soil Component Name	Corrosion Potential Uncoated Steel	Saturated Hydraulic Conductivity (µm/sec)	Soil Description
1	Gerdrum	High	0.01 to 0.42	Very slow infiltration rates. Soils are clayey, have a high-water table, or are shallow to an impervious layer.
2	Kobar	High	0.42 to 1.4	Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
3,5	Harlem	High	0.42 to 1.4	Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
4	Yawdim	High	Not reported	Very slow infiltration rates. Soils are clayey, have a high-water table, or are shallow to an impervious layer.
6	Yamac	High	4 to 14	Moderate infiltration rates. Deep and moderately deep. Moderately well and well drained soils with moderately coarse textures.

µm/sec – micrometer per second

Soil conditions indicate a high potential for corrosion of uncoated steel for all map units. Features such as above-ground or underground tanks in contact with soils at the Site or adjoining properties could result in a leak of tank contents due to corrosion (e.g. petroleum hydrocarbons or hazardous substances).

Clayey soils at and near the Site such as Gerdrum and Yawdim, have slow infiltration rates, which indicate contaminants spilled to the surface or subsurface would likely have a slow vertical migration rate but potentially become more easily bound within the soil which could make certain types of remediation more difficult.

5.3 GEOLOGY

Geology around Winnett primarily consists of Cretaceous shale and sandstone. The Cat Creek anticline surrounds Winnett to the northeast, east, south, and southwest, and contains several oil reservoirs approximately 1,000-feet below ground surface (bgs) that have been in production since the 1920's (Alt and Hyndman, 1986).

Tetra Tech searched the Montana Bureau of Mines and Geology (MBMG) Ground Water Information Center (GWIC) database (<http://mbmaggwic.mtech.edu/>) for wells in the site area. The database listed one well near the Site owned by the Soil Conservation Service (SCS). The lithologic log indicated the geologic source material of sand and shale including:

- 0 to 30 feet – Soil
- 30 to 35 feet – Gravel
- 35 to 1,678 feet – Colorado shale (grey)
- 1,678 to 2,529 feet – Mix of sand and red and grey shale

Appendix C includes the well logs with lithologic descriptions for the SCS well near the site and select wells in the area.

5.4 HYDROGEOLOGY

Tetra Tech review the list well logs from the MBMG GWIC database within S06, T14 N, R27 E. Uses for wells in the vicinity of the Site include domestic water supply, public water supply, irrigation, and monitoring. Well completion depths range from 12 to 2,529 feet bgs, with an average completion depth of 197 feet bgs. Static water levels range from five to 1,830 feet bgs with an average level of 129 feet bgs. Yield ranges from 1.5 to 25 gallons per minute (gpm) with an average yield of 11 gpm. **Appendix C** includes a well log summary and well logs for wells completed closest to the Site.

The Winnett Tire leaking underground storage tank (LUST) facility is located approximately 250-feet north of the Site. Tetra Tech reviewed figures from a 2016 Site Investigation Report prepared by Olympus Technical Services, Inc. (Olympus, 2016). Figures included a site map with groundwater flow direction and completion logs for three temporary piezometers. Groundwater was determined to flow to the east-northeast and was measured to be 6.5 to 7.8-feet bgs. Lithology consisted of clay to approximately 14-feet and gravel from 14 to 20-feet in two of the boreholes. A third borehole displayed clay and silty clay to nine feet and silty sand from nine to 15-feet bgs.

6.0 HISTORICAL USE RECORDS REVIEW

Historical use information for the Site and adjoining properties was obtained by reviewing reasonably ascertainable historical sources such as aerial photographs, city directories and additional sources listed below. Uses of the Site are referenced from the present back to 1940 using reasonably ascertainable standard historical sources, as noted below, whereas site uses prior to 1940 until prior to site development relied upon at least one historical source. **Appendix D** provides historical review documentation.

6.1 SANBORN FIRE INSURANCE MAPS

The Sanborn Company began preparing maps for use by fire insurance companies in the late 19th century. These maps were developed for urban areas and generally identified the type of business, associated structures, and sometimes construction materials. These maps were updated and expanded geographically and periodically through the 20th century. EDR conducted a search of available fire insurance maps. **Appendix D** includes a copy of EDR’s Sanborn fire insurance map search report. **Table 6-1**, below presents a summary of the map findings.

Table 6-1. Sanborn Fire Insurance Map Summary

Year	Description
1922	The Site and adjoining properties to the south are undeveloped. The lot to west is listed as a grocery store, to the north is warehouse and general store, and to the east is an ice cream and confectionary store and dance hall.
1929	The Site and adjoining property to the south are still vacant undeveloped. To the west is a post office, to the north is the Petroleum County Courthouse and to the east is the same as the previous map.

Tetra Tech did not identify any environmental concerns associated with the Site based on a review of Sanborn Maps.

6.2 TOPOGRAPHIC MAPS

Tetra Tech reviewed historical topographic maps provided by EDR (**Appendix D**). **Table 6-2**, below, presents a summary of Tetra Tech’s review of the topographic maps.

Table 6-2. Topographic Map Summary

Year	Description
1986	The Site is centrally located in the town of Winnett. McDonald Creek passes alongside the town to the south and flows from west to east. East of town are sewage disposal lagoons and north of town is an old railroad grade. Minimal development is identified within two miles of the town limits other than several oil wells, gravel pits, and a radio tower approximately one mile to the southeast.
2014	This topographic map is similar to the previous map without any additional features identified.

Tetra Tech did not identify any environmental concerns associated with the Site based on the topographic review.

6.3 AERIAL PHOTOGRAPHS

EDR conducted a search of reasonably available aerial photographs depicting development of the Site and vicinity at periodic intervals dating back to 1975 (**Appendix D**). Photograph scale and quality control Tetra Tech’s evaluation of the photographs. **Table 6-3**, below, provide a summary of Tetra Tech’s aerial photograph review.

Table 6-3. Aerial Photograph Summary

Year	Description
1975	The Site is not visible and is outside the frame.
1982	The Site is occupied by a Y-shaped structure with a small rectangular building adjoining it to the west. The parcel across the street to the north is occupied by a single rectangular structure as is the parcel to the northeast. To the east is a vacant lot. Parcels to the south appear to be developed for residential use.
1986	Resolution in this color infrared photograph is difficult to discern.
1996	Features in this black and white photograph are similar to the 1982 image.
2006	Features in this color photograph are similar to the previous image.
2009	Features in this color photograph are similar to the previous image except that a structure has been built on the parcel to the east across the road.
2013	Features in this color photograph are similar to the previous image.
2017	Features in this color photograph are similar to the previous image.

Tetra Tech did not identify any environmental concerns associated with the Site based on the Sanborn review

6.4 CITY DIRECTORIES

City directories (e.g. Polk City Directories and Cole Information Services) include listings of residents, businesses and professional concerns organized both alphabetically by name, similar to a telephone book, and alphanumerically by street name, then specifically by street address. EDR searched reasonably available listings for the Site and site vicinity at periodic intervals between 1992 and 2014. Tetra Tech reviewed these listings for business names that suggest the possible use, storage or generation of hazardous substances and petroleum products. **Appendix D** includes copies of the city directory listings.

6.4.1 On-Site City Directory Listings

EDR identified listings for the property beginning in 1995. **Table 6-4**, below, provides a summary of EDRs on-site search results.

Table 6-4. On-Site City Directory Listings

Year	Listing Address	Listing Name
1995	1 Broadway Ave	Kozy Korner Cafe
2000, 2005, 2010, 2014	1 Broadway Ave	Kozy Korner Café & Bar

6.4.2 Site Vicinity City Directory Listings

EDR identified a number of businesses in the vicinity of the Site, beginning in 1992. Groundwater flow direction in the site area is to the east (**Appendix E**). Tetra Tech reviewed the listings for the site vicinity that are expected to be: 1) at a distance and direction hydraulically upgradient or cross-gradient to the Site such that potential releases could impact the Site, and 2) whose name suggests the possible use, storage or generation of hazardous substances and petroleum products are listed below **Table 6-5**, below, provides a summary of businesses identified during the review.

Table 6-5. Site Vicinity City Directory Listings

Year	Listing Address	Listing Name
1992, 1995	105 W Main Street	Winnett Printing
2005	203 Broadway Ave	B&D Service
2010, 2014	305 Broadway Ave	B&D Service

Tetra Tech did not identify any environmental concerns associated with the Site based on the city directory review. Two properties in the vicinity of the Site may present an environmental concern if contaminants from these commercial operations were released to the environment.

- Winnett Printing: Print shops are known to use cleaning agents that may contain methanol, benzene, trichloroethylene, or methylene chloride. Waste ink can contain lead, barium or chromium that require special disposal methods. Print development processes can also produce silver or other corrosive substances. If not disposed of properly these may become contaminants in the waste stream.
- B&D Service: Service stations or automotive fueling facilities often use USTs or above-ground storage tanks (ASTs) to store fuel and waste oil and may use solvents to clean parts. If these chemicals are not stored or disposed of properly they may also present environmental hazards.

Potential environmental concerns for adjoining and nearby properties include potential leaks or spills of inks, solvents and degreasers; petroleum hydrocarbons, and/or metals. Winnett Printing is not listed as a known hazardous waste site and B&D Service is located hydraulically downgradient of the Site, therefore these facilities do not present a REC for the Site. Section 7 discusses regulated facilities in the site area and known contaminant releases.

6.5 OWNERSHIP INFORMATION

Titles were not provided to Tetra Tech by the User. Tetra Tech reviewed readily available ownership information to evaluate whether names of past owners suggest the possible use, storage or generation of hazardous substances and petroleum products. Ownership information is based on information obtained from a review of the EDR report.

According to the Cadastral record and the property deed, the Site is currently owned by Ellen C. Wood who acquired the property from Charles M. Wood under a Deed of Distribution on February 20, 2015. The reviewed Site ownership record does not signify the potential use, storage, or generation of hazardous substances or petroleum products.

6.6 ENVIRONMENTAL LIENS & ACTIVITY & USE LIMITATIONS

EDR conducted a search of available land title records for environmental cleanup liens and other activity and use limitations (e.g. institutional and engineering controls). EDR's search also includes a review ownership information, land title documents, deeds, and environmental encumbering instruments.

EDR's search found no liens for the Site. **Appendix D** includes the EDR environmental lien search results and copies of associated deed documents.

6.7 OTHER HISTORICAL USE RECORDS

6.7.1 Tax Map Report

EDR searched for property tax maps. EDR's Tax Map Report is designed to assist with evaluation of potential environmental conditions on a subject property by understanding property boundaries and other characteristics. However, EDR reported no coverage for Site or adjoining area related to tax maps. **Appendix D** includes a copy of EDR's tax map search record.

6.7.2 Building Permit Records

EDR searched for available building department for Winnett, Montana. The purpose of the search is to help identify potential environmental conditions based on building department permit records. EDR that data available to EDR has been searched but that no records were available. EDR identified the lack of building records as a data gap. **Appendix D** includes a copy of EDR's building permit search results.

7.0 REGULATORY REVIEW

A regulatory records review is conducted to help identify potential environmental conditions at the Site or in the site area. EPA and Montana Department of Environmental Quality (DEQ) maintains regulatory records for facilities with known releases or that use, store or generate hazardous substances and petroleum products. **Table 7-1**, below, lists the minimum regulatory search requirements set by ASTM E1527-13.

EDR's regulatory search meets or exceeds the minimum search requirements. **Appendix E** includes EDR's Radius Map with GeoCheck report with facility details. The information presented in this section is a summary of the information presented in EDR's report and is only as accurate as the information contained within the databases searched and presented by EDR.

Table 7-1. Minimum Federal and State Record Search Requirements

Standard Environmental Record Sources (where available)	Approximate Minimum Search Distance (miles)
Federal Records	
NPL site list	1.0
Delisted NPL site list	0.5
CERCLIS list	0.5
CERCLIS NFRAP site list	0.5
RCRA CORRACTS facilities list	1.0
RCRA non-CORRACTS TSD facilities list	0.5
RCRA generators list	Property and adjoining properties
Institutional control/engineering control	Property only
ERNS list	Property only
State and Tribal Records	
NPL equivalent sites (e.g. state Superfund)	1.0
CERCLIS equivalent sites (e.g. CECRA)	0.5
Landfill and/or solid waste disposal sites	0.5
Leaking storage tank lists (e.g. LUST sites)	0.5
Registered storage tank lists (e.g. UST sites)	Property and adjoining properties
Institutional control/engineering control registries	Property only
Voluntary cleanup sites	0.5
Brownfield sites	0.5

7.1 FEDERAL REGULATORY SEARCH RESULTS

EDR's search resulted in the identification of federal facilities within the minimum search radius. **Appendix E** includes EDR's Radius with Geocheck report with site summary page and Overview Map showing regulated facilities. **Table 7-2**, below, presents a list of facilities located at a distance and relative hydraulic gradient such

that releases at these facilities could result in potential environmental concerns for the Site. One federal facility was identified within the search radius.

Weowna Oil Refinery

The Weowna Oil Refinery facility is a Delisted Hazardous Waste Site (DEL SHWS). The facility appeared to be referred to the DEQ Comprehensive Environmental Cleanup and Responsibility Act (CECRA) program (see below). Therefore, there are no known environmental conditions for the Site in relation to this facility.

7.2 STATE REGULATORY SEARCH RESULTS

EDR's search resulted in the identification of state regulatory facilities within the minimum search radius. **Table 7-3**, below, presents a list of facilities located at a distance and relative hydraulic gradient such that impacts at these facilities could result in potential environmental concerns for the Site.

Tetra Tech obtained information for these facilities from the DEQ search databases on July 17, 2019:
<http://svc.mt.gov/deq/dst/#/app/ust>; <http://svc.mt.gov/deq/dst/#/app/srs>.

Table 7-2. State Regulatory Search Results Summary

EDR Map No.	Facility Name, Location & Identification Number	Distance & Direction from Site	Apparent Hydraulic Gradient Relative to Site	Facility Type & Remarks
1	Weowna Oil Refinery; ¼-mile east of town; WEOW	0.25-mi Southeast	Down	WQA, Rem: Former oil refinery in operation until the 1940s, low priority state superfund.
3,5,6	B&D Service; 117 E Main & 203 N Broadway; FID 56-13897, release 3672, & 35-05551, release 905	0.4-mi North & 0.07-mi Northeast	Down	UST, LUST: 2 USTs removed in 1991 and gasoline release discovered.
4	Winnett Tire; 115 N Broadway; FID 35-00536, release 3694	0.1-mi South	Cross	UST, LUST; 2 USTs removed in 1999 and gasoline release discovered
7	Winnett School District 1a; FID 35-00651, release 2821	0.1-mi South	Cross	UST, LUST: 2 USTs removed, heating oil release discovered in 1992 and resolved in 1998
8	Petroleum County; FID 35-00676, release 803	0.1-mi Northwest	Down	UST, LUST: 2 UST removed in 1991 gasoline and diesel releases discovered, resolved in 2000
9	MDOT Winnett Site; FID 65-046066, release 1008	0.15-mi North	Cross	UST, LUST; 4 USTs removed between 1990 and 2000, releases of gasoline and diesel occurred at each

Each of the facilities presented above are either low priority, categorized as resolved by DEQ, or hydraulically cross or down-gradient from the Site and therefor do not present a REC.

7.3 ADDITIONAL ENVIRONMENTAL REPORTS

DEQ authorized an EM survey of the Site through a Targeted Brownfields Assessment using 128(a) grant funds from EPA. Geolex Inc. of Helena, Montana was contracted to perform the survey using EM and ground penetrating radar technology for the purpose of locating possible USTs at the Site. According to their report, several well-defined anomalies were identified at the northeast and southeast sides of the property including subsurface objects and what is believed to be a piping corridor. A copy of the report is presented in **Appendix E** and further details were discussed with the DEQ Brownfields Coordinator in Section 9.0.

8.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information to evaluate through visual and olfactory evidence the likelihood of RECs being present in connection with the Site, to the extent that snow, bodies of water, buildings, debris, adjacent buildings, or other obstacles do not obstruct these conditions. Adjoining properties were observed from the Site and public rights-of-way to evaluate for potential environmental conditions that could affect the Site. Environmental professional, Keith Yaeger, visually observed the Site and adjoining properties on July 18, 2019. **Figure 2** presents a site map depicting the Site and adjoining properties. **Appendix F** provides a photograph log.

8.1 SITE OBSERVATIONS

8.1.1 Site Overview and Current Use

The Site is a former restaurant and bar. One single story building exists with a dining area, commercial kitchen area, and dirt crawlspace. Off the main entrance is an additional seating area with an open-air canopy. Parking exists to the north, east and south on a mix of gravel and asphalt surfaces. A propane tank is located to the south of the building.

8.1.2 Site-Specific Features

Table 8-1, below, presents a summary of site-specific feature observations made during the site reconnaissance to comply with ASTM E1527-13.

Table 8-1. Site-Specific Feature Observations

Feature	Observations
Topography	Topography slopes gently to the east towards MacDonald Creek.
Source of drinking water	Municipal water supply
Sewage disposal / septic system	Municipal service
Hazardous substances and petroleum products associated with site operations (other than storage tanks).	None observed
Storage tanks and associated equipment	None observed
Drums and other containers	Empty 55-gal drum on south side of building.
Odors	Odor in dirt crawlspace likely from wooden ties used as walkway.
Drains and sumps	Floor drain under the bar and sump in crawlspace, both discharge to city sewer.
Interior surficial staining	None observed
Exterior surficial staining	None observed
Stressed vegetation.	None observed
Polychlorinated biphenyls (PCBs)	Fluorescent light fixtures in kitchen. One newer pole mounted transformer off-site on south side of alleyway.
Pits, ponds, lagoons	None observed
Solid waste disposal	Self-haul to local transfer station

Feature	Observations
Wastewater discharges	None observed
Wells	None observed

The 55-gallon drum was reportedly brought to the site empty to store cooking oil but was never used (Section 9.0) and is not considered an environmental concern.

8.2 ADJOINING PROPERTIES

Tetra Tech observed adjoining properties from public access right-of-ways to make a cursory assessment of the current land use and its potential for RECs that may have the potential to affect the Site. Reconnaissance was performed by viewing land use from legal boundaries or by walking upon the adjoining properties that were legally accessible. **Table 8-2**, below, presents a summary of observations.

Table 8-2. Adjoining Property Observations

Direction	Observations
North	Winnett Post Office
East	General Store
South	Alleyway and residential dwelling
West	Abandoned workshop building

An empty 500-gallon steel AST was observed to the west on the adjoining property along the property line however no staining was observed. ASTs are typically used to store gasoline or diesel and have the potential to release contaminants to the environment. This observation does present an environmental concern for the Site but does not present a REC as no known release has occurred, and if one were to occur the Site owner would likely not be liable for the contamination.

9.0 INTERVIEWS

Tetra Tech personnel interviewed the site owner and persons knowledgeable about conditions at the Site and surrounding area. This section presents information obtained during the interviews. **Appendix G** includes copies of records of communication.

Brandon Kingsbury – DEQ Petroleum Brownfields Coordinator

Mr. Kingsbury is the project officer who contracted the EM survey to evaluate the Site for USTs. He was asked specifically whether the anomalies identified by Geolex were likely buried tanks. Mr. Kingsbury stated that once he received the report from Geolex he requested additional information regarding each of the anomalies identified. Joe Micheletz of Geolex told him that anomalies 1 and 2 were in areas that received strong metallic signals that were likely round in nature and greater than 18-inches bgs. Anomaly 1 measured roughly four by six feet and is possibly a 500-gallon UST. Anomaly 3 had a weak signal and may indicate the presence of underground utilities such as product piping. Anomaly 4 shows a six feature pattern which may be the foundation for an old dispenser island. Mr. Kingsbury was also able to provide a groundwater monitoring report for the Winnett Tire facility which displays groundwater depth and direction near the Site. Section 5.4 presents a discussion regarding hydrogeology using this information.

Cole and Michael Phipps – Owners, Morgan Luther – Realtor

The Site owners and their realtor provided information to Tetra Tech personnel during the Site reconnaissance. They stated that the Site was a known gas station until the 1950's. Mr. Cole Phipps remembers climbing on the concrete saddles from the ASTs as a child. Mr. Phipps also stated that he brought the 55-gallon drum to the Site to collect cooking oil for a local outfit who would collect it and make biodiesel although the drum was never used. He stated that the property line is in the narrow space between Site building and the building which adjoins to the west. The Site consists of three 25 by 100-foot parcels. Mr. Michael Phipps stated that the unimproved portion of the Site south of the building to the alley used to have a shop and small house on it. He stated there might be a septic or cistern associated with the small dwelling near the alley that may have been what showed up on the EM survey. He also stated that the structure immediately adjoining the Site to the west was once a post office, then a fire station, and finally a workshop and warehouse. There are drums of unknown contents inside, and a 500-gallon AST outside. There is a storage shed on the south side of the Site that is padlocked and not accessed during the site visit, however this building belongs to another party and Mr. Michael Phipps was told that it is used to store Christmas decorations. The sump in the unfinished basement has a garden hose attached that is plumbed to discharge to city sewer.

9.1 INTERVIEW SUMMARY

Mr. Cole and Mr. Michael Phipps stated that the Site is a former gas station, and Mr. Kingsbury hired a contractor to conduct an EM survey of the Site to look for historic USTs. Fueling stations and service stations are considered a REC because they have the potential to release petroleum products and solvents to the environment. The shed was not accessed during Site reconnaissance which presents a data gap, and the storage containers next door in the warehouse could present a concern if contaminants are known to have been released to the environment.

10.0 VAPOR ENCROACHMENT CONDITIONS

Tetra Tech performed a Tier 1 Vapor Encroachment Screening (VES) to evaluate the potential for a vapor encroachment condition (VEC) to exist at the Site. The VES was performed based on ASTM E2600-10, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions and using EDR's VEC Worksheet and reviewing all physical, historical, regulatory, site reconnaissance, and interview information obtained during this Phase I ESA.

Clay/silt at the Site and site area have a low potential for mobilization of fluids and vapors vertically and horizontally at the surface and subsurface. However, coarser-grained intervals containing sand and gravel identified below nine feet bgs would have a higher potential for mobilizing fluids and vapors. Local buried utility corridors near the Site could act as preferential pathways if releases occur at the Site or on adjoining properties. Migration of fluids and vapors along buried utilities is possible and may increase migration distance.

The VEC Worksheet helps identify facilities with known releases, and government archived facilities that may use, store, or generate petroleum products or hazardous substances currently or may have in the past. EDR's VEC application found three potential VEC facilities in the area of the Site. These include the Winnett Tire, Winnett School District 1a, and MDOT Winnet facilities. Each of these facilities is hydraulically cross-gradient from the Site and less than ¼-mile away. Given that subsurface lithologies are clay from nine to 14-feet bgs it is unlikely that past petroleum releases have migrated beneath the Site, however it is possible that utility corridors along right-of-ways are acting as preferential pathways. For this reason, there is a low probability for a VEC to exist at the Site. **Appendix H** provides a copy of the VEC Worksheet.

11.0 FINDINGS AND CONCLUSIONS

Tetra Tech performed a Phase I ESA of the Kozy Korner Care and Bar property located at 1 South Broadway Avenue in Winnett, Petroleum County, Montana on behalf of Snowy Mountain Development Corporation. Tetra Tech conducted the ESA in general accordance with ASTM Standard E1527-13 and conforms to EPA's Standards and Practices for All Appropriate Inquiries – Final Rule published November 1, 2013. Any exceptions to or deletions from this practice are presented in the appropriate sections of this report and in Section 2.0. A summary of the findings is presented below.

11.1 DATA GAPS

ASTM E1527-13 defines a data gap as:

"...a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)."

Tetra Tech encountered data gaps during completion of this Phase I ESA which consisted of building records being unavailable at the time of this ESA. However, this data gap does not have an adverse effect on the findings of the report. An onsite shed was that could not be accessed during the field reconnaissance also presents a data gap.

11.2 DE MINIMIS CONDITIONS

ASTM E1527-13 defines a de minimis condition as:

"...a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be de minimis conditions are not RECs nor controlled RECs."

Tetra Tech did not identify and de minimis conditions during completion of this ESA.

11.3 RECOGNIZED ENVIRONMENTAL CONDITIONS

Tetra Tech identified potential environmental conditions based on information obtained through physical, historical, and regulatory reviews; site reconnaissance; and interviews. The following sections discuss environmental conditions that have the potential to affect the Site.

11.3.1 Historical Recognized Environmental Conditions

ASTM E1527-13 defines a Historical REC as:

"...a past release of any hazardous substance or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

Tetra Tech did not identify any historical RECs during completion of this ESA.

11.3.2 Controlled Recognized Environmental Conditions

ASTM E1527-13 defines a Controlled REC as:

“...a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

Tetra Tech did not identify any Controlled RECs during completion of this ESA.

11.3.3 Recognized Environmental Conditions

ASTM E1527-13 defines a REC as:

“...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

Tetra Tech identified the following REC during this ESA:

- The potential presence of petroleum USTs, dispenser islands, and or product piping is likely based on the findings of MDEQ’s EM survey that was conducted in April 2019. Infrastructure related to the storage and distribution of fuel has the potential to release petroleum to the environment and presents a REC for the Site.

12.0 OPINION AND RECOMMENDATIONS

Tetra Tech believes further investigation of the Site is warranted based on the information obtained and evaluated during this Phase I ESA. If petroleum storage tanks and or piping is still present beneath the Site than environmental samples should be collected to evaluate whether spills or leaks have occurred and whether fuel is still being stored onsite. If contaminants are encountered than further evaluation and/or remedial action may be necessary.

13.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiry in conformance with the standards and practices set forth in 40 CFR 312.



Nicholas S. Sovner
Environmental Professional

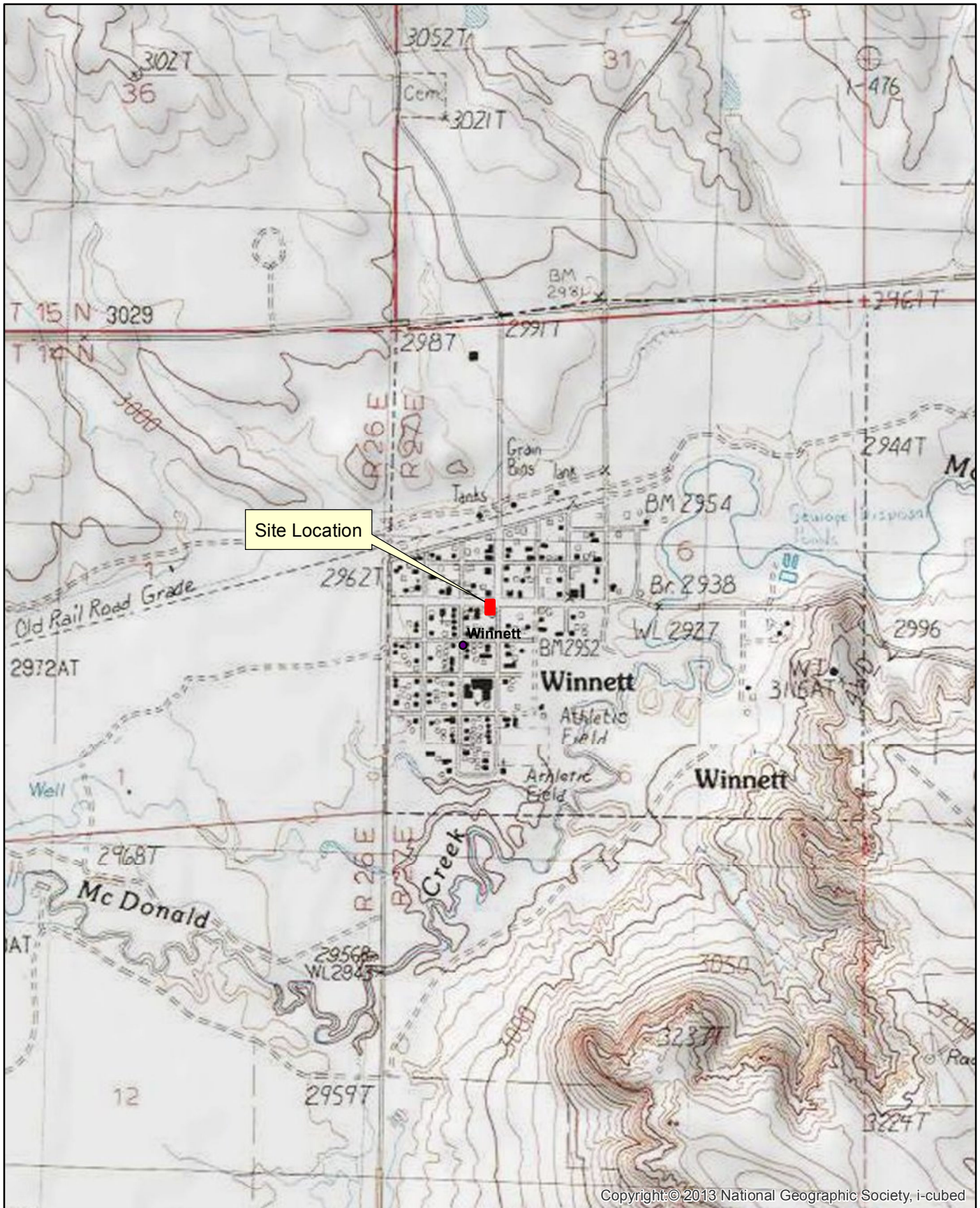
Appendix I includes a resume showing the Environmental Professional's qualifications.

14.0 REFERENCES

Alt, D. and Hyndman, D.W., 1986. Roadside Geology of Montana. Mountain Press Publishing Company. Missoula.

Olympus Technical Services, Inc., 2016. Site Investigation Report; Winnett Tire, GS Oil, Inc. Prepared for Montana Department of Environmental Quality. April.

APPENDIX A – FIGURES



Copyright: © 2013 National Geographic Society, i-cubed

Date: 7/23/2019



Overview Map
Kozy Korner Cafe and Bar
1 S Broadway Ave, Winnett, MT
Phase I ESA

Document Path: O:\N-S\Snowy Mountain Development Corporation\117-8292009 - Phase I ESA Kozy Korner\08-GIS\ArcMap\SiteMap.mxd



Date: 7/23/2019



SCALE IN FEET



0 100

Detail Map
Kozy Korner Cafe and Bar
1 S Broadway Ave, Winnett, MT
Phase I ESA

APPENDIX B – OWNERSHIP & USER PROVIDED INFORMATION



July 10, 2019

Ms. Sara Hudson
Snowy Mountain Development Corporation
613 NE Main
Lewistown, MT 59457

via email: info@snowymountaindevelopment.com

**RE: Proposal for a Brownfields Phase I Environmental Site Assessment;
Kozy Korner Café, 1 Broadway Ave, Winnett, Fergus Co, Montana;
Legal Description: Winnett Original Townsite, S06, T14 N, R27 E, Block 15, Lots
10 – 12**

Dear Ms. Hudson:

Tetra Tech, Inc. is pleased to submit this proposal to a Phase I Environmental Site Assessment (ESA) at the above referenced property. This proposal outlines our understanding of the project, our proposed scope of work, the estimated cost, and time schedule for completion of the project.

1.0 PROJECT APPROACH

Tetra Tech's approach to performing environmental assessments is consistent with generally accepted and established practices (Standard E1527-13) as promulgated by the American Society of Testing and Materials (ASTM). This practice is designed to conform to the U.S. Environmental Protection Agency's Standards and Practices for All Appropriate Inquiries (AAI) - Final Rule published November 1, 2013 and EPA's August 15, 2013 Federal Register (FR) ruling 78 FR 19764, which amends the AAI rule to reference the approved use of ASTM E1527-13. The following sections present tasks defined to meet ASTM Standard E1527-13. The following sections present the approach to this project.

1.1 User Responsibilities

ASTM E1527-13 specifies certain required tasks to be performed by the User of the Phase I ESA that will help identify the possibility of recognized environmental conditions (RECs) in connection with the Site. The User is defined by ASTM E1527-13 as "the party seeking to use this practice to complete an environmental site assessment of the property." These tasks are generally not performed by the environmental professional as the tasks do not require the technical expertise of the environmental professional. This includes providing specific information on the User's knowledge of the subject property including:

- Accurate site plans illustrating the Property boundaries (if available);
- A fully executed agreement (attached for signature);
- Property and building access; and,
- Contact information for each Property.

Tetra Tech

825 West Custer Avenue, Helena, MT 59602

Tel 406.443.5210 Fax 406.442.7182 www.tetrattech.com

Tetra Tech will provide the User with a User Questionnaire to complete upon acceptance of this proposal that will comply with requirements in the standard and assist with completion of the User tasks. Specific tasks for the User include:

- **Provide a chain of title for the Property.**
- **Specialized knowledge or experience of the User.** If the User of the questionnaire is aware of any specialized knowledge or experience that is relates to RECs or possible RECs in connection with the property, it is the User's responsibility to communicate this information to the environmental professional for inclusion in the environmental assessment of the property.
- **Actual knowledge of the User of the Phase I ESA.** It is the User's responsibility to communicate whether they have knowledge of any environmental liens or activity use limitations that may encumber the property or that are in connection with the property.
- **Reason for significantly lower purchase price.** The User shall evaluate the relationship of the purchase price of the property to the fair market value of the property and identify an explanation for the lower value if it is not associated with petroleum products or hazardous substances.
- **Commonly known or reasonably ascertainable information.** It is the User's responsibility to communicate any commonly known or reasonably ascertainable information to the environmental professional that is material to identifying recognized environmental conditions (RECs) associated with the property. ASTM defines RECs as "the presence or likely presence of any hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property."
- **Tract maps.** The User will provide individual tract maps for the subject property, at the environmental professional's request, if these maps are reasonably ascertainable.

1.2 Tetra Tech Environmental Review

Phase I ESAs involve a review of public records of the subject property to identify evidence that petroleum products or hazardous substances may exist.

1.2.1 Historic Records Review

Tetra Tech will review the history of the site and surrounding area to identify possible previous activities that might have introduced hazardous substances or petroleum products to the property. One or more of the following resources will be reviewed during this ESA. Individual source review will be dependent on the source being reasonably ascertainable, as per ASTM E1527-13.

- Sanborn Fire Insurance Maps;
- Polk City Directories;
- County appraisal records;
- Ownership records (this is not a title search, only a review of ownership);
- Historical sequence of aerial photographs and/or topographic maps (as available);
- User-provided information.

1.2.2 Environmental Records Review

Tetra Tech will obtain information from on-line resources, reference materials, or interviews to evaluate contaminant movement at the Site. One or more of the following types of information will be obtained: hydrogeologic setting, flood plain information, surface water, on-site or nearby well locations, subsurface geological characterization, and soil survey characterization.

Tetra Tech will also review environmental information regarding the site and surrounding area for ASTM-established search distances, using the following resources

- U.S. Environmental Protection Agency (EPA) databases, including National Priorities List (NPL); Comprehensive Environmental Response, Compensation, and Liability Index System (CERCLIS) and CERCLIS No Further Remedial Action Planned (NFRAP); Resource Conservation and Recovery Act (RCRA) facilities under Corrective Action (CORRACTS); RCRA Non-CORRACTS for Treatment, Storage, and Disposal (TSD) Facilities; RCRA Database for Generator and Transporter Facilities; and, Emergency Response Notification System (ERNS).
- Montana Department of Environmental Quality and Tribes: State- and tribal-equivalents for hazardous waste sites identified for investigation or remediation; NPL; CERCLIS; landfill and/or solid waste disposal sites; leaking storage tank lists; registered storage tank lists; institutional control/engineering control registries; voluntary cleanup sites; brownfield sites.
- Local records for brownfields, landfill/solid waste disposal sites, hazardous waste/contaminated sites, land records, emergency release reports, and contaminated public wells.

1.3 Interviews

Tetra Tech will conduct interviews as follows:

- Interview appropriate local, state, and/or federal officials to assess if there is knowledge of hazardous materials or other contaminants on the site or within the immediate vicinity.
- Interview the site owner and other persons that have historic and/or institutional knowledge of the property for information on the history of the property and current conditions.

1.4 Site Reconnaissance

Tetra Tech will perform a site inspection to evaluate evidence of contamination. Photographs of the Site will be taken to document pertinent features and/or concerns. Tetra Tech will traverse the property to evaluate the site for visual evidence of contamination or indicators that a source of contamination may exist on the property or adjoining properties (as identified from public rights-of-way).

2.0 PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Tetra Tech will complete a written report documenting our evaluation of each location after completing our review of the public records, performing interviews, the site reconnaissance, and review of any existing prior investigation results. The Phase I report will reflect our evaluation of the Site and will include a description of the evaluation methods, discussion of results, conclusions, and recommendations for additional investigative or remedial action work, as necessary.



3.0 ESTIMATED COST FOR COMPLETION OF THE PHASE I ESA

Tetra Tech will complete the Phase I ESA for a time and materials not-to-exceed fee of \$3,296.30. The costs reflect travel, labor, records reviews, interviews, subcontracted services, and report preparation. We assume that the property will be available for inspection during each trip. One hard copy and one electronic copy of each report will be provided to the Client.

4.0 SCHEDULE FOR COMPLETION

Tetra Tech anticipates submitting the Phase I report within 3 weeks of receipt of a signed Work Authorization. Please note that our ability to complete the review of available public information within the anticipated time frame is dependent upon the availability of certain resources, including records and government personnel. If we have difficulties in this regard, we will inform you at the earliest possible time. We will obtain your concurrence on extending the evaluation time frame, or terminate that aspect of our evaluation and report the findings without the benefit of that information.

5.0 RELIANCE LETTERS

Tetra Tech will provide its reliance letter for third party reliance upon request. However, please note that if this project, or a portion of this project, will be financed through the U.S. Small Business Administration (SBA), Tetra Tech cannot sign SBA's reliance letter for Phase I ESA without modification due to the indemnification language in the letter and the associated potential legal ramifications therein. This also applies to similarly-worded reliance letters from other third party entities such as banks or local business associations.

6.0 CONDITIONS OF ENGAGEMENT

Conditions of engagement are described in the Consulting Services Agreement dated May 21, 2012. Tetra Tech's report will be prepared on behalf of and for the exclusive use of the Client. In addition, Tetra Tech acknowledges and agrees that the Client may convey the report, to the buyer, seller, and/or title insurer associated with the purchase of the site. The Client acknowledges and agrees that our report and the findings in the report shall not, in whole or in part, be disseminated or conveyed to any other party, or used or relied upon by any other party, except for the specific purpose and to the specific parties alluded to above, without the prior written consent of Tetra Tech. Tetra Tech would be pleased to discuss the conditions associated with any such additional dissemination, use, or reliance by other parties.

7.0 LIMITATIONS

It should be understood that the findings and conclusions of the Phase I ESA will not be scientific certainties, but rather opinions based on our professional judgment concerning the significance of the data gathered during the course of the site assessment. Tetra Tech will not be able to represent that the site contains no hazardous waste or materials, petroleum products, or other latent conditions beyond that detected or observed by Tetra Tech personnel during the site assessment and historical research. It should also be noted that snow cover at the time of the reconnaissance could limit observations and obscure potential RECs and that this may be considered a data gap for the report.

8.0 ACCEPTANCE

This proposal may be accepted by signing the attached Work Authorization No. 15. Please return a signed copy of the work order to our office. We will then sign the agreement and forward you a fully executed copy. This proposal for services constitute the entire agreement between parties.



TETRA TECH

Ms. Sara Hudson
Snowy Mountain Development Corporation
July 10, 2019

Tetra Tech appreciates the opportunity to provide this proposal. If you have any questions regarding our proposed scope of work, please contact me at (406) 437-9858 or by email at nicholas.sovner@tetrattech.com.

Sincerely,
Tetra Tech

Nicholas Sovner
Brownfields Project Manager

Encl: Cost Estimate
Work Authorization No. 15
User Questionnaire

Ec: Kathie Bailey, SMDC, smdcdist6@hotmail.com



USER QUESTIONNAIRE

Phase I Environmental Site Assessment
All Appropriate Inquiry

Site Name: Kozy Korner Café ESA

Site Address: 1 Broadway Ave, Winnett, Montana

Site Legal Description: Legal Description: Winnett Original Townsite, S06, T14 N, R27 E, Block 15, Lots 10 – 12

ASTM 1527-13 and U.S. Environmental Protection Agency (EPA)'s All Appropriate Inquiry rule requires that the use of an Environmental Site Assessment (ESA) provide certain information for incorporation into the ESA report in order to qualify for one of the Landowner Liability Protections (LLPs; see ASTM 1527-13). Therefore, we are requesting that **Snowy Mountain Development Corporation (SMDC)** answer the questions below as they pertain to the above described property (the "Site"). The following questions were obtained from ASTM 1527-13.

1. Why is **SMDC** requesting preparation of this Phase I ESA?

The property owner has requested assistance for an assessment of her property to help facilitate its sell.

Environmental cleanup liens that are filed or recorded against the Site (40 CFR 312.25)

2. Is **SMDC**, as the user of this ESA, aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state or local law?

YES NO

Activity and land use limitations that are in place on the Site or that have been filed or recorded in a registry (40 CFR 312.26)

3. Is **SMDC** aware of any activity use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, state or local law?

YES NO



Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

4. As user of this ESA, does SMDC, have any specialized knowledge or experience related to the Site or nearby properties?

YES NO [circled] _____

5. Is SMDC involved in the same line of business as the current or former occupants of the Site or on adjoining properties such that you would have knowledge of the chemical and processes used by current or former occupants?

YES NO [circled] _____

Relationship of the purchase price to the fair market value of the Site if it were not contaminated (40 CFR 312.29)

6. Does the purchase price being paid for this Site reasonably reflect the fair market value of the Site?

YES NO Unknown _____

7. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Site?

YES NO N/A _____



Commonly known or reasonably ascertainable information about the Site (40 CFR 312.20)

8. Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases?

YES NO _____

8a. Do you know the past uses of the Site?

YES NO _____

8b. Do you know the specific chemicals that are present or once were present at the Site?

YES NO _____

8c. Do you know of spills or other chemical releases that have taken place at the Site?

YES NO _____

8d. Do you know of any environmental cleanups that have taken place at the property?

YES NO _____



The degree of obviousness of the presence or likely presence of contamination at the Site, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

9. As the user of this ESA, based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

YES NO

 C

User Questionnaire completed by:

GARA HUDSON REGIONAL DIRECTOR
Print Name & Title

US EPA BROWNFIELDS GRANTOR
Association with Site

[Signature]
Signature

7/12/19
Date

APPENDIX C – PHYSICAL SETTING RECORDS

Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Commercial Property](#)
Geocode: [55-2374-06-2-09-10-0000](#) **Assessment Code:** [0001000530](#)
Primary Owner: **PropertyAddress:** [1 S BROADWAY AVE](#)
[WOOD ELLEN C](#) [WINNETT, MT 59087](#)
[PO BOX 34](#) **COS Parcel:**
[WINNETT, MT 59087-0034](#)
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: [WINNETT ORIGINAL TOWNSITE](#)

Legal Description:

[WINNETT ORIGINAL TOWNSITE, S06, T14 N, R27 E, BLOCK 15, Lot 10 - 12](#)

Last Modified: [7/11/2019 1:28:25 PM](#)

General Property Information

Neighborhood: [255.103.C](#) **Property Type:** [IMP_U - Improved Property - Urban](#)
Living Units: [0](#) **Levy District:** [55-0641-1 IN](#)
Zoning: **Ownership %:** [100](#)

Linked Property:

Linked Property	Link Type	
55-0001000530-001	Real Property/Personal Property Link	View

Exemptions:

[No exemptions exist for this property](#)

Condo Ownership:

General: [0](#) **Limited:** [0](#)

Property Factors

Topography: [1](#) **Fronting:** [1 - Major Strip or Central Business District](#)
Utilities: [1](#) **Parking Type:** [3 - On and Off Street](#)
Access: [1](#) **Parking Quantity:** [2 - Adequate](#)
Location: [4 - Commercial Area](#) **Parking Proximity:** [3 - On Site](#)

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.241	4,375.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/1/2018			11/5/2018	054171	Beneficiary Deed
2/20/2015			3/9/2015	052824	Personal Representative or Executor's Deed of Distribution
3/22/1995	22	399			
7/1/1994	22	223			

Owners

Party #1

Default Information: [WOOD ELLEN C](#)
[PO BOX 34](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Beneficiary Owner](#)

Last Modified: [12/19/2018 10:58:59 AM](#)

Other Names

Other Addresses

Name	Type	Other Addresses
PHIPPS COLE L & MICHAEL D	BENF - Beneficiary Deed	No other address

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2019	4375	44325	48700	INCOME
2018	6194	46206	52400	INCOME
2017	6194	46206	52400	INCOME

Market Land

Market Land Item #1

Method: [Sqft](#) **Type:** [Primary Site](#)

Width: **Depth:**

Square Feet: [10,500](#) **Acres:**

Valuation

Class Code: [2207](#) **Value:** [4375](#)

Dwellings**Existing Dwellings**

[No dwellings exist for this parcel](#)

Other Buildings/Improvements

Outbuilding/Yard Improvements

[No other buildings or yard improvements exist for this parcel](#)

Commercial

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1	KOZY KORNER	321 - Restaurant	1	1962	View

General Building Information

Building Number: 1 **Building Name:** KOZY KORNER **Structure Type:** 321 - Restaurant
Units/Building: 1 **Identical Units:** 1
Grade: F **Year Built:** 1962 **Year Remodeled:** 1984
Class Code: 3507 **Effective Year:** 1975 **Percent Complete:** 0

Interior/Exterior Data Section #1

Level From: 01 **Level To:** 01 **Use Type:** 035 - Tavern/Bar

Dimensions

Area: 936 **Use SK Area:** 0
Perimeter: 154 **Wall Height:** 8

Features

Exterior Wall Desc: 02 - Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 35
% Interior Finished: 100 **Partitions:** 1-Below Normal **Heat Type:** 4-Electric
AC Type: 2-Unit **Plumbing:** 2-Normal
Physical Condition: 2-Fair **Functional Utility:** 2-Fair

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #2

Level From: 01 **Level To:** 01 **Use Type:** 031 - Restaurant

Dimensions

Area: 992 **Use SK Area:** 0
Perimeter: 126 **Wall Height:** 8

Features

Exterior Wall Desc: 02 - Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 35
% Interior Finished: 100 **Partitions:** 1-Below Normal **Heat Type:** 4-Electric
AC Type: 2-Unit **Plumbing:** 2-Normal
Physical Condition: 2-Fair **Functional Utility:** 2-Fair

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
CF1 - Cooler, cooler, 32 to 60 degrees	1	00	00	0	36	9399.438	9399
SS2 - Sprinkler System, dry pipe	1	00	00	0	32	108.384	108
CP6 - Canopy Roof, Average	1	16	28	0	00	11082.624	11083

Elevators and Escalators

No elevators or escalators exist for this building

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

	Ground Water Information Center MBMG Data Center Montana Bureau of Mines and Geology Montana Technological University 1300 West Park Street - Natural Resources Building Room 329 Butte Montana 59701-8997 Ph: (406) 496-4336 Fx: (406) 496-4343	You are currently signed in. 7/16/2019 Sign Out
Home Well Data Reports Data Coop DrillerWeb DNRC Help!		
Menus: Main SWL GWCP Projects Coal Coal Quality Geothermal		

GWIC Data > Well Construction Data > Township: 14N Range: 27E Sec: 6

The following data were returned from the GWIC databases for the area you requested. For a more detailed description of the data view the [GWIC Metadata report](#). If you notice data entry errors or have questions please let us know by sending us an Email at GWIC@mtech.edu. If you wish to view a one page report for a particular site, click the hyperlinked **Gwic Id** for that well. Scroll to the right of your screen to view all the data. All data displayed on the screen may not show up when printed.

Retrieval Statistics*			
Field	Max	Min	Avg
Total Depth (ft)	2,529.00	11.50	196.87
Static Water Level (ft)	1,853.00	5.30	129.35
Yield (gpm)	25.00	1.50	10.91

* These statistics do not take any geographic, topographic, or geologic factors into consideration. Negative swl values are reported for water levels that are above land surface.

Did you know about...

Other GWIC data

GWIC has 3 water quality sample(s) for this area.
 GWIC has 2 field visit(s) for this request area.
 GWIC has 1 water level(s) for this request area.

Thanks, Just take me back to the menu.

Other MBMG data

MBMG has 380 publications available for PETROLEUM county.
 MBMG has 0 abandoned mine record(s) for this request area.

Gwic Id	PDF	DNRC WR	Site Name	Twn	Rng	Sec	Q Sec	Ver?	Type	Td	Swl	Pwl	Rwl	Yield	Test	Date	Use
25993		C029292-00	BARBEE MARTIN J.	14N	27E	6		No	WELL	30.00	16.00	20.00		8.00	PUMP	7/29/1980	DOMESTIC
25994			BELSTAD HAROLD	14N	27E	6		No	WELL	29.00	22.00	22.00		10.00	PUMP	7/9/1979	DOMESTIC
25995			BEVIS BETTY	14N	27E	6		No	WELL	30.00	20.00	20.00		10.00	PUMP	7/19/1979	DOMESTIC
25996			GALLICKSON DONALD #1	14N	27E	6		No	WELL	40.00	40.00			8.00	OTHER	1/1/1955	DOMESTIC
25989			LENGEMANN HENRY G & EVA O	14N	27E	6		No	WELL	24.00	13.00	11.00		10.00	OTHER	5/1/1954	IRRIGATION
125355			MDOH * MAINTENANCE SHOP SITE*MW-1	14N	27E	6		No	WELL	16.00	7.60				OTHER	8/13/1991	MONITORING
125356			MDOH * MAINTENANCE SHOP SITE*MW-2	14N	27E	6		No	WELL	16.00	7.40				OTHER	8/13/1991	MONITORING
125357			MDOH * MAINTENANCE SHOP SITE*MW-3	14N	27E	6		No	WELL	16.00	5.30				OTHER	8/13/1991	MONITORING
129612			PETROLEUM COUNTY SHOP * MW-1	14N	27E	6		No	WELL	19.20					OTHER	8/10/1991	MONITORING
129613			PETROLEUM COUNTY SHOP * MW-2	14N	27E	6		No	WELL	19.00					OTHER	8/10/1991	MONITORING
129614			PETROLEUM COUNTY SHOP * MW-3	14N	27E	6		No	WELL	19.50					OTHER	8/10/1991	MONITORING
25992			SOIL CONS. SERVICE	14N	27E	6		No	WELL	2,529.00	1,853.00			25.00	OTHER	10/9/1939	PUBLIC WATER SUPPLY
25990		C025919-00	TRIPP RICHARD	14N	27E	6		No	WELL	37.00	20.00	25.00		4.00	PUMP	7/14/1979	DOMESTIC
25997			GLATZ R.G.	14N	27E	6	B	No	WELL	24.00	10.00				OTHER	7/1/1952	IRRIGATION
25962			ORE GEORGE D	14N	27E	6	B	No	WELL	31.00	18.00	18.00		2.00	OTHER	2/23/1954	IRRIGATION
127800			JENSEN JACK	14N	27E	6	BA	No	WELL	50.00	15.00		15.00	5.00	AIR	12/28/1991	IRRIGATION
160474			MT HIGHWAY DEPT * FILE # 6411	14N	27E	6	BD	No	WELL	11.50					OTHER	10/3/1996	UNKNOWN
160476			MT HIGHWAY DEPT * FILE # 6412	14N	27E	6	BD	No	WELL	11.50					OTHER	10/3/1996	
249445			GERSHMEL GARY	14N	27E	6	BDA	No	WELL	80.00	32.00		32.00	1.50	AIR	9/29/2008	DOMESTIC
25998			GALLICKSON DONALD #2	14N	27E	6	BDD	No	WELL	40.00	40.00			8.00	OTHER	1/1/1955	DOMESTIC
149059		C093880-00	KNUTSON CI	14N	27E	6	BDD	No	WELL	40.00	14.00	20.00	14.00	15.00	PUMP	3/23/1995	IRRIGATION
156914		C096826-00	PIERCE TRUCK & EQUIPMENT	14N	27E	6	BDD	No	WELL	30.00	15.00	19.00	15.00	15.00	PUMP	3/22/1995	IRRIGATION

149060		C093882-00	WELTER VIOLA	14N	27E	6	BDD	No	WELL	30.00	14.00	20.00	15.00	PUMP	3/22/1995	IRRIGATION
25999			MERTEN VELMA	14N	27E	6	C	No	WELL	33.00	18.00	18.00	10.00	OTHER	8/15/1955	IRRIGATION
194150			B AND D GAS STATION *201480	14N	27E	6	CA	No	WELL	25.00				OTHER	12/3/2001	MONITORING
194199			B AND D GAS STATION*201481	14N	27E	6	CA	No	WELL	25.00				OTHER	12/3/2001	MONITORING
194200			B AND D GAS STATION*201482	14N	27E	6	CA	No	WELL	25.00				OTHER	12/3/2001	MONITORING
129616			MONTANA PETROLEUM SUPPLY * WELL # 1	14N	27E	6	CAA	No	WELL	35.00				OTHER	12/26/1991	MONITORING
129617			MONTANA PETROLEUM SUPPLY * WELL # 2	14N	27E	6	CAA	No	WELL	35.00				OTHER	12/13/1991	MONITORING
129618			MONTANA PETROLEUM SUPPLY * WELL # 3	14N	27E	6	CAA	No	WELL	30.00				OTHER	12/27/1991	MONITORING
129619			MONTANA PETROLEUM SUPPLY * WELL # 4	14N	27E	6	CAA	No	WELL	25.00				OTHER	12/30/1991	MONITORING
129615			MONTANA PETROLEUM SUPPLY * WELL #5	14N	27E	6	CAA	No	WELL	30.00				OTHER	12/27/1991	MONITORING
194197			WINNETT TIRE * 201486	14N	27E	6	CB	No	WELL	22.00				OTHER	12/4/2001	MONITORING
194153			WINNETT TIRE*201483	14N	27E	6	CB	No	WELL	22.00				OTHER	12/4/2001	MONITORING
194195			WINNETT TIRE*201484	14N	27E	6	CB	No	WELL	22.00				OTHER	12/4/2001	MONITORING
194196			WINNETT TIRE*201485	14N	27E	6	CB	No	WELL	22.00				OTHER	12/4/2001	MONITORING
194198			WINNETT TIRE*201487	14N	27E	6	CB	No	WELL	22.00				OTHER	12/4/2001	MONITORING
902126			CITY OOF WINNET-1	14N	27E	6	D	No	PETWELL							
288626			MONTANA PETROLEUM SUPPLY * ASHLEY AVENUE	14N	27E	6	DA	No	WELL	25.00	12.00					MONITORING
25991		C125936-00	TOWN OF WINNETT -WELL 1	14N	27E	6	DAB	No	WELL	2,153.00	524.00	524.00	15.00	PUMP	10/27/1972	PUBLIC WATER SUPPLY
132759		C055980-00	TOWN OF WINNETT * WELL 2	14N	27E	6	DBDD	Yes	WELL	2,151.00		693.00	24.00	PUMP	11/13/1983	PUBLIC WATER SUPPLY

End of Report.
41 record(s) listed.

Items of Note:

¹This report is restricted to site types of **WELL, BOREHOLE, SPRING, COAL BED METHANE WELL, PETWELL, PIEZOMETER.**

²A single well record (a distinct GWIC Id) may be represented by more than one line in this report if more than one performance test was conducted on the well at the time of drilling.

Explanation of Columns:

GWIC Id = Key field for the GWIC database. Links to one page reports.

PDF = Are scanned documents available through the Document Manager?

- = Yes, click on the icon to download the PDF file.
- = No, well was submitted electronically. No paper record exists.
- = No, record does have a known well log but it is not scanned yet.
- = No, record may or may not have a document to scan. Metadata is unclear.
- = No, record was created from a source other than a well log. No paper record exists.

DNRC WR = Water right number assigned to this site by Department of Natural Resources and Conservation.

Site Name = Current owner name assigned to GWIC record.

Location = Location of site in Montana township, range, section, and quarter-section coordinates.

Ver? = Has this location been verified by field staff?

Type = Type of site assigned to GWIC record.

Td = Total depth of well in feet below ground.

Swl = Static water level in feet above/below ground - Negative values are reported for water levels that are above land surface.

Pwl = Pumping water level in feet below ground.

Rwl = Recovery water level in feet below ground.

Yield = Yield in gallons per minute.

Test = Type of performance test reported.

Date = Completion date of well/borehole.

Use = Reported use of water.

Disclaimer:

The preceding materials represent the contents of the GWIC databases at the Montana Bureau of Mines and Geology at the time and date of the retrieval. The information is considered unpublished and is subject to correction and review on a daily basis. The Bureau warrants the accurate transmission of the data to the original end user at the time and date of the retrieval [7/16/2019 12:47:30 PM]. Retransmission of the data to other users is discouraged and the Bureau claims no responsibility if the material is retransmitted. There may be wells in the request area that are not recorded at the Information Center.

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MONTANA WELL LOG REPORT

Other Options

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

[Return to menu](#)
[Plot this site in State Library Digital Atlas](#)
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[View scanned well log \(5/11/2007 4:39:02 PM\)](#)

Site Name: LENGEMANN HENRY G & EVA O
GWIC Id: 25989

Section 7: Well Test Data

Section 1: Well Owner(s)

1) LENGEMANN, HENRY G. AND EVA O. (MAIL)
 N/A
 WINNETT MT 59087 [05/01/1954]

Total Depth: 24
 Static Water Level: 13
 Water Temperature:

Unknown Test Method *

Yield 10 gpm.
 Pumping water level 11 feet.
 Time of recovery _ hours.
 Recovery water level _ feet.

Section 2: Location

Township	Range	Section	Quarter Sections
14N	27E	6	
County		Geocode	

PETROLEUM

Latitude	Longitude	Geomethod	Datum
47.005214	-108.346959	TRS-SEC	NAD83

Ground Surface Altitude **Ground Surface Method** **Datum** **Date**

* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.

Addition

ORIGINAL TOWNSITE OF WINNETT

Block	Lot
9	19

Section 8: Remarks

Section 3: Proposed Use of Water

IRRIGATION (1)

Section 9: Well Log

Geologic Source

Unassigned
 Lithology Data

Section 4: Type of Work

Drilling Method: ROTARY
 Status: NEW WELL

There are no lithologic details assigned to this well.

Section 5: Well Completion Date

Date well completed: Saturday, May 01, 1954

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	13	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
0	24	6				GALVANIZED

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
15	24	6			PERFORATED CASING

Annular Space (Seal/Grout/Packer)

There are no annular space records assigned to this well.

Name: EARL PHILLIPS
Company: PHILLIPS
License No.: -
Date Completed: 5/1/1954

MONTANA WELL LOG REPORT

Other Options

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

[Return to menu](#)
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[Plot this site in Google Maps](#)
[View scanned well log \(8/13/2008 10:02:30 AM\)](#)

Site Name: SOIL CONS. SERVICE
GWIC Id: 25992

Section 7: Well Test Data

Section 1: Well Owner(s)

1) SOIL CONSERVATION SERVICE (MAIL)
 N/A
 WINNETT MT 59087 [10/09/2039]

Total Depth: 2529
 Static Water Level: 1853
 Water Temperature:

Unknown Test Method *

Yield 25 gpm.
 Pumping water level _ feet.
 Time of recovery _ hours.
 Recovery water level _ feet.

Section 2: Location

Township	Range	Section	Quarter Sections
14N	27E	6	
County		Geocode	

PETROLEUM

Latitude	Longitude	Geomethod	Datum
47.005214	-108.346959	TRS-SEC	NAD83
Ground Surface Altitude	Ground Surface Method	Datum Date	

* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.

Addition	Block	Lot

Section 3: Proposed Use of Water

PUBLIC WATER SUPPLY (1)

Section 8: Remarks

Section 4: Type of Work

Drilling Method:
 Status: NEW WELL

Section 9: Well Log

Geologic Source

Unassigned

Section 5: Well Completion Date

Date well completed: Monday, October 09, 1939

From	To	Description
0	30	TOP SOIL
30	35	GRAVEL
35	1678	COLORADO SHALE (GRAY)
1678	1720	SAND
1720	1853	RED SHALE
1853	1873	SAND
1873	1987	RED SHALE
1987	1995	SAND
1995	1997	ROCK
1997	2001	SAND
2001	2050	RED SHALE
2050	2051	ROCK
2051	2317	SHALE
2317	2327	ROCK
2327	2529	GRAY SHALE

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	2529	6.625

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint Type
0	1940	6			STEEL

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
1940	2529	6			OPEN HOLE

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?
0	0	CEMENT	

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name: ASKIN
Company: GEO ASKIN
License No.: -
Date Completed: 10/9/1939

SITE INVESTIGATION REPORT

**Winnett Tire
GS Oil, Inc.
115 North Broadway Avenue
Winnett, Montana
Facility ID No. 35-00536
Release ID No. 3694**

Prepared for:

Montana Department of Environmental Quality
Petroleum Tank Cleanup Section
PO Box 200901
Helena, MT 59620-0901

DEQ Contract No. 414016 - Task Order 26

April 2016

Olympus Work Order No. A4648



Olympus Technical Services, Inc.

1305 South 27th Street West, #1 • Billings, MT 59102 • (406) 245-3554

EXECUTIVE SUMMARY

This report presents the results of confirmation sampling conducted by Olympus Technical Services, Inc. (Olympus), on behalf of Montana Department of Environmental Quality/Petroleum Tank Cleanup Section (DEQ), at the Winnett Tire Property (Facility, DEQ Facility ID No. 35-00536), located at 115 North Broadway Avenue in Winnett, Montana. Underground storage tanks (USTs) were removed in March 1999 and contaminated soil excavated from under the USTs was returned to tank basin. Soil and groundwater samples collected during previous investigations indicated that gasoline range compounds exceeded risk based screening levels (RBSLs). DEQ assigned Release No. 3694 to the Facility.

The work was conducted in accordance with DEQ Contract number 414016-TO-26. The purpose of the confirmation sampling event was to assess subsurface soil and groundwater for the presence of petroleum products due to Release 3694. The field investigation was conducted on March 9 and 10, 2016.

The scope of work in DEQ contract 414016-TO-26 included the following tasks:

- Task 1: Task Order Reports
- Task 2: Preliminary Items to Schedule and Coordinate
- Task 3: Confirmation Soil Sampling
- Task 4: Groundwater Sampling
- Task 5: Disposal of Drill Cuttings
- Task 6: Abandonment of Soil Borings
- Task 7: Tap Water Sampling
- Task 8: Project Report

Project field work that was conducted on March 9 and 10, 2016, included:

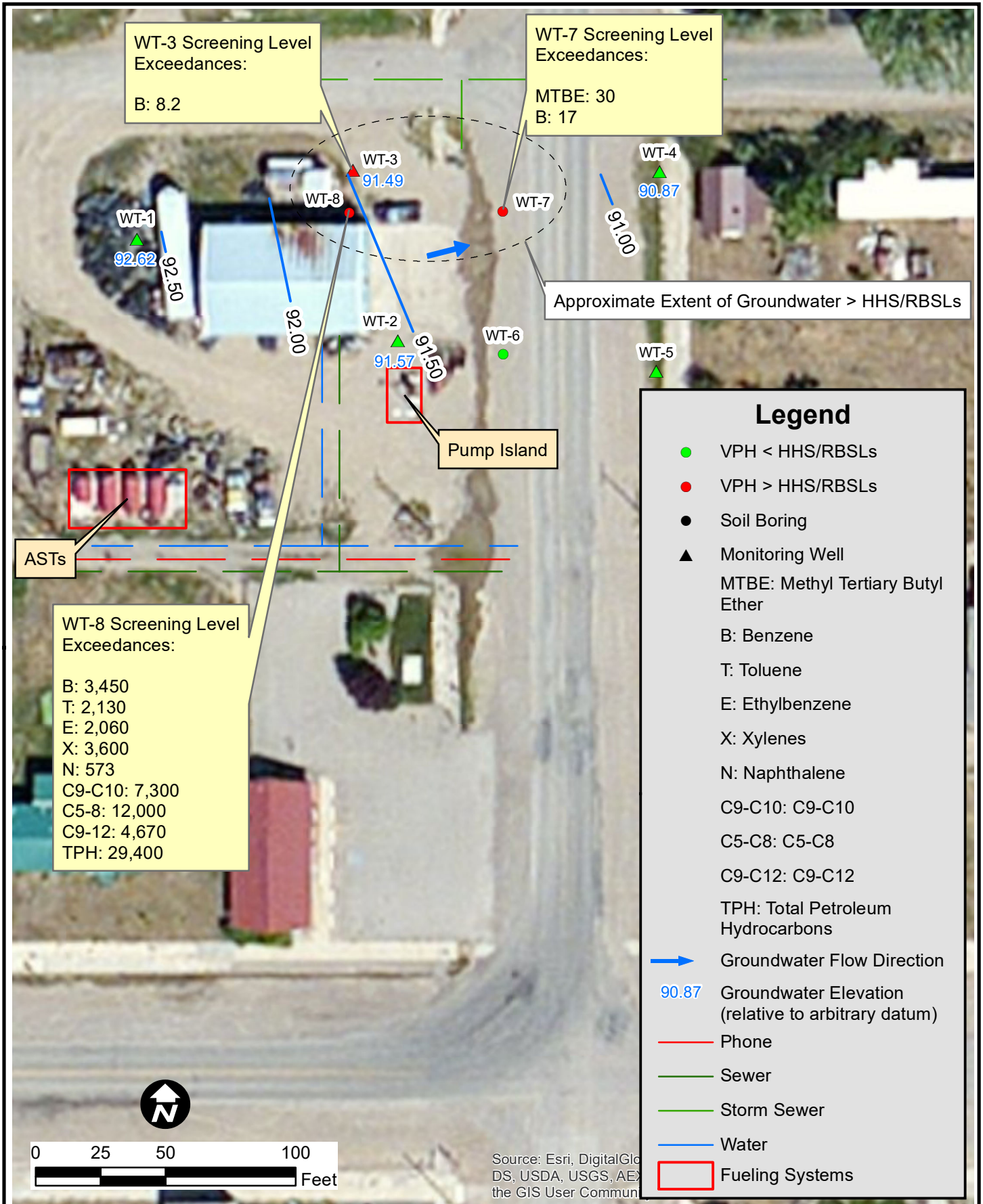
- Advancing two soil borings (WT-6 and WT-7) to approximately 20 feet bgs and advancing one boring (WT-8) to approximately 15 feet bgs with a hydraulic direct push drill rig. Soil samples were collected on a continuous basis from ground surface to 15 feet below ground surface in each boring. Borings WT-6 and WT-7 were advanced to 20 feet bgs to encounter groundwater; however, soil samples were not collected from 15 to 20 feet bgs.
- Field analyzing soil samples for organic vapors according to a headspace method with a photo-ionization detector (PID) and submitting soil samples for volatile petroleum hydrocarbons (VPH) and lead scavenger (1,2-dichloroethane [DCA] and ethylene dibromide [EDB] laboratory analysis.
- Collection of groundwater samples from four Facility monitoring wells and the three soil borings for VPH, DCA, EDB laboratory analysis.
- Collection of a tap water sample from the Facility for volatile organic compounds (VOCs, EPA Method 524.2) laboratory analysis.

Results of the March 2016 field investigation provide evidence for the following conclusions:

- Soil RBSLs for VPH compounds were exceeded in vadose zone soil in the former UST basin and in a soil boring located in MDT right-of-way approximately 60 feet east of the UST basin.
- Soil RBSLs for VPH compounds were exceeded near the top of the aquifer in the former UST basin.
- Soil RBSLs for VPH compounds were not exceeded at 15 feet bgs in the three soil borings completed in March 2016.
- Groundwater flow at the Facility is east. Groundwater was encountered at approximately 16 feet bgs in borings WT-6 and WT-7 and at 10 feet bgs in boring WT-8 during advancement of the borings and was measured at approximately 6.5 to 7.8 bgs in the temporary piezometers, indicating confining conditions in the uppermost aquifer. Boring WT-8 was completed in the former UST basin where low-permeability clay above the water table was disturbed.
- A dissolved phase petroleum hydrocarbon plume with concentrations of VPH compounds exceeding HHS and RBSLs extends from the former UST basin east beneath North Broadway.
- Underground utility corridors do not appear to be threatened.

Based on results of the confirmation sampling in March 2016, recommendations for future actions include:

- Excavation of petroleum impacted soil to the extent practicable in the former UST basin.
- Additional groundwater monitoring after soil excavation.





Olympus Technical Services, Inc.

Boring Log: WT-6

Well Location : Winnett, MT
Sctn, Tnsp, Rng : 14N 27E Sec 6
County : Petroleum

Winnett Tire
115 North Broadwater Ave
Winnett, MT 59087

Date Started : 3/9/16
Date Completed : 3/9/16
Hole Diameter : 2.5"
Drilling Method : Direct Push
Sampling Method : Continuous
Logged By : Jonathan Love

Driller : Donnie Zier
Drill Company : Olympus Tech Serv
Address : 1305 S 27th St W, Suite 1
City, State, Zip : Billings, MT 59102
License Number :

Project # A4648

Depth in Feet	Surf. Elev.	USCS	GRAPHIC	DESCRIPTION	PID (ppm)			Sample	Well: Elev.:
					0	10	20		
0		GW		Gravel Fill Material					
		CH		FAT CLAY, gray and red-brown, white in parts, high plasticity, silty, dry @ 3' becoming brown in color					
5		CL		CLAY, olive brown, medium plasticity, silty, damp					
		CH		FAT CLAY, olive brown, high plasticity, damp					
15		GW		GRAVEL, silty sand matrix olive brown, fine to coarse grained, faint hydrocarbon odor, damp @ 14.5' Sample collected and submitted for laboratory analysis No sample collection from 15'-20', Gravel inferred based on drilling @ approximately 16' wet					
20									



Olympus Technical Services, Inc.

Boring Log: WT-7

Well Location : Winnett, MT
Sctn, Tnsp, Rng : 14N 27E Sec 6
County : Petroleum

Winnett Tire
115 North Broadwater Ave
Winnett, MT 59087

Date Started : 3/9/16
Date Completed : 3/9/16
Hole Diameter : 2.5"
Drilling Method : Direct Push
Sampling Method : Continuous
Logged By : Jonathan Love

Driller : Donnie Zier
Drill Company : Olympus Tech Serv
Address : 1305 S 27th St W, Suite 1
City, State, Zip : Billings, MT 59102
License Number :

Project # A4648

Depth in Feet	Surf. Elev.	USCS	GRAPHIC	DESCRIPTION	PID (ppm)			Sample	Well: Elev.:
					0	400	800		
0		GW		Gravel Fill Material					
		CH		FAT CLAY, olive gray, red-brown in parts, high plasticity, dry @ 2' very faint hydrocarbon odor					
5		CL		CLAY, olive gray, medium plasticity, silty, faint hydrocarbon odor, damp @ 4.5' becoming gray in color, black in parts, increase in hydrocarbon odor @ 4.5' Sample collected and submitted for laboratory analysis					
10		CH		FAT CLAY, olive brown to gray brown, high plasticity, very faint hydrocarbon odor, damp @ 10' mostly olive brown in color					
		CL		CLAY, olive brown, olive gray in parts, silty, damp					
15		GW		GRAVEL silty sand matrix olive brown, fine to coarse grained, hydrocarbon odor, damp @ 14.5' Black in color, strong hydrocarbon odor @ 14.5' Sample collected and submitted for laboratory analysis					
		GW		No sample collection from 15'-20', Gravel inferred based on drilling @ approximately 16' wet					
20									



Olympus Technical Services, Inc.

Boring Log: WT-8

Well Location : Winnett, MT
Sctn, Tnsp, Rng : 14N 27E Sec 6
County : Petroleum

Driller : Donnie Zier
Drill Company : Olympus Tech Serv
Address : 1305 S 27th St W, Suite 1
City, State, Zip : Billings, MT 59102
License Number :

Winnett Tire
115 North Broadwater Ave
Winnett, MT 59087

Project # A4648

Date Started : 3/9/16
Date Completed : 3/9/16
Hole Diameter : 2.5"
Drilling Method : Direct Push
Sampling Method : Continuous
Logged By : Jonathan Love

Depth in Feet	Surf. Elev.	USCS	GRAPHIC	DESCRIPTION	PID (ppm)			Sample	Well: Elev.:
					0	800	1600		
0		CL		CLAY with Gravel, brown, fine gravel, medium to high plasticity, damp					
5		CL		Silty CLAY, olive brown to olive gray, low plasticity, silty, damp @ 4.5' black in parts, hydrocarbon odor @ 4.5' Sample collected and submitted for laboratory analysis @ 6.5' medium plasticity, olive gray, black in parts, strong hydrocarbon odor @ 8' low plasticity @ 8' Sample collected and submitted for laboratory analysis					
10		SM		Silty SAND, olive gray, black in parts, fine sand grains, slight hydrocarbon odor @ approximately 10' wet @ 11.5' light brown in color, no hydrocarbon odor @ 14.5' Sample collected and submitted for laboratory analysis					
15									
20									

APPENDIX D – HISTORICAL USE RECORDS

Kozy Korner Cafe

1 Broadway Ave

Winnett, MT 59087

Inquiry Number: 5715093.3

July 14, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

07/14/19

Site Name:

Kozy Korner Cafe
1 Broadway Ave
Winnett, MT 59087
EDR Inquiry # 5715093.3

Client Name:

Tetra Tech, Inc.
303 Irene St.
Helena, MT 59601
Contact: Nicholas Sovner



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Tetra Tech, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # CECE-4493-9488
PO # 117-8292009
Project Kozy Korner Cafe

Maps Provided:

1929
1922



Sanborn® Library search results

Certification #: CECE-4493-9488

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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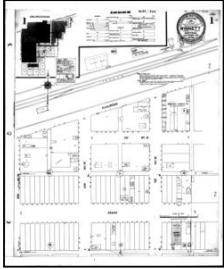
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Sanborn Sheet Key

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1929 Source Sheets



Volume 1, Sheet Keymap/Sheet 1
1929



Volume 1, Sheet 2
1929

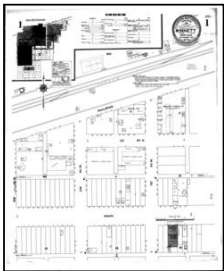


Volume 1, Sheet 4
1929



Volume 1, Sheet 5
1929

1922 Source Sheets



Volume 1, Sheet Keymap/Sheet 1
1922



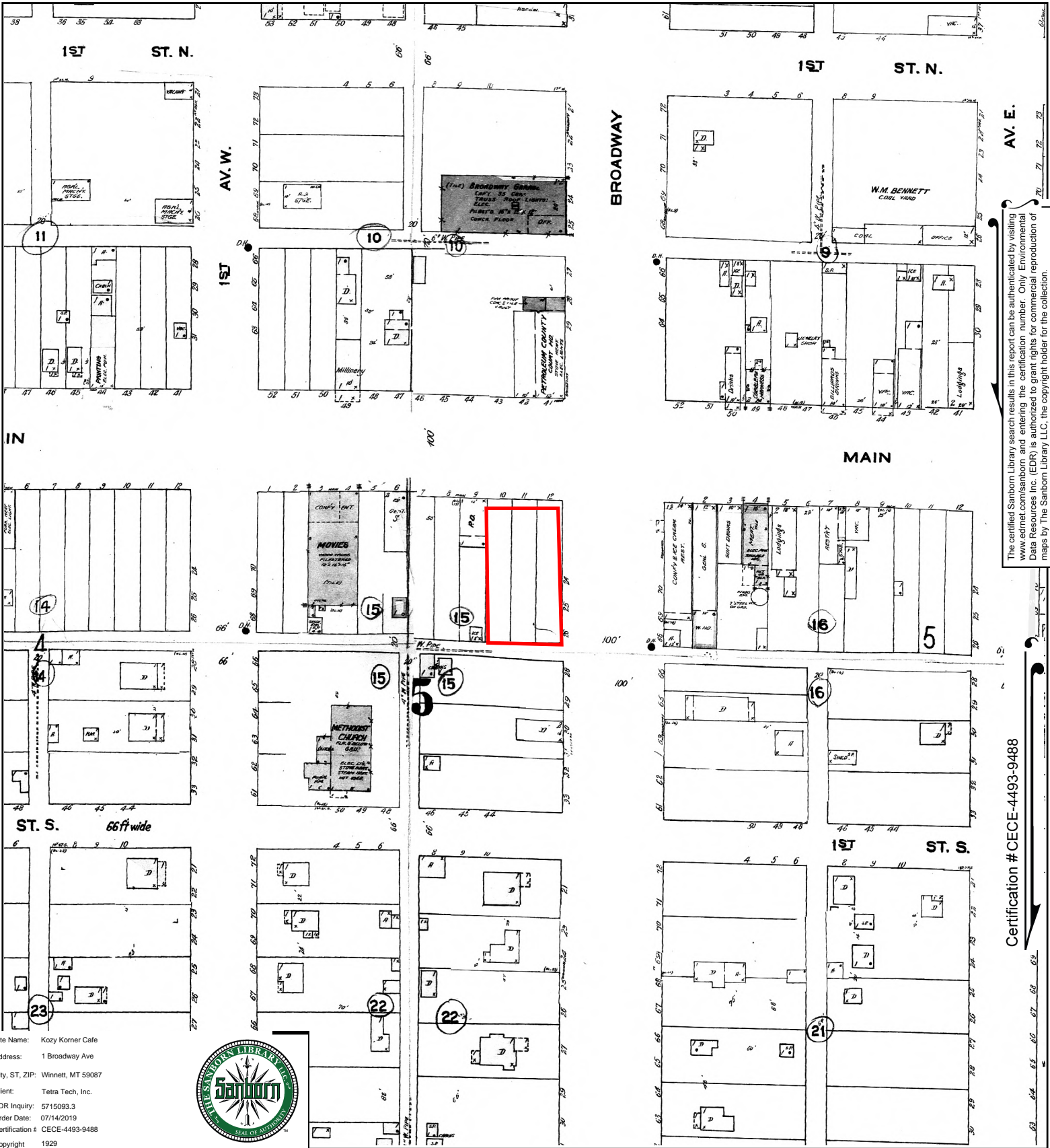
Volume 1, Sheet 2
1922



Volume 1, Sheet 4
1922



Volume 1, Sheet 5
1922



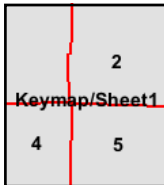
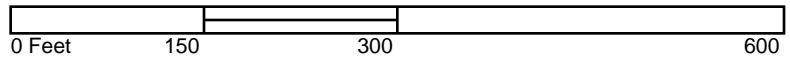
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Certification #CECE-4493-9488

Site Name: Kozy Korner Cafe
 Address: 1 Broadway Ave
 City, ST, ZIP: Winnett, MT 59087
 Client: Tetra Tech, Inc.
 EDR Inquiry: 5715093.3
 Order Date: 07/14/2019
 Certification # CECE-4493-9488
 Copyright 1929

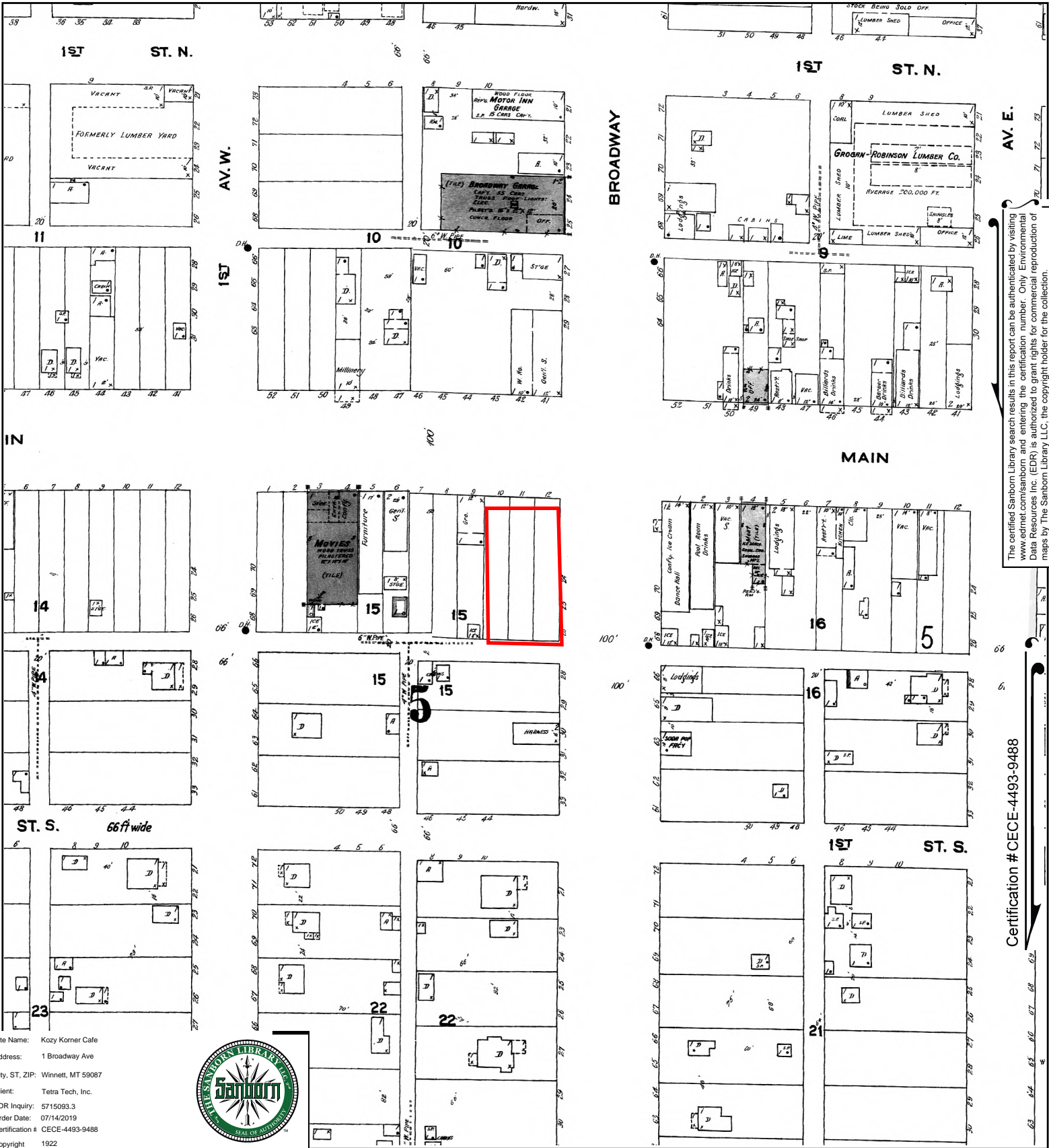


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 1, Sheet 5
- Volume 1, Sheet 4
- Volume 1, Sheet 2
- Volume 1, Sheet Keymap/Sheet1





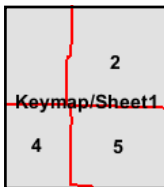
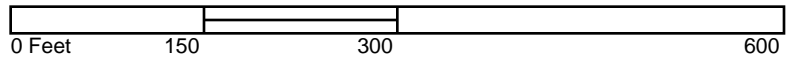
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Certification # CECE-4493-9488

Site Name: Kozy Korner Cafe
 Address: 1 Broadway Ave
 City, ST, ZIP: Winnett, MT 59087
 Client: Tetra Tech, Inc.
 EDR Inquiry: 5715093.3
 Order Date: 07/14/2019
 Certification #: CECE-4493-9488
 Copyright 1922



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 1, Sheet 5
- Volume 1, Sheet 4
- Volume 1, Sheet 2
- Volume 1, Sheet Keymap/Sheet1



Kozy Korner Cafe

1 Broadway Ave

Winnett, MT 59087

Inquiry Number: 5715093.4

July 12, 2019

EDR Historical Topo Map Report

with QuadMatch™



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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

07/12/19

Site Name:

Kozy Korner Cafe
1 Broadway Ave
Winnett, MT 59087
EDR Inquiry # 5715093.4

Client Name:

Tetra Tech, Inc.
303 Irene St.
Helena, MT 59601
Contact: Nicholas Sovner



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Tetra Tech, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	117-8292009	Latitude:	47.003742 47° 0' 13" North
Project:	Kozy Korner Cafe	Longitude:	-108.352275 -108° 21' 8" West
		UTM Zone:	Zone 12 North
		UTM X Meters:	701275.84
		UTM Y Meters:	5208982.58
		Elevation:	2955.00' above sea level

Maps Provided:

2014
1986

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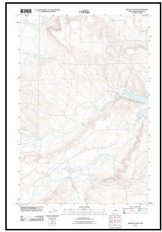
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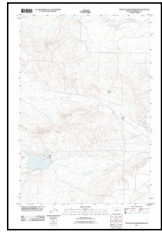
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

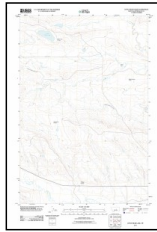
2014 Source Sheets



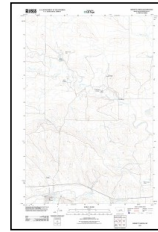
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2014
7.5-minute, 24000



Yellow Water Reservoir
2014
7.5-minute, 24000

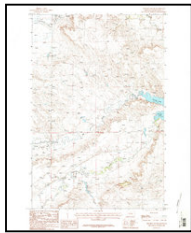


Little Bear Lake
2014
7.5-minute, 24000

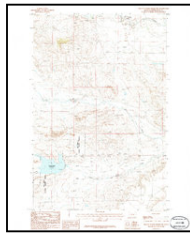


Winnett North
2014
7.5-minute, 24000

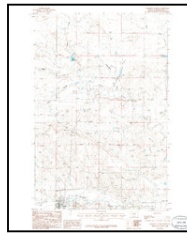
1986 Source Sheets



Winnett South
1986
7.5-minute, 24000
Aerial Photo Revised 1975



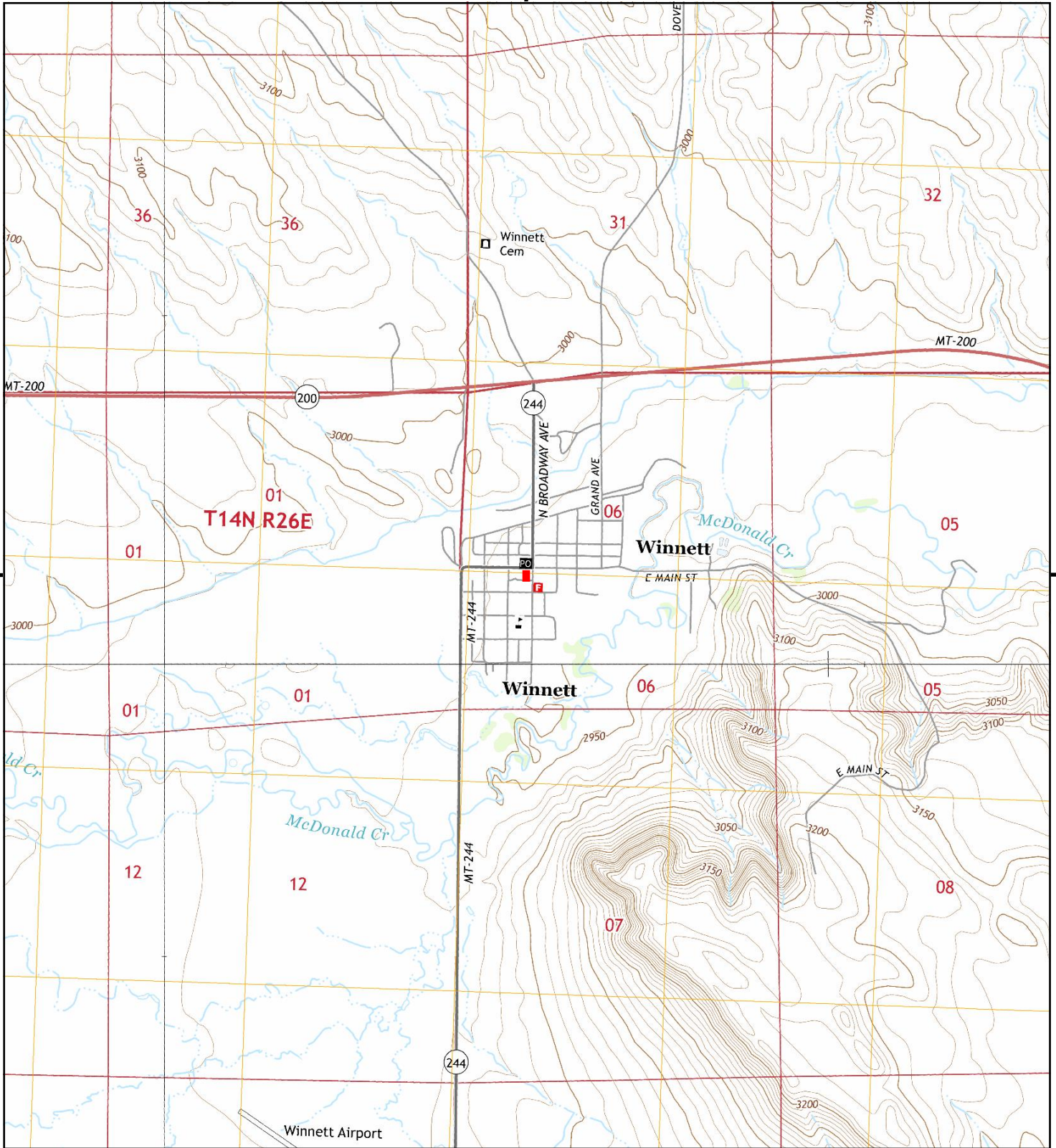
Yellow Water Reservoir
1986
7.5-minute, 24000
Aerial Photo Revised 1975



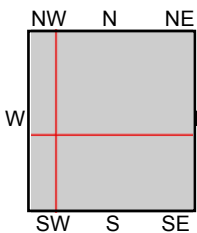
Winnett North
1986
7.5-minute, 24000
Aerial Photo Revised 1975



Little Bear Lake
1986
7.5-minute, 24000
Aerial Photo Revised 1975



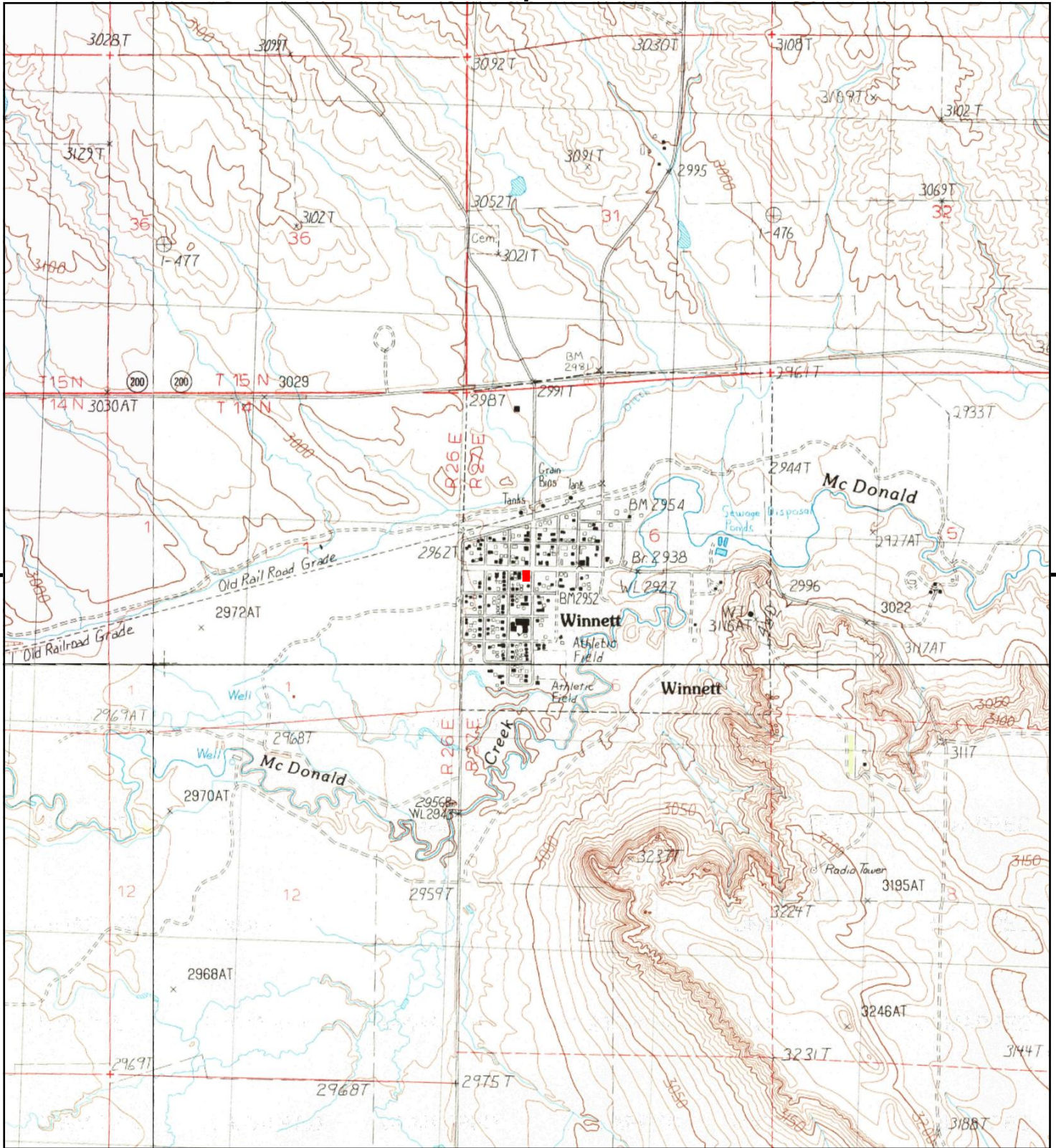
This report includes information from the following map sheet(s).



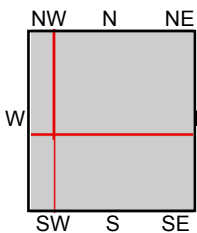
TP, Winnett North, 2014, 7.5-minute
 S, Winnett South, 2014, 7.5-minute
 SW, Yellow Water Reservoir, 2014, 7.5-minute
 NW, Little Bear Lake, 2014, 7.5-minute

SITE NAME: Kozy Korner Cafe
ADDRESS: 1 Broadway Ave
 Winnett, MT 59087
CLIENT: Tetra Tech, Inc.





This report includes information from the following map sheet(s).



TP, Winnett North, 1986, 7.5-minute
 S, Winnett South, 1986, 7.5-minute
 SW, Yellow Water Reservoir, 1986, 7.5-minute
 NW, Little Bear Lake, 1986, 7.5-minute

SITE NAME: Kozy Korner Cafe
ADDRESS: 1 Broadway Ave
 Winnett, MT 59087
CLIENT: Tetra Tech, Inc.





Kozy Korner Cafe

1 Broadway Ave

Winnett, MT 59087

Inquiry Number: 5715093.11

July 15, 2019

The EDR Aerial Photo Decade Package



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Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

07/15/19

Site Name:

Kozy Korner Cafe
1 Broadway Ave
Winnett, MT 59087
EDR Inquiry # 5715093.11

Client Name:

Tetra Tech, Inc.
303 Irene St.
Helena, MT 59601
Contact: Nicholas Sovner



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1996	1"=500'	Acquisition Date: August 23, 1996	USGS/DOQQ
1986	1"=1000'	Flight Date: July 17, 1986	USGS
1982	1"=500'	Flight Date: September 07, 1982	USGS
1975	1"=500'	Flight Date: August 31, 1975	USGS

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INQUIRY #: 5715093.11

YEAR: 2017

— = 500'





INQUIRY #: 5715093.11

YEAR: 2013

— = 500'





INQUIRY #: 5715093.11

YEAR: 2009

— = 500'





INQUIRY #: 5715093.11

YEAR: 2006

— = 500'





INQUIRY #: 5715093.11

YEAR: 1996

— = 500'





INQUIRY #: 5715093.11

YEAR: 1986

— = 1000'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

2-114

INQUIRY #: 5715093.11

YEAR: 1982

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



277

INQUIRY #: 5715093.11

YEAR: 1975

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

Kozy Korner Cafe

1 Broadway Ave
Winnett, MT 59087

Inquiry Number: 5715093.5
July 16, 2019

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

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<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive

FINDINGS

TARGET PROPERTY STREET

1 Broadway Ave
Winnett, MT 59087

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

BROADWAY AVE

2014	pg A1	EDR Digital Archive
2010	pg A3	EDR Digital Archive
2005	pg A6	EDR Digital Archive
2000	pg A8	EDR Digital Archive
1995	pg A10	EDR Digital Archive
1992	pg A13	EDR Digital Archive

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
2010	pg. A4	EDR Digital Archive
2005	pg. A7	EDR Digital Archive
2000	pg. A9	EDR Digital Archive
1995	pg. A11	EDR Digital Archive

W MAIN

W MAIN ST

2014	pg. A2	EDR Digital Archive
2010	pg. A5	EDR Digital Archive
1995	pg. A12	EDR Digital Archive
1992	pg. A14	EDR Digital Archive

City Directory Images



-

BROADWAY AVE 2014

1	KOZY KORNER CAFE & BAR
101	HARRIS CATTLE COMPANY LLC HEAVY WATER HAULERS INC
205	PETROLEUM COUNTY COMMUNITY LIB WINNETT SCHOOL
207	OLSONS GROCERY
305	B & D SERVICE

W MAIN ST 2014

5 UNITED STATES POSTAL SERVICE
111 LAIR CORPORATION

BROADWAY AVE 2010

1	KOZY KORNER CAFE & BAR
101	HEAVY WATER HAULERS INC
205	WINNETT SCHOOL
207	OLSONS GROCERY
305	B & D SERVICE

W MAIN 2010

5 UNITED STATES POSTAL SERVICE

W MAIN ST 2010

111 LAIR CORPORATION

BROADWAY AVE 2005

- 1 KOZY KORNER CAFE & BAR
- 101 HEAVY WATER HAULERS INC
- 107 OLSONS GROCERY
- 203 B & D SERVICE
- 205 WINNETT SCHOOL

W MAIN 2005

5 UNITED STATES POSTAL SERVICE



-

BROADWAY AVE 2000

- 1 KOZY KORNER CAFE & BAR
- 101 HEAVY HAULERS
- 107 OLSONS GROCERY
- 205 WINNETT SCHOOL DISTRICT 1

W MAIN 2000

5 UNITED STATES POSTAL SERVICE



-

BROADWAY AVE 1995

1	KOZY KORNER CAFE
101	HEAVY HAULERS
107	OLSONS GROCERY
205	WINNETT SCHOOL

W MAIN 1995

5 UNITED STATES POSTAL SERVICE

W MAIN ST 1995

105 WINNETT PRINTING



-

BROADWAY AVE 1992

101 HEAVY HAULERS

W MAIN ST 1992

105 WINNETT PRINTING

KOZY KORNER CAFE
1 BROADWAY AVE
WINNETT, MT 59087

Inquiry Number: 5715093.7S
JULY 17, 2019

EDR Environmental Lien and AUL Search



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

KOZY KORNER CAFE
1 BROADWAY AVE
WINNETT, MT 59087

RESEARCH SOURCE

Source 1: PETROLEUM COUNTY RECORDER'S OFFICE
Source 2: MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

PROPERTY INFORMATION

Deed 1

Type of Deed: BENEFICIARY DEED
Title is vested in: MICHAEL D PHIPPS AND COLE L PHIPPS
Title received from: ELLEN C WOOD
Date Executed: 11/01/2018
Date Recorded: 11/05/2018
Book: NA
Page: NA
Volume: NA
Instrument#: 054171
Docket: NA
Land Record Comments: THIS DEED WILL BE EFFECTIVE UPON THE DEATH OF THE GRANTOR
Miscellaneous Comments: NA

Deed 2

Type of Deed: DISTRIBUTION DEED
Title is vested in: ELLEN C WOOD
Title received from: ANNA ELLEN WOOD, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES M WOOD, DECEASED
Date Executed: 02/20/2015
Date Recorded: 03/09/2015
Book: NA
Page: NA
Volume: NA
Instrument#: 052824
Docket: NA
Land Record Comments: NA
Miscellaneous Comments: NA

EDR Environmental Lien and AUL Search

Legal Description: WINNETT ORIGINAL TOWNSITE, S06, T14 N, R27 E, BLOCK 15, LOT 10 - 12

Current Owner: ELLEN C WOOD

Property Identifiers: 55-2374-06-2-09-10-0000

Comments: NA

EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

If Found:

1st Party: NA
2nd Party: NA
Dated: NA
Recorded: NA
Book: NA
Page: NA
Docket: NA
Volume: NA
Instrument #: NA
Comments: NA
Miscellaneous: NA

OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Other AUL's: Found Not Found

If Found:

1st Party: NA
2nd Party: NA
Dated: NA
Recorded: NA
Book: NA
Page: NA
Docket: NA
Volume: NA
Instrument #: NA
Comments: NA
Miscellaneous: NA

EDR Environmental Lien and AUL Search

MISCELLANEOUS

Type of Instrument: NONE IDENTIFIED

First Party:

Second Party:

Date Executed:

Date Recorded:

Instrument #:

Book:

Page:

Comments:

EDR Environmental Lien and AUL Search

DEED EXHIBIT

Return to:
Gunderson Law Firm
PO Box 926
Billings, MT 59103-0926

054171 Fee: \$7.00 Pgs: 1
PETROLEUM COUNTY, MT Filed 11/5/2018 At 5:20 PM
JANEL TUCEK, Clerk & Recorder
by Samuel Tucek
Return To: GUNDERSON LAW FIRM BOX 926
BILLINGS, MT 59103-0926

BENEFICIARY DEED

The undersigned Owner, ELLEN C. WOOD, of PO Box 34, Winnett, Montana 59087, hereby conveys to the Grantee Beneficiaries,

MICHAEL D. PHIPPS, of PO Box 34, Winnett, Montana 59087, and
COLE L. PHIPPS, of PO Box 81, Winnett, Montana 59087,
as joint tenants with right of survivorship,

effective on Owner's death, all of Owner's interest in and to the following-described real property located in Petroleum County:

Parcel A:

Lots 10, 11, and 12, Block 15, Winnett Original, Winnett, Montana.

Parcel B:

Lots 1, 2, 3, 16, 17 and 18 in Block 11 of the Town of Winnett,
according to the map or plat thereof on file and of record in the office
of the Director of Records of Petroleum County, Montana.

If the Grantee Beneficiary predeceases the Owner, the conveyance to the Grantee Beneficiary must become void.

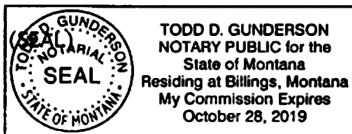
DATED this 1st day of November, 2018.

Ellen C Wood
Ellen C. Wood

STATE OF MONTANA)
 : ss.
County of Yellowstone)

On this 1st day of November, 2018, before me, the undersigned, a Notary Public for the State of Montana, personally appeared ELLEN C. WOOD, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Todd D. Gunderson
Notary Public Signature

Return to:
 Gunderson Law Firm
 PO Box 926
 Billings, MT 59103-0926

052824 Fee: \$7.00 Pgs: 1
 PETROLEUM COUNTY, MT Recorded 3/9/2015 At 9:31 AM
 KIM DOMAN, Clerk & Recorder
 by Maia Woodard
 Return To: GUNDERSON LAW FIRM Box 926
 BILLINGS, MT 59103,

DEED OF DISTRIBUTION

CHARLES M. WOOD died on October 2, 2014. Proceedings for the administration of his estate are filed in the Tenth Judicial District Court for Petroleum County, Montana, Probate No. DP-2015-06. On January 15, 2015, the undersigned was appointed Personal Representative of decedent's estate. Undersigned's Letters remain in full force and effect.

FOR THE PURPOSE OF MAKING PROPER DISTRIBUTION AS PROVIDED BY LAW, the undersigned hereby grants unto ELLEN C. WOOD, of PO Box 34, Winnett, Montana 59087, all of decedent's interest in and to the following described real property located in Petroleum County, Montana:

Lots 10, 11, and 12, Block 15, Winnett Original,
 Winnett, Montana.

TO HAVE AND TO HOLD unto the Grantee and her heirs and assigns forever.

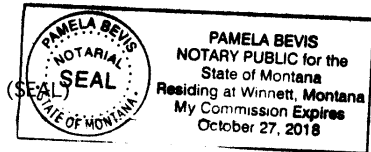
DATED this 20 day of February, 2015.

Anna Ellen Wood
 Anna Ellen Wood a/k/a Ellen C. Wood
 Personal Representative

STATE OF MONTANA)
 : ss.
 County of Petroleum

On this 20th day of February, 2015, before me, the undersigned, a Notary Public for the State of Montana, personally appeared ANNA ELLEN WOOD a/k/a ELLEN C. WOOD, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Pamela Bevis
 Pamela Bevis (Printed Name)
 Notary Public for the State of Montana;
 Residing at Winnett, Montana;
 My commission expires: Oct 27 2018

Kozy Korner Cafe

1 Broadway Ave
Winnett, MT 59087

Inquiry Number: 5715093.6
July 12, 2019

The EDR Property Tax Map Report

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

NO COVERAGE

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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Kozy Korner Cafe

1 Broadway Ave
Winnett, MT 59087

Inquiry Number: 5715093.8
July 12, 2019

EDR Building Permit Report

Target Property and Adjoining Properties

EDR Building Permit Report: Search Documentation

7/12/19

Site Name:

Kozy Korner Cafe
1 Broadway Ave
Winnett, MT 59087

Client Name:

Tetra Tech, Inc.
303 Irene St.
Helena, MT 59601

EDR Inquiry # 5715093.8

Contact: Nicholas Sovner

Search Documentation

DATA GAP

The complete collection of Building Permit data available to EDR has been searched, and as of 7/12/19, EDR does not have access to building permits in the city where your target property is located (Winnett, MT).

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.



APPENDIX E – REGULATORY REVIEW RECORDS

Kozy Korner Cafe

1 Broadway Ave
Winnett, MT 59087

Inquiry Number: 5715093.2s
July 12, 2019

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1 BROADWAY AVE
WINNETT, MT 59087

COORDINATES

Latitude (North): 47.0037420 - 47° 0' 13.47"
Longitude (West): 108.3522750 - 108° 21' 8.19"
Universal Tranverse Mercator: Zone 12
UTM X (Meters): 701282.1
UTM Y (Meters): 5208764.0
Elevation: 2955 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	S
Source:	U.S. Geological Survey
Target Property:	SW
Source:	U.S. Geological Survey
Target Property:	NW
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150719
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
 1 BROADWAY AVE
 WINNETT, MT 59087

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	WEOWNA OIL REFINERY	EAST OF WINNETT TOWN	SEMS-ARCHIVE	Lower	148, 0.028, SE
2	SOUTH BROADWAY STREE		DEL SHWS, REM RPROGRAM, WQA	Higher	154, 0.029, NE
3	B & D SERVICE MAIN S	117 E MAIN ST	LUST, UST	Higher	377, 0.071, NE
A4	WINNETT TIRE	115 N BROADWAY	LUST, UST	Lower	408, 0.077, South
A5	B & D SERVICE HWY 24	203 N BROADWAY AVE	LUST, UST	Lower	575, 0.109, South
A6	B & D SERVICE	203 N BROADWAY	EDR Hist Auto	Lower	575, 0.109, South
A7	WINNETT SCHOOL DIST	205 S BROADWAY AVE	LUST, UST	Lower	582, 0.110, South
8	PETROLEUM COUNTY	WHEELER ST & LEPPER	LUST, UST	Higher	614, 0.116, NE
9	MDOT 53 3501 WINNETT	BROADWAY AVE & RAILR	LUST, UST	Higher	785, 0.149, North
10	WEOWNA OIL REFINERY	1/4 MILE E OF TOWN	SHWS, DEL SHWS, REM RPROGRAM	Lower	2511, 0.476, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 04/11/2019 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WEOWNA OIL REFINERY Site ID: 0800452 EPA Id: MTD980953590	EAST OF WINNETT TOWN	SE 0 - 1/8 (0.028 mi.)	1	8

State- and tribal - equivalent NPL

SHWS: A review of the SHWS list, as provided by EDR, and dated 12/20/2018 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>WEOWNA OIL REFINERY</i>	<i>1/4 MILE E OF TOWN</i>	<i>ENE 1/4 - 1/2 (0.476 mi.)</i>	<i>10</i>	<i>10</i>

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 12/03/2018 has revealed that there are 6 LUST sites within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
B & D SERVICE MAIN S Facility Id: 3505551	117 E MAIN ST	NE 0 - 1/8 (0.071 mi.)	3	8
PETROLEUM COUNTY Facility Id: 3500676	WHEELER ST & LEPPER	NE 0 - 1/8 (0.116 mi.)	8	9
MDOT 53 3501 WINNETT Facility Id: 3504066	BROADWAY AVE & RAILR	N 1/8 - 1/4 (0.149 mi.)	9	10

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WINNETT TIRE Facility Id: 3500536	115 N BROADWAY	S 0 - 1/8 (0.077 mi.)	A4	8
B & D SERVICE HWY 24 Facility Id: 5613897	203 N BROADWAY AVE	S 0 - 1/8 (0.109 mi.)	A5	9
WINNETT SCHOOL DIST Facility Id: 3500651 Facility Id: 3500677	205 S BROADWAY AVE	S 0 - 1/8 (0.110 mi.)	A7	9

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, has revealed that there are 6 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
B & D SERVICE MAIN S Database: UST, Date of Government Version: 12/03/2018 Open or Closed?: CLOSE Facility Id: 3505551	117 E MAIN ST	NE 0 - 1/8 (0.071 mi.)	3	8
PETROLEUM COUNTY Database: UST, Date of Government Version: 12/03/2018 Open or Closed?: CLOSE Facility Id: 3500676	WHEELER ST & LEPPER	NE 0 - 1/8 (0.116 mi.)	8	9
MDOT 53 3501 WINNETT Database: UST, Date of Government Version: 12/03/2018 Open or Closed?: CLOSE Facility Id: 3504066	BROADWAY AVE & RAILR	N 1/8 - 1/4 (0.149 mi.)	9	10

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WINNETT TIRE Database: UST, Date of Government Version: 12/03/2018 Open or Closed?: OPEN Facility Id: 3500536	115 N BROADWAY	S 0 - 1/8 (0.077 mi.)	A4	8
B & D SERVICE HWY 24 Database: UST, Date of Government Version: 12/03/2018 Open or Closed?: OPEN Facility Id: 5613897	203 N BROADWAY AVE	S 0 - 1/8 (0.109 mi.)	A5	9
WINNETT SCHOOL DIST Database: UST, Date of Government Version: 12/03/2018	205 S BROADWAY AVE	S 0 - 1/8 (0.110 mi.)	A7	9

EXECUTIVE SUMMARY

Open or Closed?: CLOSE

Facility Id: 3500651

Facility Id: 3500677

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

DEL SHWS: A review of the DEL SHWS list, as provided by EDR, and dated 12/20/2018 has revealed that there are 2 DEL SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SOUTH BROADWAY STREE</i>		<i>NE 0 - 1/8 (0.029 mi.)</i>	<i>2</i>	<i>8</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>WEOWNA OIL REFINERY</i>	<i>1/4 MILE E OF TOWN</i>	<i>ENE 1/4 - 1/2 (0.476 mi.)</i>	<i>10</i>	<i>10</i>

Other Ascertainable Records

WQA: A review of the WQA list, as provided by EDR, and dated 12/20/2018 has revealed that there is 1 WQA site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SOUTH BROADWAY STREE</i>		<i>NE 0 - 1/8 (0.029 mi.)</i>	<i>2</i>	<i>8</i>

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>B & D SERVICE</i>	<i>203 N BROADWAY</i>	<i>S 0 - 1/8 (0.109 mi.)</i>	<i>A6</i>	<i>9</i>

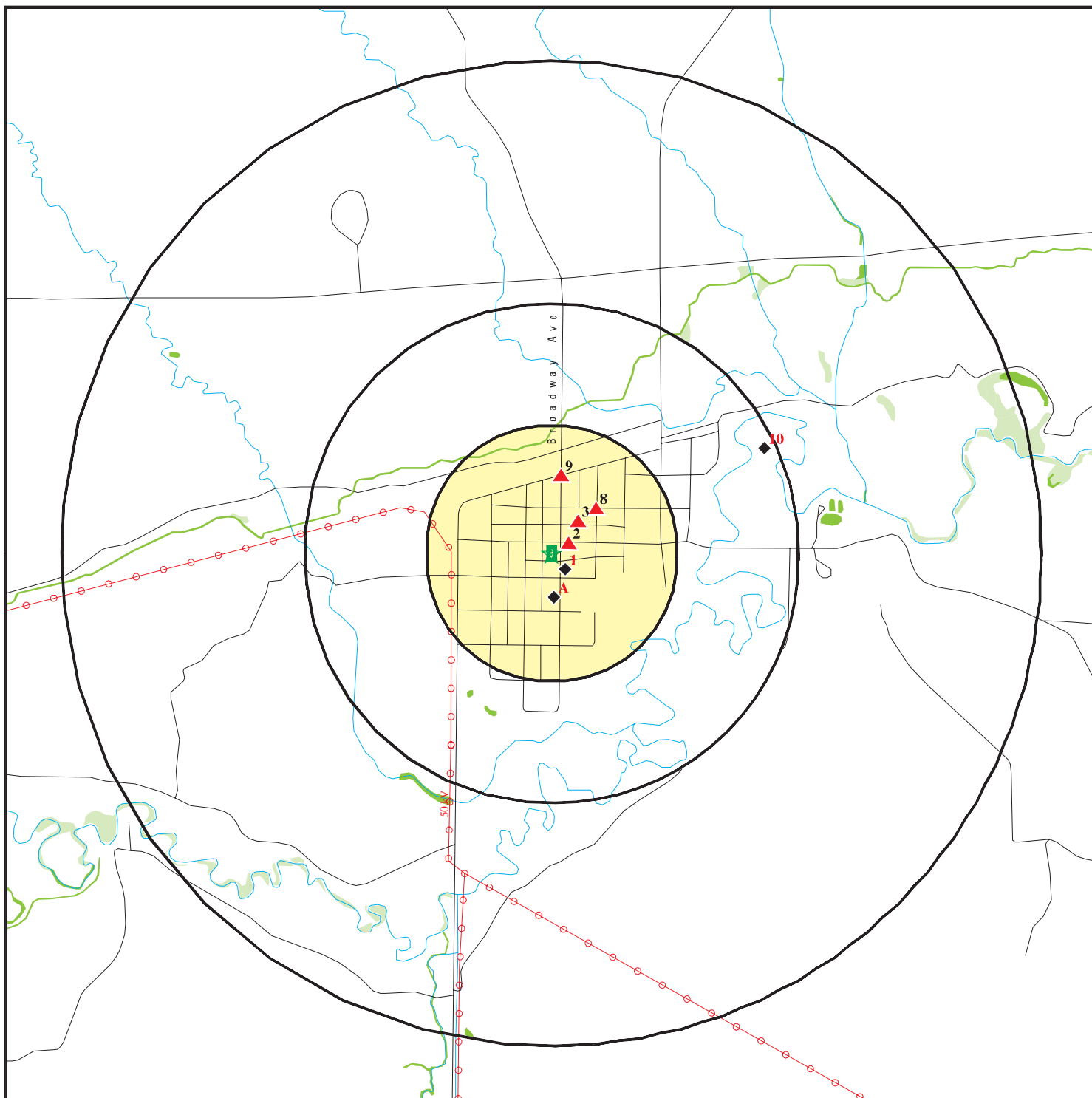
Count: 0 records.







ORPHAN SUMMARY





City	EDR ID	Site Name	Site Address	Zip	Database(s)
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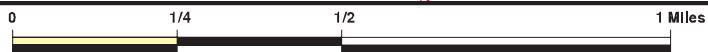
NO SITES FOUND

OVERVIEW MAP - 5715093.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  National Wetland Inventory
-  State Wetlands

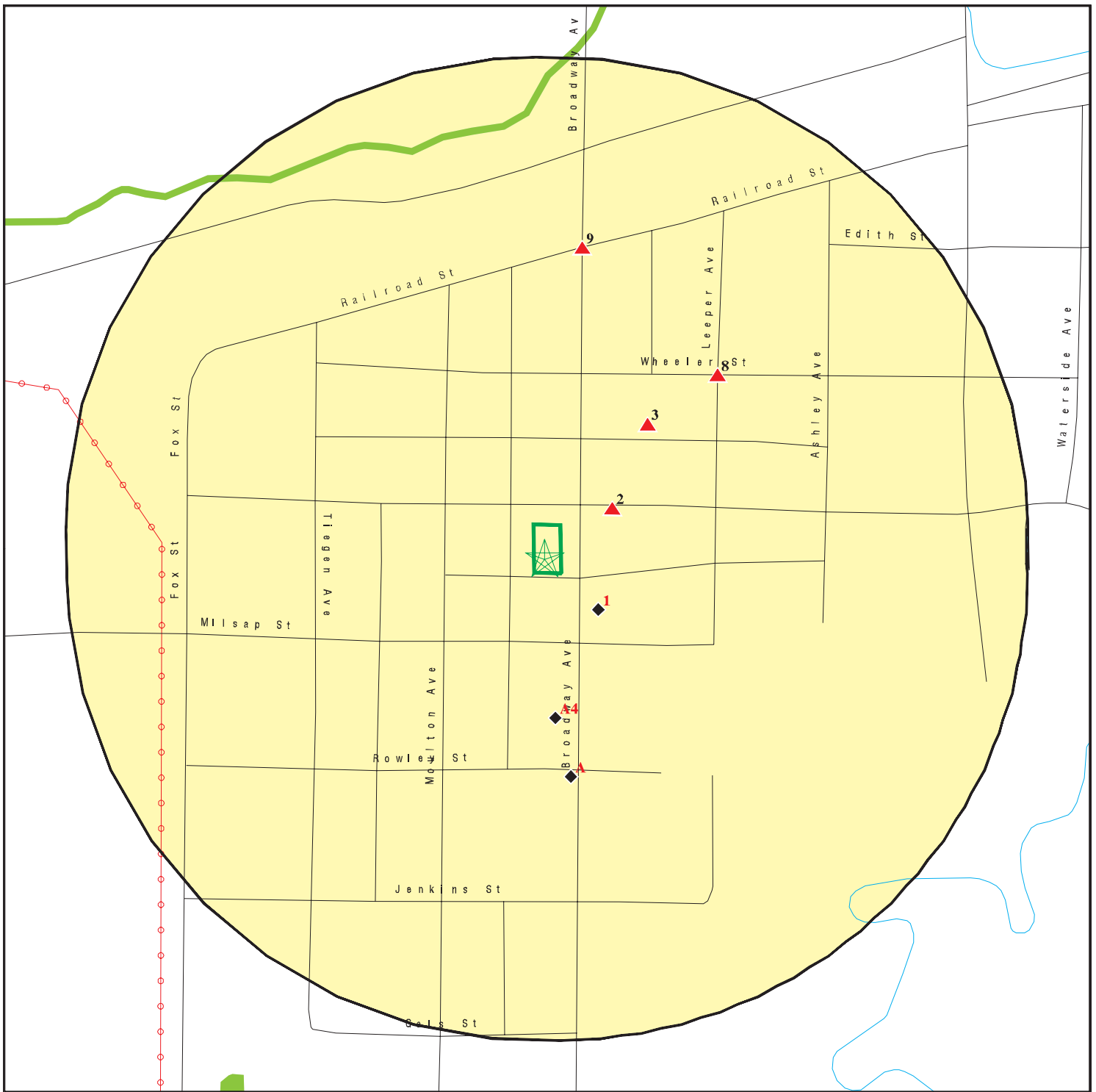









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.





SITE NAME: Kozy Korner Cafe
 ADDRESS: 1 Broadway Ave
 Winnett MT 59087
 LAT/LONG: 47.003742 / 108.352275

CLIENT: Tetra Tech, Inc.
 CONTACT: Nicholas Sovner
 INQUIRY #: 5715093.2s
 DATE: July 12, 2019 2:42 pm

DETAIL MAP - 5715093.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
 -  Power transmission lines
 -  National Wetland Inventory
 -  State Wetlands
- 0 1/16 1/8 1/4 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Kozy Korner Cafe ADDRESS: 1 Broadway Ave Winnett MT 59087 LAT/LONG: 47.003742 / 108.352275</p>	<p>CLIENT: Tetra Tech, Inc. CONTACT: Nicholas Sovner INQUIRY #: 5715093.2s DATE: July 12, 2019 2:42 pm</p>
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		1	0	0	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
SHWS	1.000		0	0	1	0	NR	1
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		5	1	0	NR	NR	6
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		5	1	NR	NR	NR	6
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
HIST CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		1	0	1	0	NR	2
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
REM RPROGRAM	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WQA	0.500		1	0	0	NR	NR	1

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	TP		NR	NR	NR	NR	NR	0
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MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	14	2	2	0	0	18

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
1 SE < 1/8 0.028 mi. 148 ft.	WEOVNA OIL REFINERY EAST OF WINNETT TOWN LIMITS WINNETT, MT 59087 Click here for full text details	SEMS-ARCHIVE	1003877493 MTD980953590
Relative: Lower	SEMS-ARCHIVE Site ID: 0800452 EPA Id: MTD980953590		
2 NE < 1/8 0.029 mi. 154 ft.	SOUTH BROADWAY STREET, WINNETT WINNETT, MT Click here for full text details	DEL SHWS REM RPROGRAM WQA	S111099266 N/A
Relative: Higher	REM RPROGRAM Ranking: Referred to another program		
3 NE < 1/8 0.071 mi. 377 ft.	B & D SERVICE MAIN STREET 117 E MAIN ST WINNETT, MT Click here for full text details	LUST UST	U001877375 N/A
Relative: Higher	LUST Facility Id: 3505551 UST Facility Id: 3505551 Open or Closed?: CLOSE		
A4 South < 1/8 0.077 mi. 408 ft.	WINNETT TIRE 115 N BROADWAY WINNETT, MT Click here for full text details	LUST UST	U003579775 N/A
Relative: Lower	LUST Facility Id: 3500536 UST Facility Id: 3500536 Open or Closed?: OPEN		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A5 South < 1/8 0.109 mi. 575 ft.	B & D SERVICE HWY 244 203 N BROADWAY AVE WINNETT, MT Click here for full text details	LUST UST	U003986144 N/A
Relative: Lower	LUST Facility Id: 5613897 UST Facility Id: 5613897 Open or Closed?: OPEN		
A6 South < 1/8 0.109 mi. 575 ft.	B & D SERVICE 203 N BROADWAY WINNETT, MT 59087 Click here for full text details	EDR Hist Auto	1020810808 N/A
Relative: Lower			
A7 South < 1/8 0.110 mi. 582 ft.	WINNETT SCHOOL DIST 1 A 205 S BROADWAY AVE WINNETT, MT Click here for full text details	LUST UST	U003362464 N/A
Relative: Lower	LUST Facility Id: 3500651 Facility Id: 3500677 UST Facility Id: 3500651 Facility Id: 3500677 Open or Closed?: CLOSE		
8 NE < 1/8 0.116 mi. 614 ft.	PETROLEUM COUNTY WHEELER ST & LEPPER AVE WINNETT, MT Click here for full text details	LUST UST	U001877382 N/A
Relative: Higher	LUST Facility Id: 3500676 UST Facility Id: 3500676 Open or Closed?: CLOSE		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
9 North 1/8-1/4 0.149 mi. 785 ft. Relative: Higher	MDOT 53 3501 WINNETT SITE BROADWAY AVE & RAILROAD ST WINNETT, MT Click here for full text details LUST Facility Id: 3504066 UST Facility Id: 3504066 Open or Closed?: CLOSE	LUST UST	U001877381 N/A
10 ENE 1/4-1/2 0.476 mi. 2511 ft. Relative: Lower	WEOVNA OIL REFINERY 1/4 MILE E OF TOWN WINNETT, MT Click here for full text details REM RPROGRAM Ranking: Low priority	SHWS DEL SHWS REM RPROGRAM	S109546029 N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
MT	ABANDONED MINES	Abandoned and Inactive Mines Database	Bureau of Mines and Geology	01/17/2014	09/16/2015	11/11/2015
MT	AIRS	Emissions Inventory Listing	Department of Environmental Quality	03/18/2019	03/19/2019	03/21/2019
MT	ASBESTOS	Asbestos Notification Listing	Department of Environmental Quality	04/08/2019	04/10/2019	06/20/2019
MT	AST	Above Ground Storage Tanks	Department of Environmental Quality	02/06/2019	02/07/2019	03/14/2019
MT	BROWNFIELDS	Brownfields Site Listing	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	CDL	Clandestine Drug Labs	Department of Environmental Quality	03/07/2019	03/12/2019	05/13/2019
MT	COAL ASH	Coal Ash Disposal Site Listing	Department of Environmental Quality	11/16/2015	11/17/2015	01/19/2016
MT	DEL SHWS	Delisted List of CECRA Sites	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	DRYCLEANERS	Drycleaner facilities	Department of Environmental Quality	05/17/2016	03/14/2019	05/13/2019
MT	FIN ASSURANCE 2	Financial Assurance Information Listing	Department of Environmental Quality	05/18/2018	06/15/2018	09/14/2018
MT	Financial Assurance	Financial Assurance Information Listing	Department of Environmental Quality	03/12/2019	03/14/2019	05/13/2019
MT	HIST CDL	Clandestine Drug Lab Listing	Department of Environmental Quality	07/05/2006	10/24/2006	11/07/2006
MT	INST CONTROL	Response Action List	Department of Environmental Quality	12/04/2017	12/06/2017	01/11/2018
MT	LUST	Leaking Underground Storage Tank List for Montana	Department of Environmental Quality	12/03/2018	01/09/2019	03/14/2019
MT	PFAS	PFOA & PFOS Site Listing	Department of Environmental Quality	02/05/2019	03/22/2019	05/29/2019
MT	REM RPROGRAM	Remediation Response Site Database	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Quality		07/01/2013	01/08/2014
MT	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality		07/01/2013	01/03/2014
MT	SHWS	CECRA (Non-NPL) Priority Sites List	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	SPILLS	Hazardous Material Spills Report	Department of Environmental Quality	02/06/2019	02/08/2019	03/14/2019
MT	SWF/LF	Solid Waste Management Facilities List	Department of Environmental Quality	04/18/2019	04/19/2019	05/13/2019
MT	SWRCY	Recycling Facilities	Department of Environmental Quality	01/17/2017	04/25/2017	10/06/2017
MT	UIC	UIC Wells Listing	Department of Natural Resources & Conservatio	03/26/2019	03/27/2019	05/13/2019
MT	UNREG UST	Non Regulated UST Facility Listing	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	UST	Statewide UST Underground Storage Tank List	Department of Environmental Quality	12/03/2018	01/09/2019	03/14/2019
MT	VCP	Voluntary Cleanup & Redevelopment Act Registry	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	WQA	WQA Site Ranking List	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	03/27/2019	03/28/2019	05/01/2019
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2019	04/23/2019	05/23/2019
US	CORRACTS	Corrective Action Report	EPA	03/25/2019	03/27/2019	04/17/2019
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	12/03/2018	01/29/2019	03/21/2019
US	Delisted NPL	National Priority List Deletions	EPA	04/11/2019	04/18/2019	05/14/2019
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	04/07/2019	04/09/2019	05/23/2019
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	03/25/2019	03/26/2019	05/01/2019
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	04/03/2019	04/05/2019	05/14/2019
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
US	FINDS	Facility Index System/Facility Registry System	EPA	02/15/2019	03/05/2019	03/15/2019
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	03/07/2019	04/03/2019	05/23/2019
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/19/2019	02/21/2019	04/01/2019
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/25/2019	03/26/2019	05/14/2019
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/13/2018	03/07/2019	05/01/2019
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/17/2018	03/07/2019	05/01/2019
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	09/24/2018	03/12/2019	05/01/2019
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2018	03/07/2019	05/01/2019
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	11/01/2018	03/07/2019	05/01/2019
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	02/19/2019	03/07/2019	05/01/2019
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/16/2018	03/07/2019	05/01/2019
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/10/2018	03/08/2019	05/01/2019
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/03/2018	03/07/2019	05/01/2019
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/17/2018	03/07/2019	05/01/2019
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	09/24/2018	03/12/2019	05/01/2019
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/12/2018	03/07/2019	05/01/2019
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	11/01/2018	03/07/2019	05/01/2019
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	11/07/2018	03/07/2019	05/01/2019
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/16/2018	03/07/2019	05/01/2019
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/10/2018	03/08/2019	05/01/2019
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	04/11/2019	04/18/2019	05/14/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	04/11/2019	04/18/2019	05/23/2019
US	LUCIS	Land Use Control Information System	Department of the Navy	02/22/2019	03/07/2019	04/17/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	NPL	National Priority List	EPA	04/11/2019	04/18/2019	05/14/2019
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	03/20/2019	04/10/2019	05/14/2019
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	PRP	Potentially Responsible Parties	EPA	04/11/2019	04/18/2019	05/23/2019
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/11/2019	04/18/2019	05/14/2019
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/02/2019	04/02/2019	05/14/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RMP	Risk Management Plans	Environmental Protection Agency	04/25/2019	05/02/2019	05/23/2019
US	ROD	Records Of Decision	EPA	04/11/2019	04/18/2019	05/23/2019
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	04/11/2019	04/18/2019	05/23/2019
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/11/2019	04/18/2019	05/23/2019
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/17/2018	12/18/2018	01/11/2019
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/24/2019	02/26/2019	04/17/2019
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/25/2019	03/26/2019	05/07/2019
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/24/2019	02/26/2019	04/17/2019
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/27/2018	02/27/2019	04/01/2019
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2017	01/17/2019	04/01/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	05/01/2019	06/21/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
MT	Daycare Centers	Sensitive Receptor: Daycare Facility List	Department of Public Health & Human Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
MT	State Wetlands	Wetland and Riparian Framework	Natural Heritage Program			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		PennWell Corporation			
US	Electric Power Transmission Line Data		PennWell Corporation			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St **Acronym** **Full Name** **Government Agency** **Gov Date** **Arvl. Date** **Active Date**

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

KOZY KORNER CAFE
1 BROADWAY AVE
WINNETT, MT 59087

TARGET PROPERTY COORDINATES

Latitude (North): 47.003742 - 47° 0' 13.47"
Longitude (West): 108.352275 - 108° 21' 8.19"
Universal Transverse Mercator: Zone 12
UTM X (Meters): 701282.1
UTM Y (Meters): 5208764.0
Elevation: 2955 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6052576 WINNETT NORTH, MT
Version Date:	2014
South Map:	6054338 WINNETT SOUTH, MT
Version Date:	2014
Southwest Map:	6054340 YELLOW WATER RESERVOIR, MT
Version Date:	2014
Northwest Map:	6052552 LITTLE BEAR LAKE, MT
Version Date:	2014

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

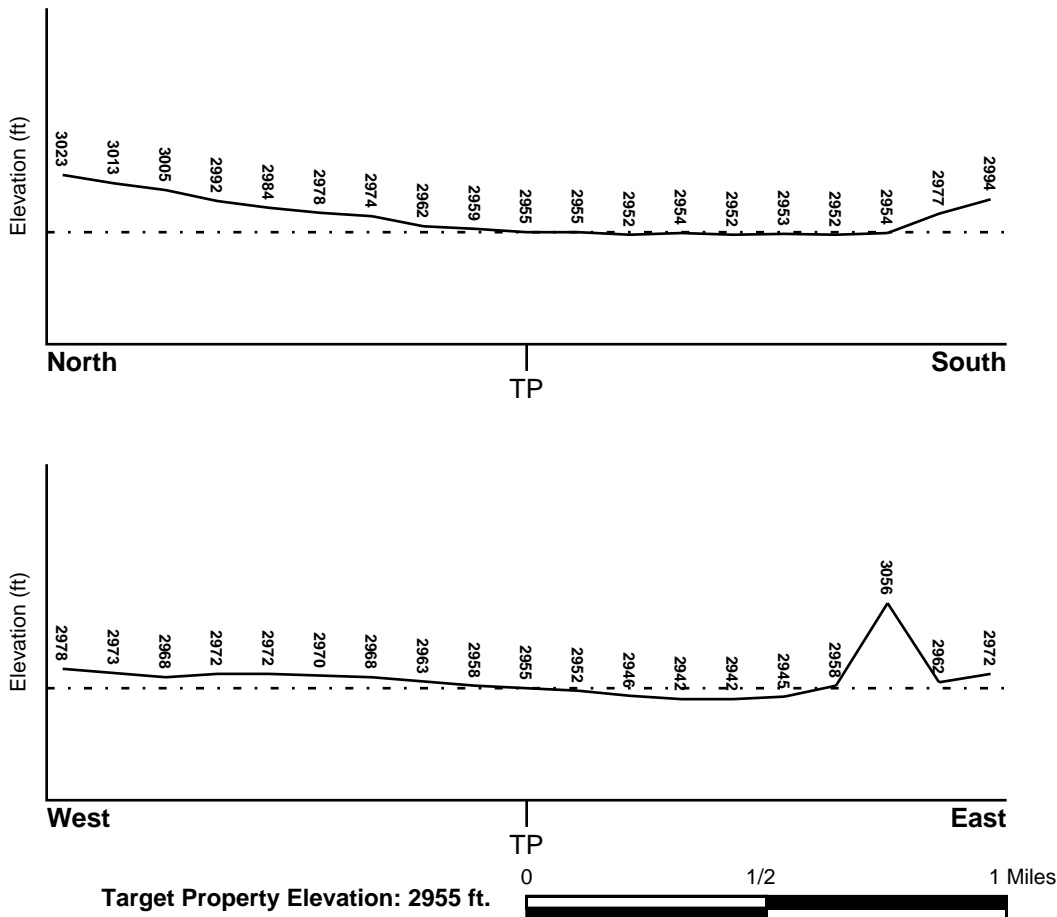
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ESE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
---	-------------------------

Not Reported

<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
--	-------------------------

Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
------------------------------------	-------------------------------------

NOT AVAILABLE

YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

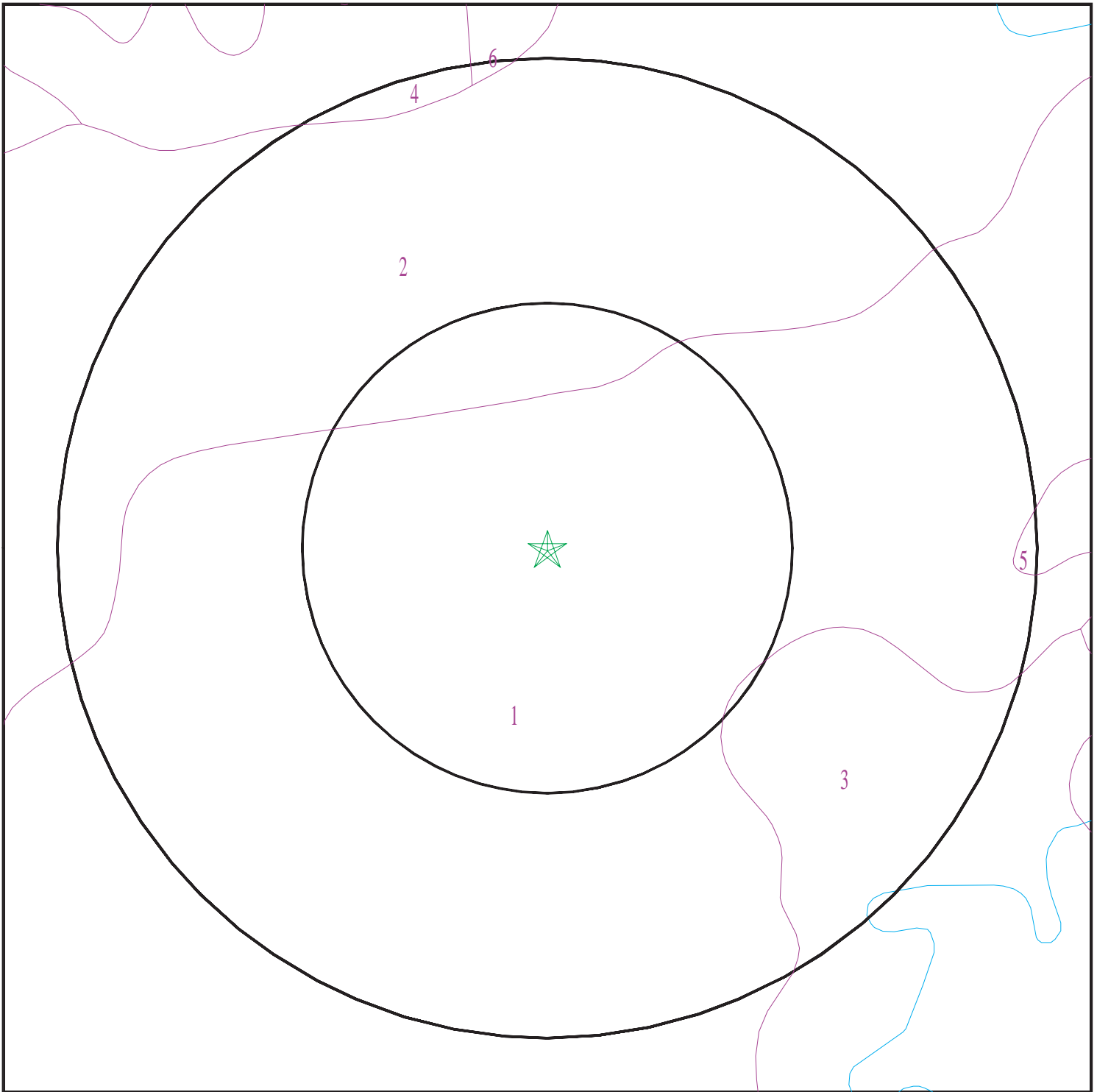
Era: Mesozoic
System: Cretaceous
Series: Austin and Eagle Ford Groups
Code: uK2 (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 5715093.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Kozy Korner Cafe
ADDRESS: 1 Broadway Ave
Winnett MT 59087
LAT/LONG: 47.003742 / 108.352275

CLIENT: Tetra Tech, Inc.
CONTACT: Nicholas Sovner
INQUIRY #: 5715093.2s
DATE: July 12, 2019 2:43 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: GERDRUM

Soil Surface Texture:
Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches		Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 9 Min: 7.9
2	5 inches	14 inches		Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 9 Min: 7.9
3	14 inches	59 inches		Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 9 Min: 7.9

Soil Map ID: 2

Soil Component Name: KOBAR

Soil Surface Texture:
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 9 Min: 7.9
2	5 inches	16 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 9 Min: 7.9
3	16 inches	59 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 9 Min: 7.9

Soil Map ID: 3

Soil Component Name: HARLEM

Soil Surface Texture:
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4
2	3 inches	59 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: YAWDIM

Soil Surface Texture:
 Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	1 inches		Not reported	Not reported	Max: Min:	Max: Min:
2	1 inches	16 inches		Not reported	Not reported	Max: Min:	Max: Min:
3	16 inches	59 inches		Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 5

Soil Component Name: HARLEM

Soil Surface Texture:
 Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4
2	3 inches	59 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4

Soil Map ID: 6

Soil Component Name: YAMAC

Soil Surface Texture:

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches		Not reported	Not reported	Max: 14 Min: 4	Max: 9 Min: 7.9
2	7 inches	14 inches		Not reported	Not reported	Max: 14 Min: 4	Max: 9 Min: 7.9
3	14 inches	59 inches		Not reported	Not reported	Max: 14 Min: 4	Max: 9 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	MT0000364	0 - 1/8 Mile South

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A2	MTG600000016268	0 - 1/8 Mile South
B3	MTG6000000198259	0 - 1/8 Mile North
B4	MTG6000000198258	0 - 1/8 Mile North
B5	MTG6000000198261	0 - 1/8 Mile North
B6	MTG6000000198260	0 - 1/8 Mile North
7	MTG6000000198329	1/8 - 1/4 Mile ESE
C8	MTG6000000198341	1/8 - 1/4 Mile ENE
C9	MTG6000000198342	1/8 - 1/4 Mile ENE
10	MTG6000000198255	1/8 - 1/4 Mile South
C11	MTG6000000198360	1/8 - 1/4 Mile East
C12	MTG6000000198359	1/8 - 1/4 Mile East
C13	MTG6000000198358	1/8 - 1/4 Mile East
C14	MTG6000000198362	1/8 - 1/4 Mile East
C15	MTG6000000198361	1/8 - 1/4 Mile East
D16	MTG6000000198364	1/4 - 1/2 Mile NE
D17	MTG6000000198363	1/4 - 1/2 Mile NE
D18	MTG6000000198366	1/4 - 1/2 Mile NE
D19	MTG6000000198365	1/4 - 1/2 Mile NE
E20	MTG6000000198330	1/4 - 1/2 Mile NNE
E21	MTG6000000198331	1/4 - 1/2 Mile NNE
F22	MTG6000000198410	1/4 - 1/2 Mile ENE
F23	MTG6000000198411	1/4 - 1/2 Mile ENE
F24	MTG6000000198409	1/4 - 1/2 Mile ENE
F25	MTG6000000198407	1/4 - 1/2 Mile ENE
F26	MTG6000000198408	1/4 - 1/2 Mile ENE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

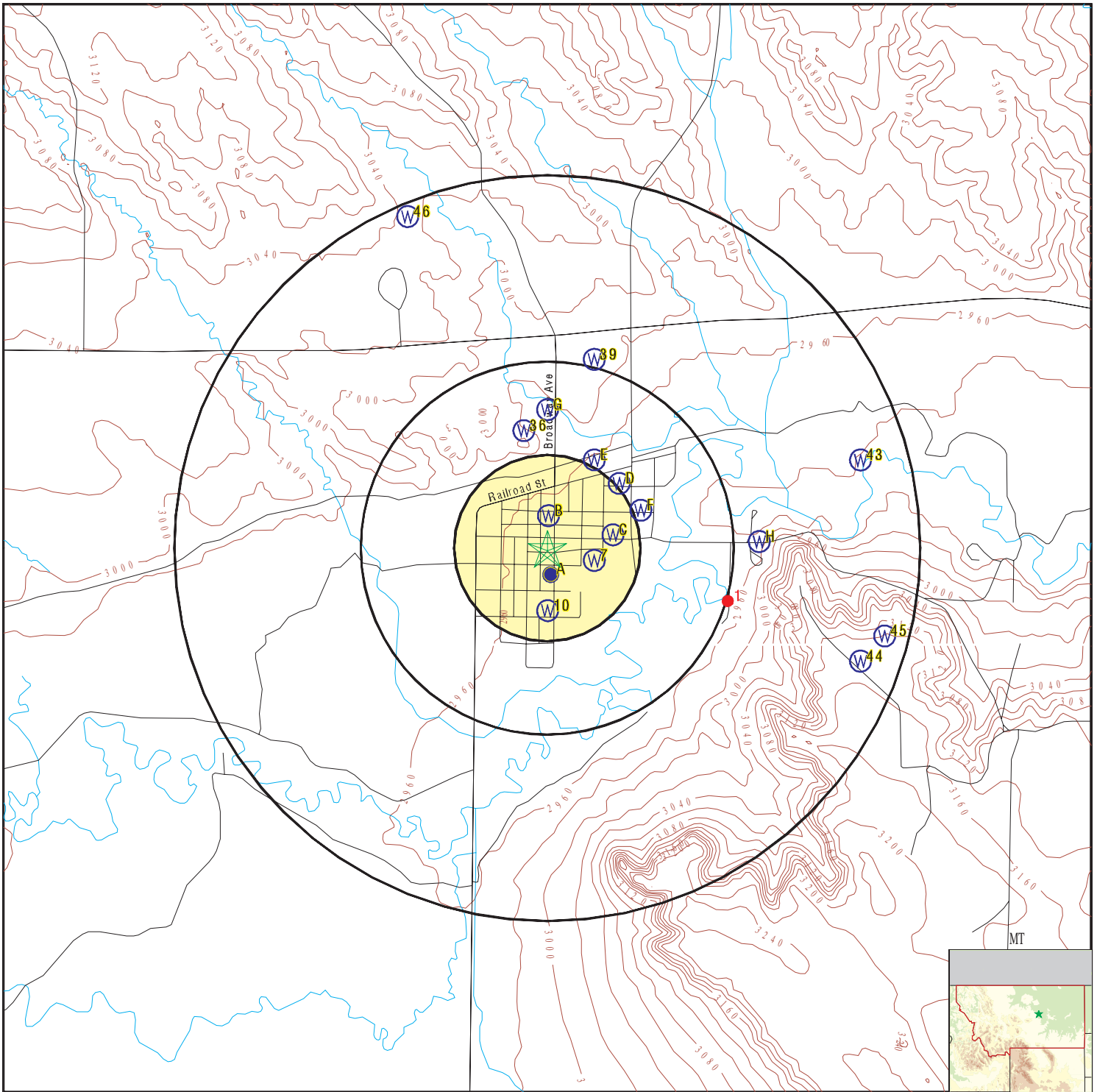
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
F27	MTG600000198415	1/4 - 1/2 Mile ENE
F28	MTG600000198416	1/4 - 1/2 Mile ENE
F29	MTG600000198414	1/4 - 1/2 Mile ENE
F30	MTG600000198412	1/4 - 1/2 Mile ENE
F31	MTG600000198413	1/4 - 1/2 Mile ENE
F32	MTG600000198406	1/4 - 1/2 Mile ENE
F33	MTG600000198404	1/4 - 1/2 Mile ENE
F34	MTG600000198405	1/4 - 1/2 Mile ENE
D35	MTG600000198391	1/4 - 1/2 Mile NE
36	MTG600000198218	1/4 - 1/2 Mile North
G37	MTG600000198256	1/4 - 1/2 Mile North
G38	MTG600000198257	1/4 - 1/2 Mile North
39	MTG600000198332	1/2 - 1 Mile NNE
H40	MTG600000198556	1/2 - 1 Mile East
H41	MTD600000002156	1/2 - 1 Mile East
H42	MTD600000002655	1/2 - 1 Mile East
43	MTG600000198666	1/2 - 1 Mile ENE
44	MTG600000198665	1/2 - 1 Mile ESE
45	MTG600000198676	1/2 - 1 Mile ESE
46	MTG600000198075	1/2 - 1 Mile NNW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	MTOG30000019599	1/2 - 1 Mile ESE

PHYSICAL SETTING SOURCE MAP - 5715093.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Oil, gas or related wells

SITE NAME: Kozy Korner Cafe
 ADDRESS: 1 Broadway Ave
 Winnett MT 59087
 LAT/LONG: 47.003742 / 108.352275

CLIENT: Tetra Tech, Inc.
 CONTACT: Nicholas Sovner
 INQUIRY #: 5715093.2s
 DATE: July 12, 2019 2:43 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 ESE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	MTOG30000019599
A1 South 0 - 1/8 Mile Lower	Click here for full text details	FRDS PWS	MT0000364
A2 South 0 - 1/8 Mile Lower	Click here for full text details	MT WELLS	MTG600000016268
B3 North 0 - 1/8 Mile Higher	Click here for full text details	MT WELLS	MTG600000198259
B4 North 0 - 1/8 Mile Higher	Click here for full text details	MT WELLS	MTG600000198258
B5 North 0 - 1/8 Mile Higher	Click here for full text details	MT WELLS	MTG600000198261
B6 North 0 - 1/8 Mile Higher	Click here for full text details	MT WELLS	MTG600000198260
7 ESE 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198329
C8 ENE 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198341

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
C9 ENE 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198342
10 South 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198255
C11 East 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198360
C12 East 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198359
C13 East 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198358
C14 East 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198362
C15 East 1/8 - 1/4 Mile Lower	Click here for full text details	MT WELLS	MTG600000198361
D16 NE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198364
D17 NE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198363

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
D18 NE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198366
D19 NE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198365
E20 NNE 1/4 - 1/2 Mile Higher	Click here for full text details	MT WELLS	MTG600000198330
E21 NNE 1/4 - 1/2 Mile Higher	Click here for full text details	MT WELLS	MTG600000198331
F22 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198410
F23 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198411
F24 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198409
F25 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198407
F26 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198408

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
F27 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198415
F28 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198416
F29 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198414
F30 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198412
F31 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198413
F32 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198406
F33 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198404
F34 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198405
D35 NE 1/4 - 1/2 Mile Lower	Click here for full text details	MT WELLS	MTG600000198391

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
36 North 1/4 - 1/2 Mile Higher	Click here for full text details	MT WELLS	MTG600000198218
G37 North 1/4 - 1/2 Mile Higher	Click here for full text details	MT WELLS	MTG600000198256
G38 North 1/4 - 1/2 Mile Higher	Click here for full text details	MT WELLS	MTG600000198257
39 NNE 1/2 - 1 Mile Higher	Click here for full text details	MT WELLS	MTG600000198332
H40 East 1/2 - 1 Mile Lower	Click here for full text details	MT WELLS	MTG600000198556
H41 East 1/2 - 1 Mile Lower	Click here for full text details	MT WELLS	MTD600000002156
H42 East 1/2 - 1 Mile Higher	Click here for full text details	MT WELLS	MTD600000002655
43 ENE 1/2 - 1 Mile Lower	Click here for full text details	MT WELLS	MTG600000198666
44 ESE 1/2 - 1 Mile Higher	Click here for full text details	MT WELLS	MTG600000198665

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

45
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MT WELLS

MTG600000198676

46
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MT WELLS

MTG600000198075

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: MT Radon

Radon Test Results

Total Meas	Mean	Geom mean	Median	Std Dev	Max	% Sites>4 pCi/L	% Sites>10 pCi/L
3	5.0	3.7	4.3	4.0	9.3	67	0

Federal EPA Radon Zone for PETROLEUM County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 59087

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.800 pCi/L	50%	50%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	9.300 pCi/L	0%	100%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland and Riparian Framework

Source: Natural Heritage Program

Telephone: 406-444-0915

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Montana Public Water Supply Well Locations

Source: Department of Environmental Quality

Telephone: 406-444-3744

Montana Groundwater Information Center Water Well Data

Source: Bureau of Mines and Geology

Telephone: 406-444-5358

OTHER STATE DATABASE INFORMATION

Montana Oil/Gas Wells Database

Source: Montana Board of Oil and Gas

Telephone: 406-656-0040

RADON

State Database: MT Radon

Source: Department of Environmental Quality

Telephone: 406-444-6768

Radon Test Results

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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SITE RESPONSE SECTION

CECRA PRIORITY SITES SORTED BY CITY

Data as of January 02, 2019 Total Number of Sites = 176

Site	City	County	Ranking
Alberton Roundhouse	Alberton	Mineral	L
Georgetown Railroad	Anaconda	Deer Lodge	H
Big Hole Post Plant	Argenta	Beaverhead	M
Burlington Northern Derailment Site Bainville	Bainville	Roosevelt	L
Basin Mining Site **	Basin	Jefferson	H
Pine Tree Timber	Belgrade	Gallatin	H
Belle Creek Barrel Site	Belle Creek	Powder River	L
PacifiCorp Transformer Yard	Bigfork	Flathead	H
Big Horn Oil & Refining Co	Billings	Yellowstone	L
Billings PCE Groundwater	Billings	Yellowstone	H
Burlington Northern Facility Billings	Billings	Yellowstone	M
Coffman Lumber & Treatment Co	Billings	Yellowstone	M
Comet Oil Co	Billings	Yellowstone	H
Department of Army AMSA 5	Billings	Yellowstone	L
Empire Sand & Gravel Co Inc Billings	Billings	Yellowstone	M
General Electric Co	Billings	Yellowstone	L
Lockwood Solvent Site **	Billings	Yellowstone	X
Lohof Gravel Pit	Billings	Yellowstone	M
Montana Sulphur and Chemical Co	Billings	Yellowstone	M
Pacific Hide & Fur Billings 4th Ave	Billings	Yellowstone	M
Pacific Hide & Fur Billings Minnesota Ave	Billings	Yellowstone	M
Pierce Packing Plant	Billings	Yellowstone	L
Russell Oil Co Billings	Billings	Yellowstone	L
Scott Feed Lot	Billings	Yellowstone	M
West Billings Solvent Site	Billings	Yellowstone	M
Yale Oil of South Dakota	Billings	Yellowstone	H
Anaconda Minerals Company Great Falls **	Black Eagle	Cascade	H
Chandelle Lane Barrel Site	Black Eagle	Cascade	H
Great Falls City Landfill 25th Ave	Black Eagle	Cascade	M
West Bootlegger Barrel Site	Black Eagle	Cascade	H
Boulder River Railroad	Boulder	Jefferson	L
Bozeman Old City Landfill	Bozeman	Gallatin	L
Bozeman Solvent Site	Bozeman	Gallatin	X
CMC Asbestos Bozeman	Bozeman	Gallatin	M
Developmental Technology	Bozeman	Gallatin	L
Mercer Post Plant	Bozeman	Gallatin	L

*RCRA Permitted Facilities

†Reservation Facilities

‡Federal Facilities

**National Priorities List Facilities

Ranking Codes:

X = Maximum priority

H = High priority

M = Medium priority

L = Low priority

N = No further action

R = Referred to another program

O = Operation and maintenance

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Site	City	County	Ranking
Burlington Northern Facility Butte	Butte	Silver Bow	M
Butana Speedway	Butte	Silver Bow	M
Butte Manufactured Gas Plant	Butte	Silver Bow	H
Laurel Oil & Refining Co	Butte	Silver Bow	L
Montana Power Co Storage Yard	Butte	Silver Bow	M
Roundup Refining Co	Butte	Silver Bow	L
Russell Oil Co Butte	Butte	Silver Bow	L
Old Charlo Dump †	Charlo	Lake	L
Diamond Asphalt Co	Chinook	Blaine	M
Anaconda Aluminum Co Columbia Falls	Columbia Falls	Flathead	R
Beaver Wood Products Inc	Columbia Falls	Flathead	H
Larrys Post And Treating Co	Columbia Falls	Flathead	M
Conrad Refining Co	Conrad	Pondera	M
Midwest Refining Co	Conrad	Pondera	L
McLaren Mill Tailings	Cooke City	Park	R
New World Mine	Cooke City	Park	H
Creston Post and Pole Yard	Creston	Flathead	H
Carter Oil Refinery †	Cut Bank	Glacier	H
Tank Hill	Cut Bank	Glacier	H
S & W Sawmill	Darby	Ravalli	H
Milwaukee Roundhouse	Deer Lodge	Powell	H
Tucson Hebrew Academy Cut Bank AFB †	Del Bonita	Glacier	H
Revais Creek Mine †	Dixon	Sanders	R
Bohrmans Exxon	Ennis	Madison	M
Valley Garden Vat	Ennis	Madison	L
J & N Post and Pole †	Evaro	Missoula	M
McCulloch Purchase Station	Fairview	Richland	L
Fort Peck Project ‡	Fort Peck	Valley	M
Karst Asbestos Mine ‡	Gallatin Gateway	Gallatin	R
Rocky Mountain Phosphate	Garrison	Powell	M
Glasgow Air Force Base	Glasgow	Valley	M
Tungsten Mill Tailings ‡	Glen	Beaverhead	H
Burlington Northern Facility Glendive	Glendive	Dawson	H
Dowell Schlumberger Inc	Glendive	Dawson	M
Thorium City Waste Dump ‡	Grant	Beaverhead	R
Burlington Northern Facility Great Falls	Great Falls	Cascade	H
Energy West Gas Manufacturing Plant	Great Falls	Cascade	M
Great Falls International Airport MTANG ‡	Great Falls	Cascade	M
Third Street NW Groundwater Site	Great Falls	Cascade	M
Western By Products	Great Falls	Cascade	M
Harlowton Milwaukee Roundhouse	Harlowton	Wheatland	M
Milwaukee Road Haugan	Haugan	Mineral	H
Burlington Northern Facility Havre	Havre	Hill	X

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Site	City	County	Ranking
Burlington Northern Krezelak Pond	Havre	Hill	M
Burlington Northern Racetrack Pond	Havre	Hill	M
Havre Refinery	Havre	Hill	L
Burlington Northern Facility Helena	Helena	Lewis And Clark	H
Helena Regional Airport	Helena	Lewis And Clark	M
Joslyn Street Tailings	Helena	Lewis And Clark	H
MDOT Maintenance Facility Helena	Helena	Lewis And Clark	H
Montana Power Co Manufactured Gas Plant	Helena	Lewis And Clark	H
Safety Kleen	Helena	Lewis And Clark	L
Tenmile Creek **	Helena	Lewis And Clark	H
Bonneville Power Administration Hot Springs † ‡	Hot Springs	Sanders	L
Lewis & Clark National Forest ‡ **	Hughesville	Judith Basin	H
Hungry Horse Dam Townsite ‡	Hungry Horse	Flathead	M
Corbin Flats	Jefferson City	Jefferson	O
Kalispell City Landfill Cemetery Road	Kalispell	Flathead	M
Kalispell Landfill Willow Glen Road	Kalispell	Flathead	M
Kalispell Pole and Timber	Kalispell	Flathead	H
North American Oil Refinery	Kalispell	Flathead	L
Reliance Refining Co	Kalispell	Flathead	H
Yale Oil Corp Kalispell	Kalispell	Flathead	M
Big West Oil Refinery	Kevin	Toole	H
Red Rock Lakes National Wildlife Refuge ‡	Lakeview	Beaverhead	M
Burlington Northern Facility Laurel	Laurel	Yellowstone	H
Union Tank Car Co	Laurel	Yellowstone	M
Arro Oil Refinery	Lewistown	Fergus	M
Berg Post And Pole	Lewistown	Fergus	H
Central Post and Treating Co	Lewistown	Fergus	L
Continental Oil Refinery Lewistown	Lewistown	Fergus	M
Strunk Mining	Lewistown	Fergus	M
Alice Creek Post and Pole	Lincoln	Lewis And Clark	M
Blackfoot Post Yard	Lincoln	Lewis and Clark	H
Upper Blackfoot Mining Complex ‡	Lincoln	Lewis And Clark	H
Burlington Northern Livingston Shop Complex	Livingston	Park	X
Mission Wye	Livingston	Park	H
Strongs Post Yard	Livingston	Park	L
Yellowstone Bridge Asbestos	Livingston	Park	L
Bureau Land Management Steamboat Point ‡	Loma	Chouteau	L
Luther Wood Treating Facility	Luther	Carbon	M
Malta Airport	Malta	Phillips	M
Goldsil Mining Co	Marysville	Lewis And Clark	R
Rhodia Maiden Rock Mine	Melrose	Silver Bow	H
Ft Keogh Livestock & Range Research Lab ‡	Miles City	Custer	L
Miles City Livestock Center	Miles City	Custer	M

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‡Federal Facilities

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Site	City	County	Ranking
Miles City Oil Refinery	Miles City	Custer	M
Miles City Railyard	Miles City	Custer	H
Burlington Northern Facility Missoula	Missoula	Missoula	H
Fort Missoula OMS 2 ‡	Missoula	Missoula	M
Hart Oil Refinery	Missoula	Missoula	H
Missoula Sawmill	Missoula	Missoula	L
Missoula Vocational Tech Center	Missoula	Missoula	M
Missoula White Pine Sash Co	Missoula	Missoula	H
Montana Rail Link 1930 South Avenue West Facility	Missoula	Missoula	L
Old Stickney Dump	Missoula	Missoula	M
Real Log Homes Manufacturing Site	Missoula	Missoula	M
West Front Battery Site	Missoula	Missoula	N
Jet Fuel Refinery ‡	Mosby	Garfield	H
Carpenter & Snow Creek Mining Complex **	Neihart	Cascade	H
Flathead Mines	Niarada	Flathead	R
Opheim Asbestos ‡	Opheim	Valley	M
Granite Timber Co	Philipsburg	Granite	H
Sluice Gulch Leaking Mine Adit ‡	Philipsburg	Granite	R
Pony Mill	Pony	Madison	R
Moe Chevrolet †	Poplar	Roosevelt	M
Tule Creek Gas Plant Crystal Oil †	Poplar	Roosevelt	M
Stauffer Chemical Co	Ramsay	Silver Bow	R
Midway Store Dump †	Ravalli	Lake	M
Roundup Landfill ‡	Roundup	Musselshell	L
Saint Regis Battery Site	Saint Regis	Mineral	L
Burlington Northern Facility Shelby	Shelby	Toole	L
Treasure State Refining Co	Shelby	Toole	L
Western Area Power Administration Substation ‡	Shelby	Toole	L
Perry Gas Plant	Sidney	Richland	M
Rau Disposal Pit	Sidney	Richland	M
Sannes Farm	Silesia	Carbon	R
Burlington Northern Somers Plant	Somers	Flathead	L
Somers Marina	Somers	Flathead	M
Bass Creek Post and Pole	Stevensville	Ravalli	L
Texaco Sunburst Works Refinery	Sunburst	Toole	H
Iron Mountain Mill **	Superior	Mineral	X
Marble Creek Post Yard	Superior	Mineral	L
Musters Post Yard	Thompson Falls	Sanders	M
Thompson Falls Reservoir	Thompson Falls	Sanders	L
Kenison Pole Plant	Townsend	Broadwater	L
Townsend Post & Pole	Townsend	Broadwater	M
Ideal Basic Industry Plant Site Area	Trident	Gallatin	L
Bitterroot Valley Sanitary Landfill	Victor	Ravalli	X

*RCRA Permitted Facilities

†Reservation Facilities

‡Federal Facilities

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Site	City	County	Ranking
Diamond P Ranch	West Yellowstone	Gallatin	H
Railroad Tie Treating Yard	White Sulphur Springs	Meagher	M
Burlington Northern Derailment Site Whitefish	Whitefish	Flathead	R
Burlington Northern Facility Whitefish	Whitefish	Flathead	H
Davis Post Yard	Willow Creek	Gallatin	M
Weowna Oil Refinery	Winnett	Petroleum	L
Hirschy Corrals	Wisdom	Beaverhead	M
Beaverhead National Forest Elkhorn Mine & Mill ‡	Wise River	Beaverhead	R
Wolf Point Refinery †	Wolf Point	Roosevelt	H
Haywire Mill	Yaak	Lincoln	M
Kings Creek †	Zortman	Phillips	R

*RCRA Permitted Facilities

†Reservation Facilities

‡Federal Facilities

**National Priorities List Facilities

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Unpermitted Hazardous Substance Releases Report

Data Last Updated: 12-20-2018

 New Search

 View Data in Map ()

 SSU Homepage (<http://deq.mt.gov/Land/statesuperfund>)

I. Site Summary Information

Site: WEOW

Name: Weowna Oil Refinery

Alternative Name:

Project Officer: MDEQ STAFF

Work Phone: (406) 444-6444 **Email:**

Description: Petrochemical Manufacturing

State: MT **County:**
Petroleum **City:**
Winnett

Operation: Operated from 1921 to 1940s

Location: 1/4 mile
E of town

Current Lead Program: CECRA

Township: 14N
Range: 27E
Section: 6

Latitude: 47.006933 **Longitude:** -108.343004

**CALA Petition
Date:**

File Guide (if available):

<http://deq.mt.gov/Land/StateSuperfund/FileGuides>
(<http://deq.mt.gov/Land/StateSuperfund/FileGuides>)

**CALA Stipulated
Agreement Date:**

II. Site Summary Report

January 10, 1995 Weowna Oil

Refinery Winnett Site Summary Weowna Oil Refinery, one-fourth mile east of Winnett, is an abandoned, approximately one acre oil refinery which operated from 1921 to the 1940s. Waste disposal practices at the facility are unknown. No visible evidence exists of contamination. Some old pipes on site could potentially be connected to an underground storage tank. The facility is located near Winnett; and the nearest residence is approximately 500 feet to the south. Sewage lagoons are located on the east edge of the site. MacDonald Creek flows near the northwest site boundary. Winnett's water supply is from very deep wells east of the site. The site is not fenced. A 1986 CERCLA preliminary assessment by MDHES summarized available information about the facility's history. A 1989 CERCLA site inspection and preliminary reassessment by MDHES noted little evidence of contamination at the site. The MDEQ (formerly MDHES) -CECRA program is the lead regulatory program for the site. CECRA ranked the facility a low priority. Additional site history and sampling may be needed before the facility can be considered for de-listing.

Collapse full report ()

III. Historical Program Information

Program ▼ ()	Program Date ▼ ()	Listed ▼ ()	Delisted ▼ ()	State Rank ▼ ()	Referred ▼ ()
CERCLA	01/25/1985	01/25/1985	03/24/1987		03/24/1987
CECRA	05/22/1989	01/01/1989		L2Y	

IV. Contaminant Information

Contaminant Impact ▼ ()	Contaminant	Receptor	Distance	Area Impacted	Remark

V. Action Information

Action ▼ ()	Start Date ▼ ()	End Date ▼ ()	Program ▼ ()	Report Date ▼ ()
Site Assessment Activities	03/24/1987	05/05/1989	CERCLA	05/01/1989
Description:				

VI. Voluntary Cleanup and Redevelopment Act (VCRA)

Project ▼ ()	Submittal Date ▼ ()	Component ▼ ()	Plan Status ▼ ()	Approval Date ▼ ()
-----------------	------------------------	-------------------	---------------------	-----------------------

()Report Explanation ()



Online Services (<http://deq.mt.gov/onlineservices.mcp>) DEQ Home (<http://www.deq.mt.gov/>)
 Privacy & Security (<http://mt.gov/itsd/policy/policies/ENTINT030.asp>) Accessibility
 (<http://mt.gov/discover/disclaimer.asp#accessibility>) Contact Us
 (<http://svc.mt.gov/deq/mail/ContactUsForm.asp>)

Underground Storage Tanks

Data Last Updated:12-20-2018

 New Search

 View Data in Map ()

Tanks shown in report unable to be mapped.

Facility ID: 3505551

Facility Name: B & D SERVICE MAIN STREET

I. Facility (Location of Tanks)

Physical Address:	117 E Main St, WINNETT, MT, 59087
--------------------------	-----------------------------------

II. Ownership of Tank(s)

Owner Name:	Montana Petroleum Supply
--------------------	--------------------------

III. Tribal Information

Facility Within Reservation Boundary:	No
--	----

Reservation Name:

Facility Owned by Tribe or Tribal Member:	No
--	----

Facility within Indian Lands:	No
--------------------------------------	----

IV. Active A and B Operators

A Operators

(s):

B Operators

(s):

V. Facility Operating Status

Operating Permit Renewal**Date:**

VI. Construction Permits

VII. Facility Compliance Inspections - report shows last 3, see Report Explanation for all

VIII. Underground Storage Tanks

()Tank ID: 01 Tag Number: Status: Permanently Out of Use ()



Description of Underground Storage Tank

Date of Installation	04-23-1976	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	1000
Substance	Gasoline	Substance Comments	

Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Steel
------------------------	-------

Sec Piping Material	None
----------------------------	------

Comments

Type of Pipe	Not Listed
---------------------	------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Not Listed
---	------------

Primary Release Detection methods for pipes	Not Listed
--	------------

Secondary Release
Detection methods for
pipes

ATG Make

ATG Model

Test Dates

Sump Tightness Test Date

Catastrophic LD Type 3.0

Tank or Pipe CP Test Date

Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected

Spill Protected

No

Corrosion Protection Met
on Tank and Piping

Meets Requirements of
2005 Energy Act

No

Inactive Tanks

Date Last Used

10-01-1990

Date Capped

Date Emptied

Closed Tanks

Date Last Used

10-01-
1990

Date Closure Received

Date Closed

09-19-
1991

Closure Status

Tank removed
from ground

Site Assessment

Site Assessment Complete Yes

Evidence of Leak Detected No

() Tank ID: 02 Tag Number: Status: Permanently Out of Use ()



Description of Underground Storage Tank

Date of Installation	04-23-1976	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	1000
Substance	Gasoline	Substance Comments	
Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
Piping Material	Steel
Sec Piping Material	None
Comments	
Type of Pipe	Not Listed
Type of Pipe Comments	

Release Detection

Release Detection methods for tank	Not Listed
Primary Release Detection methods for pipes	Not Listed
Secondary Release Detection methods for pipes	
ATG Make	
ATG Model	

Test Dates

Sump Tightness Test Date	Catastrophic LD Type 3.0
Tank or Pipe CP Test Date	Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected	Spill Protected	No
Corrosion Protection Met on Tank and Piping	Meets Requirements of 2005 Energy Act	No

Inactive Tanks

Date Last Used	09-18-1991
-----------------------	------------

Date Capped	
--------------------	--

Date Emptied	
---------------------	--

Closed Tanks

Date Last Used	09-18-1991	Date Closure Received	
-----------------------	------------	------------------------------	--

Date Closed	09-19-1991	Closure Status	Tank removed from ground
--------------------	------------	-----------------------	--------------------------

Site Assessment

Site Assessment Complete	Yes
---------------------------------	-----

Evidence of Leak Detected	No
----------------------------------	----

()

(IX. Report Explanation ())



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Underground Storage Tanks

Data Last Updated:12-20-2018

 New Search

 View Data in Map ()

Facility ID: 3500536

Facility Name: WINNETT TIRE

I. Facility (Location of Tanks)

Physical Address:	115 N Broadway, WINNETT, MT, 59087
--------------------------	------------------------------------

II. Ownership of Tank(s)

Owner Name:	GS Oil Inc Roy
--------------------	----------------

III. Tribal Information

Facility Within Reservation Boundary:	No
--	----

Reservation Name:

Facility Owned by Tribe or Tribal Member:	No
--	----

Facility within Indian Lands:	No
--------------------------------------	----

IV. Active A and B Operators


A Operators (s): Jolene Smith

B Operators (s): Jolene Smith

V. Facility Operating Status

Operating Permit Renewal Date: 06-17-2019

VI. Construction Permits

() Permit ID: 140016 **Permit Licensee:** Thomas Pointer **Date Permit Issued:** 07-19-2013 () 


Permit Status: Void

Permit Detail: repair entry boots on piping sumps or replace sumps. Per Tom Pointer on 1/6/2014, this permit was not needed. The sumps were able to be tested and passed, without any work required.

Permit Issued By: Seth Hendrix

Date Application Received: 07-12-2013

Date Project Completed:

() Permit ID: 000062 **Permit Licensee:** Gary Hoppe **Date Permit Issued:** 08-30-1999 () 


Permit Status: Complete

Permit Detail:

Permit Issued By: Jeff Tobin

Date Application Received: 08-25-1999

Date Project Completed: 10-01-1999

(**Permit ID:** 990608 **Permit Licensee:** Unavailable **Date Permit Issued:** 01-20-1999 ()) 

Permit Status: Complete

Permit Detail: Leak reported by Roger Godfrey. SS reported to LUST

Permit Issued By: Susan McAnally

Date Application Received: 01-14-1999

Date Project Completed: 03-25-1999

VII. Facility Compliance Inspections - report shows last 3, see Report Explanation for all

Inspection Date: 09-21-2016 **Inspector Name:** Wally Jemmings **Inspection Type:** Oversight ()

Inspection Date: 02-22-2016 **Inspector Name:** Tyler Pointer **Inspection Type:** Regular ()

Inspection Date: 04-11-2013 **Inspector Name:** Larry Zieske **Inspection Type:** Regular ()

VIII. Underground Storage Tanks

() Tank ID: 01 Tag Number: Status: Permanently Out of Use ()



Description of Underground Storage Tank

Date of Installation	03-27-1982	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	1000
Substance	Gasoline	Substance Comments	
Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
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Comments

Piping Detail

Date of Pipe Installation	
Partial Re-Pipe	No
Piping Material	Steel
Sec Piping Material	None

Comments

Type of Pipe	U.S. Suction
---------------------	--------------

Type of Pipe Comments	
------------------------------	--

Release Detection

Release Detection methods for tank	Manual Tank Gauging
---	---------------------

Primary Release Detection methods for pipes	Annual MLLD Line Tightness Testing
--	------------------------------------

Secondary Release Detection methods for pipes	
--	--

ATG Make	
-----------------	--

ATG Model	
------------------	--

Test Dates

Sump Tightness Test Date	Catastrophic LD Type 3.0
---------------------------------	--------------------------

Tank or Pipe CP Test Date	Line Tightness Test Date
----------------------------------	--------------------------

Spill, Overfill, and Corrosion Protection

Overfill Protected	Spill Protected	No
---------------------------	------------------------	----

Corrosion Protection Met on Tank and Piping	Meets Requirements of 2005 Energy Act	No
--	--	----

Inactive Tanks

Date Last Used	12-22-1998
-----------------------	------------

Date Capped	
--------------------	--

Date Emptied	12-22-1998
---------------------	------------

Closed Tanks

Date Last Used	12-22-1998	Date Closure Received	01-11-2000
Date Closed	03-25-1999	Closure Status	Tank removed from ground

Site Assessment

Site Assessment Complete	Yes
---------------------------------	-----

Evidence of Leak Detected	Yes
----------------------------------	-----

() Tank ID: 02 Tag Number: Status: Permanently Out of Use ()



Description of Underground Storage Tank

Date of Installation	03-27-1982	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	1000
Substance	Gasoline	Substance Comments	
Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No

Regulated Above-ground Storage Tank	No	Emergency Power Generator	No
--	----	----------------------------------	----

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Steel
------------------------	-------

Sec Piping Material	None
----------------------------	------

Comments

Type of Pipe	U.S. Suction
---------------------	--------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Manual Tank Gauging
---	---------------------

Primary Release Detection methods for pipes	Annual MLLD Line Tightness Testing
--	------------------------------------

Secondary Release Detection methods for pipes

ATG Make

ATG Model**Test Dates**

Sump Tightness Test Date	Catastrophic LD Type 3.0
Tank or Pipe CP Test Date	Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected	Spill Protected	No
Corrosion Protection Met on Tank and Piping	Meets Requirements of 2005 Energy Act	No

Inactive Tanks

Date Last Used	12-22-1998
Date Capped	
Date Emptied	12-22-1998

Closed Tanks

Date Last Used	12-22-1998	Date Closure Received	01-11-2000
Date Closed	03-25-1999	Closure Status	Tank removed from ground

Site Assessment

Site Assessment Complete	Yes
---------------------------------	-----

Evidence of Leak Detected Yes

() **Tank ID: S3 Tag Number: 4094 Status: Currently in Use ()** 

Description of Underground Storage Tank

Date of Installation	09-27-1999	Operating Permit Type	75-11-509 (Full)
Conditional Operating Permit Expiration		Total Capacity (Gallons)	2000
Substance	Gasoline	Substance Comments	
Federally Regulated	No	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	Yes	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	Double-Walled
Comments			

Piping Detail

Date of Pipe Installation	
Partial Re-Pipe	No
Piping Material	Flexible Plastic

Sec Piping Material	Double-Walled
----------------------------	---------------

Comments	
-----------------	--

Type of Pipe	Pressurized
---------------------	-------------

Type of Pipe Comments	
------------------------------	--

Release Detection

Release Detection methods for tank	Deferred
---	----------

Primary Release Detection methods for pipes	Continuous Interstitial Monitor
--	---------------------------------

Secondary Release Detection methods for pipes	
--	--

ATG Make	Gilbarco-Veeder Root
-----------------	----------------------

ATG Model	TLS-350/Gilbarco EMC
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Test Dates

Sump Tightness Test Date	10-24-2016	Catastrophic LD Type 3.0	Continuous Interstitial Monitoring
---------------------------------	------------	---------------------------------	------------------------------------

Tank or Pipe CP Test Date		Line Tightness Test Date	
----------------------------------	--	---------------------------------	--

Spill, Overfill, and Corrosion Protection

Overfill Protected		Spill Protected	No
---------------------------	--	------------------------	----

Corrosion Protection Met on Tank and Piping	Not Applicable	Meets Requirements of 2005 Energy Act	No
--	----------------	--	----

Inactive Tanks

Date Last Used

Date Capped

Date Emptied

Closed Tanks

Date Last Used

Date Closure Received

Date Closed

Closure Status

Site Assessment

Site Assessment Complete No

Evidence of Leak Detected No

()Tank ID: S4 Tag Number: 4095 Status: Currently in Use ()



Description of Underground Storage Tank

Date of Installation	09-27-1999	Operating Permit Type	75-11-509 (Full)
----------------------	------------	-----------------------	------------------

Conditional Operating Permit Expiration		Total Capacity (Gallons)	3000
---	--	--------------------------	------

Substance	Gasoline	Substance Comments	
-----------	----------	--------------------	--

Federally Regulated	No	State Regulated	Yes
---------------------	----	-----------------	-----

Manifold	No	Compartment	No
----------	----	-------------	----

Regulated Above-ground Storage Tank	Yes	Emergency Power Generator	No
--	-----	----------------------------------	----

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	Double-Walled
----------------------	------------	--------------------------	---------------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Flexible Plastic
------------------------	------------------

Sec Piping Material	Double-Walled
----------------------------	---------------

Comments

Type of Pipe	Pressurized
---------------------	-------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Deferred
---	----------

Primary Release Detection methods for pipes	Continuous Interstitial Monitor
--	---------------------------------

Secondary Release Detection methods for pipes

ATG Make	Gilbarco-Veeder Root
-----------------	----------------------

ATG Model

TLS-350/Gilbarco EMC

Test Dates

Sump Tightness Test Date	10-24-2016	Catastrophic LD Type 3.0	Continuous Interstitial Monitoring
---------------------------------	------------	---------------------------------	------------------------------------

Tank or Pipe CP Test Date**Line Tightness Test Date**

Spill, Overfill, and Corrosion Protection

Overfill Protected		Spill Protected	No
Corrosion Protection Met on Tank and Piping	Not Applicable	Meets Requirements of 2005 Energy Act	No

Inactive Tanks

Date Last Used**Date Capped****Date Emptied**


Closed Tanks

Date Last Used**Date Closure Received****Date Closed****Closure Status**

Site Assessment

Site Assessment Complete	No
---------------------------------	----

Evidence of Leak Detected No

() **Tank ID: S5 Tag Number: 4096 Status: Currently in Use ()** 

Description of Underground Storage Tank

Date of Installation	09-27-1999	Operating Permit Type	75-11-509 (Full)
Conditional Operating Permit Expiration		Total Capacity (Gallons)	3000
Substance	Diesel	Substance Comments	
Federally Regulated	No	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	Yes	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	Double-Walled
----------------------	------------	--------------------------	---------------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Flexible Plastic
------------------------	------------------

Sec Piping Material	Double-Walled
----------------------------	---------------

Comments	
-----------------	--

Type of Pipe	Pressurized
---------------------	-------------

Type of Pipe Comments	
------------------------------	--

Release Detection

Release Detection methods for tank	Deferred
---	----------

Primary Release Detection methods for pipes	Continuous Interstitial Monitor
--	---------------------------------

Secondary Release Detection methods for pipes	
--	--

ATG Make	Gilbarco-Veeder Root
-----------------	----------------------

ATG Model	TLS-350/Gilbarco EMC
------------------	----------------------

Test Dates

Sump Tightness Test Date	10-24-2016	Catastrophic LD Type 3.0	Continuous Interstitial Monitoring
---------------------------------	------------	---------------------------------	------------------------------------

Tank or Pipe CP Test Date	Line Tightness Test Date
----------------------------------	---------------------------------

Spill, Overfill, and Corrosion Protection

Overfill Protected		Spill Protected	No
---------------------------	--	------------------------	----

Corrosion Protection Met on Tank and Piping	Not Applicable	Meets Requirements of 2005 Energy Act	No
--	----------------	--	----

Inactive Tanks

Date Last Used

Date Capped

Date Emptied

Closed Tanks

Date Last Used

Date Closure Received

Date Closed

Closure Status

Site Assessment

Site Assessment Complete No

Evidence of Leak Detected No

() Tank ID: S6 Tag Number: 4097 Status: Currently in Use ()



Description of Underground Storage Tank

Date of Installation	09-27-1999	Operating Permit Type	75-11-509 (Full)
-----------------------------	------------	------------------------------	------------------

Conditional Operating Permit Expiration		Total Capacity (Gallons)	3000
--	--	---------------------------------	------

Substance	Diesel	Substance Comments	
------------------	--------	---------------------------	--

Federally Regulated	No	State Regulated	Yes
----------------------------	----	------------------------	-----

Manifold	No	Compartment	No
-----------------	----	--------------------	----

Regulated Above-ground Storage Tank	Yes	Emergency Power Generator	No
--	-----	----------------------------------	----

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	Double-Walled
----------------------	------------	--------------------------	---------------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Flexible Plastic
------------------------	------------------

Sec Piping Material	Double-Walled
----------------------------	---------------

Comments

Type of Pipe	Pressurized
---------------------	-------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Deferred
---	----------

Primary Release Detection methods for pipes	Continuous Interstitial Monitor
--	---------------------------------

Secondary Release Detection methods for pipes

ATG Make	Gilbarco-Veeder Root
-----------------	----------------------

ATG Model

TLS-350/Gilbarco EMC

Test Dates

Sump Tightness Test Date	10-24-2016	Catastrophic LD Type 3.0	Continuous Interstitial Monitoring
---------------------------------	------------	---------------------------------	------------------------------------

Tank or Pipe CP Test Date	
----------------------------------	--

Line Tightness Test Date	
---------------------------------	--

Spill, Overfill, and Corrosion Protection

Overfill Protected		Spill Protected	No
Corrosion Protection Met on Tank and Piping	Not Applicable	Meets Requirements of 2005 Energy Act	No

Inactive Tanks

Date Last Used	
-----------------------	--

Date Capped	
--------------------	--

Date Emptied	
---------------------	--

Closed Tanks

Date Last Used	
-----------------------	--

Date Closure Received	
------------------------------	--


Date Closed	
--------------------	--

Closure Status	
-----------------------	--

Site Assessment

Site Assessment Complete	No
---------------------------------	----

Evidence of Leak Detected	No
----------------------------------	----

()
()IX. Report Explanation () 

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Underground Storage Tanks

Data Last Updated:12-20-2018

 New Search

 View Data in Map ()

Tanks shown in report unable to be mapped.

Facility ID: 3500651

Facility Name: WINNETT SCHOOL DIST 1 A

I. Facility (Location of Tanks)

Physical Address:	205 S Broadway Ave, WINNETT, MT, 59087
--------------------------	--

II. Ownership of Tank(s)

Owner Name:	School Dist 1a Winnett
--------------------	------------------------

III. Tribal Information

Facility Within Reservation Boundary:	No
--	----

Reservation Name:

Facility Owned by Tribe or Tribal Member:	No
--	----

Facility within Indian Lands:	No
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IV. Active A and B Operators

A Operators

(s):


B Operators

(s):

V. Facility Operating Status

**Operating Permit Renewal
Date:**

VI. Construction Permits

(**Permit ID: 980582 Permit Licensee: Unavailable Date Permit Issued: 03-26-1998**) 

(**Permit ID: 920943 Permit Licensee: Unknown Date Permit Issued: 03-30-1992**) 

VII. Facility Compliance Inspections - report shows last 3, see Report Explanation for all

VIII. Underground Storage Tanks

(**Tank ID: S1 Tag Number: Status: Permanently Out of Use**) 

Description of Underground Storage Tank

Date of Installation	04-23-1952	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	2000
Substance	Heating Oil	Substance Comments	
Federally Regulated	No	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation	
Partial Re-Pipe	No
Piping Material	Steel
Sec Piping Material	None

Comments

Type of Pipe	Not Listed
---------------------	------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Not Listed
---	------------

Primary Release Detection methods for pipes	Not Listed
--	------------

Secondary Release Detection methods for pipes
--

ATG Make

ATG Model

Test Dates

Sump Tightness Test Date	Catastrophic LD Type 3.0
---------------------------------	---------------------------------

Tank or Pipe CP Test Date	Line Tightness Test Date
----------------------------------	---------------------------------

Spill, Overfill, and Corrosion Protection

Overfill Protected	Spill Protected	No
---------------------------	------------------------	----

Corrosion Protection Met on Tank and Piping	Meets Requirements of 2005 Energy Act	No
--	--	----

Inactive Tanks

Date Last Used	05-24-1992
-----------------------	------------

Date Capped

Date Emptied

Closed Tanks

Date Last Used	05-24-1992	Date Closure Received	06-05-1992
Date Closed	06-03-1992	Closure Status	Tank removed from ground

Site Assessment

Site Assessment Complete Yes

Evidence of Leak Detected Yes

() Tank ID: S2 Tag Number: Status: Permanently Out of Use ()



Description of Underground Storage Tank

Date of Installation	01-01-1992	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	2000
Substance	Heating Oil	Substance Comments	
Federally Regulated	No	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	Yes	Emergency Power Generator	No

Tank Detail

Tank Material Bare Steel **Sec Tank Material** None

Comments

Piping Detail

Date of Pipe Installation	
Partial Re-Pipe	No
Piping Material	Copper
Sec Piping Material	None
Comments	
Type of Pipe	Pressurized
Type of Pipe Comments	

Release Detection

Release Detection methods for tank	Not Listed
Primary Release Detection methods for pipes	Not Listed
Secondary Release Detection methods for pipes	
ATG Make	
ATG Model	

Test Dates

Sump Tightness Test Date	Catastrophic LD Type 3.0
Tank or Pipe CP Test Date	Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected	Spill Protected	Yes
Corrosion Protection Met on Tank and Piping	Meets Requirements of 2005 Energy Act	No

Inactive Tanks

Date Last Used	03-27-1998
Date Capped	
Date Emptied	

Closed Tanks

Date Last Used	03-27-1998	Date Closure Received	04-10-1998
Date Closed	03-27-1998	Closure Status	Tank closed in place

Site Assessment

Site Assessment Complete	Yes
Evidence of Leak Detected	No

()

()IX. Report Explanation ()



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Underground Storage Tanks

Data Last Updated:12-20-2018

 New Search

 View Data in Map ()

Tanks shown in report unable to be mapped.

Facility ID: 3500676

Facility Name: PETROLEUM COUNTY

I. Facility (Location of Tanks)

Physical Address:	Wheeler St & Lepper Ave, WINNETT, MT, 59087
--------------------------	---

II. Ownership of Tank(s)

Owner Name:	Petroleum County DES
--------------------	----------------------

III. Tribal Information

Facility Within Reservation Boundary:	No
--	----

Reservation Name:

Facility Owned by Tribe or Tribal Member:	No
--	----

Facility within Indian Lands:	No
--------------------------------------	----

IV. Active A and B Operators

A Operators (s):	
B Operators (s):	


V. Facility Operating Status

Operating Permit Renewal Date:	
---------------------------------------	--

VI. Construction Permits

VII. Facility Compliance Inspections - report shows last 3, see Report Explanation for all

VIII. Underground Storage Tanks

() Tank ID: 01 Tag Number: Status: Permanently Out of Use () 

Description of Underground Storage Tank

Date of Installation	04-02-1978	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	500
Substance	Gasoline	Substance Comments	

Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Steel
------------------------	-------

Sec Piping Material	None
----------------------------	------

Comments

Type of Pipe	Not Listed
---------------------	------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Not Listed
---	------------

Primary Release Detection methods for pipes	Not Listed
--	------------

Secondary Release
Detection methods for
pipes

ATG Make

ATG Model

Test Dates

Sump Tightness Test Date

Catastrophic LD Type 3.0

Tank or Pipe CP Test Date

Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected

Spill Protected

No

Corrosion Protection Met
on Tank and Piping

Meets Requirements of
2005 Energy Act

No

Inactive Tanks

Date Last Used

02-01-1990

Date Capped

Date Emptied

Closed Tanks

Date Last Used

02-01-
1990

Date Closure Received

Date Closed

07-02-
1991

Closure Status

Tank removed
from ground

Site Assessment

Site Assessment Complete Yes

Evidence of Leak Detected Yes

() Tank ID: 02 Tag Number: Status: Permanently Out of Use ()



Description of Underground Storage Tank

Date of Installation	04-02-1978	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	1000
Substance	Diesel	Substance Comments	
Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
Piping Material	Steel
Sec Piping Material	None
Comments	
Type of Pipe	Not Listed
Type of Pipe Comments	

Release Detection

Release Detection methods for tank	Not Listed
Primary Release Detection methods for pipes	Not Listed
Secondary Release Detection methods for pipes	
ATG Make	
ATG Model	

Test Dates

Sump Tightness Test Date	Catastrophic LD Type 3.0
Tank or Pipe CP Test Date	Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected	Spill Protected	No
Corrosion Protection Met on Tank and Piping	Meets Requirements of 2005 Energy Act	No

Inactive Tanks

Date Last Used	02-01-1990
-----------------------	------------

Date Capped	
--------------------	--

Date Emptied	
---------------------	--

Closed Tanks

Date Last Used	02-01-1990	Date Closure Received	
-----------------------	------------	------------------------------	--

Date Closed	07-02-1991	Closure Status	Tank removed from ground
--------------------	------------	-----------------------	--------------------------

Site Assessment

Site Assessment Complete	Yes
---------------------------------	-----

Evidence of Leak Detected	Yes
----------------------------------	-----

()

(IX. Report Explanation ())



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Underground Storage Tanks

Data Last Updated:12-20-2018

 New Search

 View Data in Map ()

Tanks shown in report unable to be mapped.

Facility ID: 3504066

Facility Name: MDOT 53 3501 WINNETT SITE

I. Facility (Location of Tanks)

Physical Address:	Broadway Ave & Railroad St, WINNETT, MT, 59087
--------------------------	--

II. Ownership of Tank(s)

Owner Name:	MDOT Helena
--------------------	-------------

III. Tribal Information

Facility Within Reservation Boundary:	No
--	----

Reservation Name:

Facility Owned by Tribe or Tribal Member:	No
--	----

Facility within Indian Lands:	No
--------------------------------------	----


IV. Active A and B Operators

A Operators**(s):****B Operators****(s):**

V. Facility Operating Status

**Operating Permit Renewal
Date:**

VI. Construction Permits

() Permit ID: 000233 Permit Licensee: Curtis Padilla Date Permit Issued: 11-22-1999 () 


Permit Status: Complete

Permit Detail: Leak and SS reported to LUST.

Permit Issued By: Susan McAnally

Date Application Received: 11-17-1999

Date Project Completed: 02-01-2000

() Permit ID: 990628 Permit Licensee: Thomas Pointer Date Permit Issued: 03-04-1999 () 

Permit Status: Complete

Permit Detail:

Permit Issued By: Jeff Tobin

Date Application Received: 01-21-1999

Date Project Completed: 04-22-1999

() Permit ID: 970175 Permit Licensee: Bruce Wallace Date Permit Issued: 09-25-1996 () 

Permit Status: Complete

Permit Detail:

Permit Issued By: Susan McAnally

Date Application Received: 09-24-1996

Date Project Completed: 10-03-1996

() Permit ID: 940166 Permit Licensee: Tom McClure Date Permit Issued: 08-27-1993 () 


Permit Status: Complete

Permit Detail:

Permit Issued By: Susan McAnally

Date Application Received: 08-25-1993

Date Project Completed: 09-14-1993

() Permit ID: 930086 Permit Licensee: Douglas Lutke Date Permit Issued: 07-29-1992 () 

Permit Status:	Expired
Permit Detail:	PERMIT NEVER USED/REMOVED UNDER PERMIT #94-0166
Permit Issued By:	Vicki Lynne
Date Application Received:	07-14-1992
Date Project Completed:	01-01-1901

VII. Facility Compliance Inspections - report shows last 3, see Report Explanation for all

Inspection Date: 07-15-1998 **Inspector Name:** David Karlau **Inspection Type:** Regular ()

VIII. Underground Storage Tanks

()**Tank ID:** 01 **Tag Number:** **Status:** Permanently Out of Use () 

Description of Underground Storage Tank

Date of Installation	04-30-1960	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	2000
Substance	Diesel	Substance Comments	

Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Unknown
------------------------	---------

Sec Piping Material	None
----------------------------	------

Comments

Type of Pipe	Not Listed
---------------------	------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Not Listed
---	------------

Primary Release Detection methods for pipes	Not Listed
--	------------

Secondary Release
Detection methods for
pipes

ATG Make

ATG Model

Test Dates

Sump Tightness Test Date

Catastrophic LD Type 3.0

Tank or Pipe CP Test Date

Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected

Spill Protected

No

Corrosion Protection Met
on Tank and Piping

Meets Requirements of
2005 Energy Act

No

Inactive Tanks

Date Last Used

08-22-1990

Date Capped

Date Emptied

Closed Tanks

Date Last Used

08-22-
1990

Date Closure Received

Date Closed

08-22-
1990

Closure Status

Tank removed
from ground

Site Assessment

Site Assessment Complete Yes

Evidence of Leak Detected Yes

() Tank ID: 02 Tag Number: Status: Permanently Out of Use ()



Description of Underground Storage Tank

Date of Installation	05-01-1975	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	1000
Substance	Gasoline	Substance Comments	
Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
Piping Material	Steel
Sec Piping Material	None
Comments	
Type of Pipe	Not Listed
Type of Pipe Comments	

Release Detection

Release Detection methods for tank	Not Listed
Primary Release Detection methods for pipes	Not Listed
Secondary Release Detection methods for pipes	
ATG Make	
ATG Model	

Test Dates

Sump Tightness Test Date	Catastrophic LD Type 3.0
Tank or Pipe CP Test Date	Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected	Spill Protected	No
Corrosion Protection Met on Tank and Piping	Meets Requirements of 2005 Energy Act	No

Inactive Tanks

Date Last Used	09-10-1993
Date Capped	
Date Emptied	

Closed Tanks

Date Last Used	09-10-1993	Date Closure Received	
Date Closed	09-10-1993	Closure Status	Tank removed from ground

Site Assessment

Site Assessment Complete	Yes
Evidence of Leak Detected	Yes

() Tank ID: 03 Tag Number: Status: Permanently Out of Use ()



Description of Underground Storage Tank

Date of Installation	04-30-1960	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	1000
Substance	Diesel	Substance Comments	

Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Bare Steel	Sec Tank Material	None
----------------------	------------	--------------------------	------

Comments

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Unknown
------------------------	---------

Sec Piping Material	None
----------------------------	------

Comments

Type of Pipe	Not Listed
---------------------	------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Not Listed
---	------------

Primary Release Detection methods for pipes	Not Listed
--	------------

Secondary Release
Detection methods for
pipes

ATG Make

ATG Model

Test Dates

Sump Tightness Test Date

Catastrophic LD Type 3.0

Tank or Pipe CP Test Date

Line Tightness Test Date

Spill, Overfill, and Corrosion Protection

Overfill Protected

Spill Protected

No

Corrosion Protection Met
on Tank and Piping

Meets Requirements of
2005 Energy Act

No

Inactive Tanks

Date Last Used

08-22-1990

Date Capped

Date Emptied

Closed Tanks

Date Last Used

08-22-
1990

Date Closure Received

Date Closed

08-22-
1990

Closure Status

Tank removed
from ground

Site Assessment

Site Assessment Complete Yes

Evidence of Leak Detected Yes

() **Tank ID: 04** **Tag Number: 2923** **Status: Permanently Out of Use ()**



Description of Underground Storage Tank

Date of Installation	08-23-1990	Operating Permit Type	
Conditional Operating Permit Expiration		Total Capacity (Gallons)	2000
Substance	Diesel	Substance Comments	
Federally Regulated	Yes	State Regulated	Yes
Manifold	No	Compartment	No
Regulated Above-ground Storage Tank	No	Emergency Power Generator	No

Tank Detail

Tank Material	Cathodically Protected Steel	Sec Tank Material	None
Comments	Fill Risers are Booted With Corrugated Pipe		

Piping Detail

Date of Pipe Installation

Partial Re-Pipe	No
------------------------	----

Piping Material	Fiberglass Reinforced Plastic
------------------------	-------------------------------

Sec Piping Material	None
----------------------------	------

Comments	Product Piping is Fiberglass Reinforced Plastic. Fill Risers are Booted With Corrugated Pipe
-----------------	--

Type of Pipe	Safe Suction
---------------------	--------------

Type of Pipe Comments

Release Detection

Release Detection methods for tank	Vapor Monitoring
---	------------------

Primary Release Detection methods for pipes	Approved Remote Monitoring
--	----------------------------

Secondary Release Detection methods for pipes	
--	--

ATG Make	
-----------------	--

ATG Model	
------------------	--

Test Dates

Sump Tightness Test Date	Catastrophic LD Type 3.0
---------------------------------	---------------------------------

Tank or Pipe CP Test Date	Line Tightness Test Date
----------------------------------	---------------------------------

Spill, Overfill, and Corrosion Protection

Overfill Protected	Spill Protected	Yes
---------------------------	------------------------	-----

**Corrosion Protection Met
on Tank and Piping**

**Meets Requirements of
2005 Energy Act**

No

Inactive Tanks

Date Last Used 01-28-2000

Date Capped

Date Emptied

Closed Tanks

Date Last Used 01-28-2000 **Date Closure Received** 02-16-2000

Date Closed 02-01-2000 **Closure Status** Tank removed from ground

Site Assessment

Site Assessment Complete Yes

Evidence of Leak Detected Yes

()

()IX. Report Explanation ()



Online Services (<http://deq.mt.gov/onlineservices.mcp>) DEQ Home (<http://www.deq.mt.gov/>)
Privacy & Security (<http://mt.gov/itsd/policy/policies/ENTINT030.asp>) Accessibility
(<http://mt.gov/discover/disclaimer.asp#accessibility>) Contact Us
(<http://svc.mt.gov/deq/mail/ContactUsForm.asp>)



30 April 2019

Mr. Brandon Kingsbury
Petroleum Brownfields Coordinator
Montana Department of Environmental Quality
Helena, MT 59604

**DRAFT Report - Electromagnetic and Ground Penetrating Radar Geophysical Surveys
Kozy Korner Cafe, Winnett, MT
DEQ Contract 414068, Work Order #5**

On 29 April 2019, Geolex conducted electromagnetic and ground penetrating radar geophysical surveys at the Kozy Korner Cafe in Winnett, MT. The purpose of the surveys was to locate possible underground storage tanks (USTs) and/or piping related to the previous operation of a service station at this location. The electromagnetic (EM) survey was completed using a Geonics EM-61 MKII induction coil. The survey site consisted of asphalt pavement, graded fill dirt, and concrete sidewalks without rebar or wire mesh on the north and east boundaries of the site. Cultural noise was minimal due to the rural environment around the site (however overhead power lines could have created minor 60Hz interference with the EM coil). The west boundary of the survey was parallel to the west side of the building, and the south boundary of the survey was along the north side of the alley. The site survey area measured approximately 150 feet north-south by 80 feet east-west.

The EM-61 is a time-domain instrument that is capable of detecting conductive metallic items and materials in the subsurface. The effective depth of exploration is approximately 3-4 meters when surveying for typical underground fuel tanks (50 gallons or larger). The EM coil is 1 meter long and 0.5 meter wide, and samples at a frequency of 10 Hz using 4 time-decay channels. Transect spacing of 1 m was followed for two separate surveys, one in the east-west direction and one in the north-south direction, to ensure full aerial coverage of the site. Positioning data during the survey was recorded using a Trimble R10 GNSS receiver in autonomous mode (<1m positioning), and paired with corresponding EM data collected on a Juniper Allegro data logger. Data was processed using UXOlab, and potential buried metallic targets were identified on all four channels of the EM decay fields.



Results of the EM surveys indicate that the most of the site is overall fairly free of noise from cultural features, but also reveal several well-defined anomalies on the northeast and southeast sides of the site (Figures 1 and 2). These features (marked by points 1 2 3 4) were visibly and audibly apparent on the data logger during the survey (and were later corroborated using the GPR 400 MHz antenna).

Figures 1 and 2 show the electromagnetic anomalies as a result of data processing using a low frequency-pass filter. The positive (red to yellow) anomalies labeled 1 2 3 4 detected by the EM-61 have high milli-Volt readings and are associated with conductive items. The blue areas throughout most of the parking lot indicate much lower mV readings at the surface and at depth, most likely eliminating the presence of USTs in these areas.

Target 1 is located directly between the two steel support posts for the roof canopy on the northeast corner of the building. Target 2 is a smaller but still strong EM target where the NE corner of the asphalt meets the inside sidewalk corner. The white rectangular area in the northwest area of the anomaly map is the building footprint; propane tank south of building.

Potentially significant spikes in the EM data were marked on the ground during the survey for further investigation using GPR. A 400 MHz Geophysical Survey Systems antenna and SIR3000 data logger survey were used to investigate several potential anomalies. Targets 1 and 2 stood out with exceptionally strong GPR reflections. Moderate reflections of the linear features associated with Target 3 were observed using the GPR southeast of the building, and may be related to piping or a utility corridor. The small anomalies associated with Target 4 did not stand out with the GPR, but this was likely related to standing water puddles in that area that precluded good coupling of the GPR antenna with the ground.

Thank you for this work opportunity.

Joe Michaletz, P.G.
Geolex Inc.



Figure 1 (E-W survey): Electromagnetic anomaly contour map, Kozy Korner Cafe, Winnett, MT. North boundary is the sidewalk curb along Main St.; east boundary is the sidewalk curb along Broadway Ave. Target 1 is a strong EM and GPR target located between the two steel canopy support poles. Target 2 is a smaller but still strong EM target where the NE corner of the asphalt meets the sidewalks. Target 3 is directly south of the SE corner of the building and east of the propane tank and may be utility-related. Target 4 is weaker but shows an interesting pattern of 6 small anomalies in the SE parking lot. North is top of page, grid units in NAD 83 UTM Zone 12N, EM contour scale in mV. For scale, site survey area is 150' x 80'.

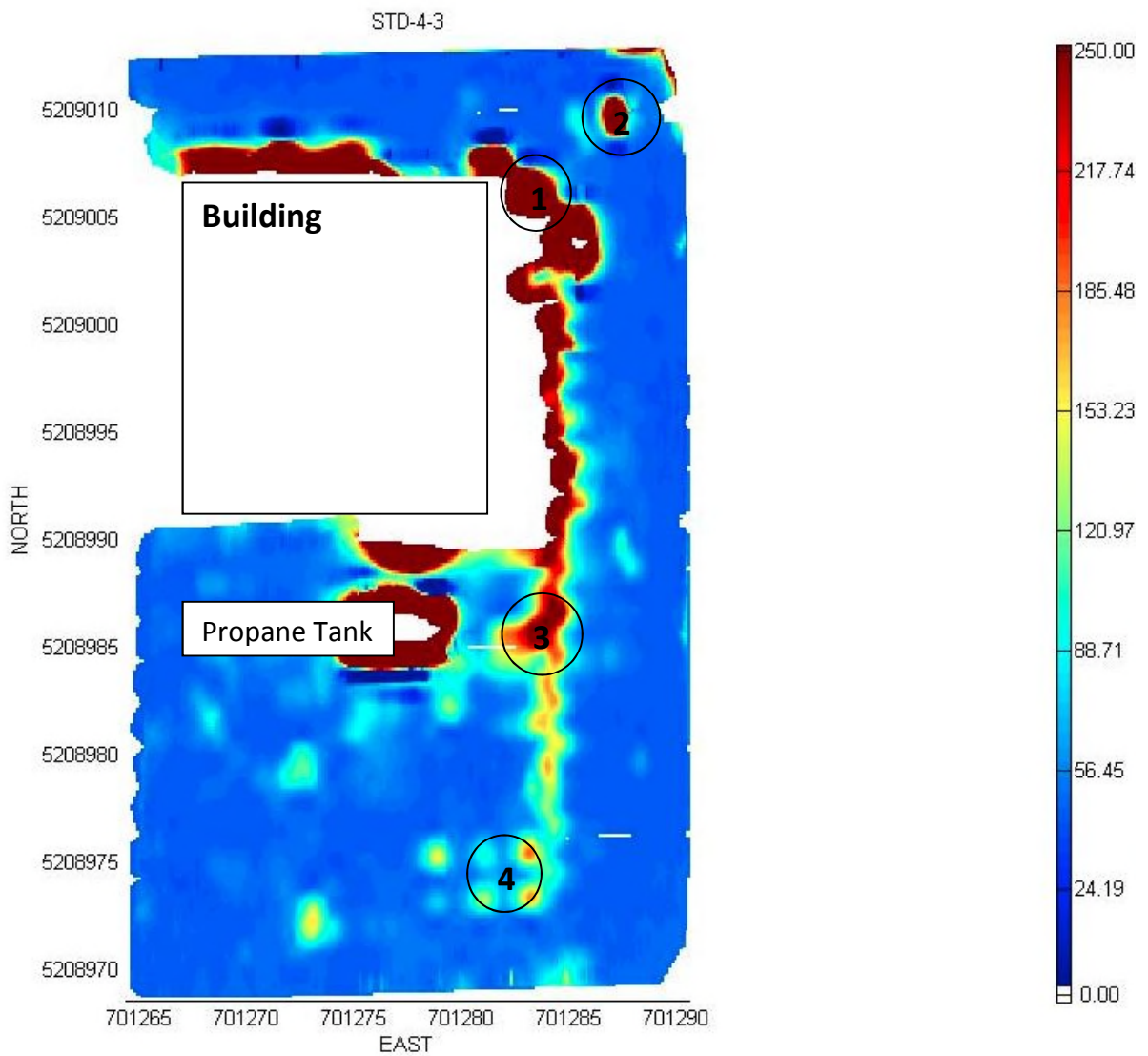
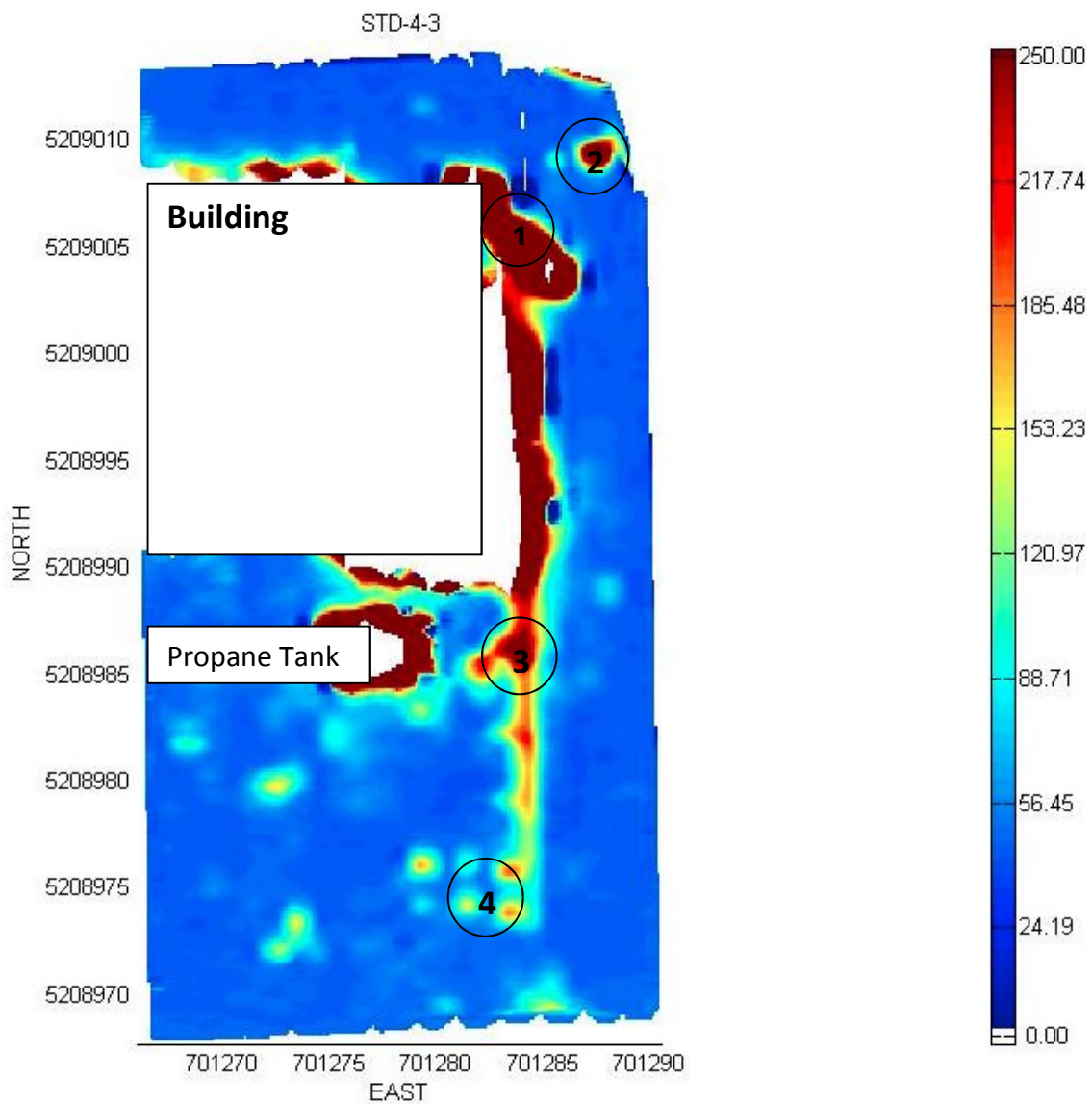




Figure 2 (N-S survey): Electromagnetic anomaly contour map, Kozy Korner Cafe, Winnett, MT. North boundary is the sidewalk curb along Main St.; east boundary is the sidewalk curb along Broadway Ave. Target 1 is a strong EM and GPR target located between the two steel canopy support poles. Target 2 is a smaller but still strong EM target where the NE corner of the asphalt meets the sidewalks. Target 3 is directly south of the SE corner of the building and east of the propane tank and may be utility-related. Target 4 is weaker but shows an interesting pattern of 6 small anomalies in the SE parking lot. North is top of page, grid units in NAD 83 UTM Zone 12N, EM contour scale in mV. For scale, site survey area is 150' x 80'.



APPENDIX F – SITE PHOTOGRAPH LOG

PHASE I ENVIRONMENTAL SITE ASSESSMENT
KOZY KORNER CAFÉ AND BAR
WINNETT, MONTANA
Tetra Tech Project No. 117-8292009



PHOTOGRAPH 1 View of building from street facing SW.



PHOTOGRAPH 2 View from behind building facing N.



PHOTOGRAPH 3 View of adjacent property to the west facing N, note AST behind building.



PHOTOGRAPH 4 View across Main St of Post office, facing N.



PHOTOGRAPH 5 View across Broadway Ave, facing E.



PHOTOGRAPH 6 View across alleyway, facing S.

APPENDIX G – INTERVIEW RECORDS

**TETRA TECH
CONVERSATION RECORD
HELENA, MONTANA**

PROJECT NAME: Kozy Korner Café Phase I ESA

INTERVIEWEE: Brandon Kingsbury, DEQ Brownfields

DATE: 7-17-19

INTERVIEWER: Nicholas Sovner

TIME: 1130a

I spoke with Mr. Kingsbury because he was the project officer who contracted the EM survey to look for USTs. He was asked specifically whether the anomalies identified by Geolex were likely tanks. Once he received the report from Geolex he requested some followup information regarding each of the anomalies identified. Joe Micheletz at Geolex told him that Anomalies 1 and 2 were in areas that received strong metallic signals that were like round in nature and greater than 18 inches below the ground surface. Anomaly 1 measured roughly 4 x 6 feet and is possibly a 500 gallon tank. Anomaly 3 was a weak signal and may be the presence of underground utilities such as product piping. Anomaly 4 had an interesting 6-feature pattern which may be the foundation for an old dispenser island. Mr. Kingsbury was also able to find a groundwater monitoring report for the Winnett Tire facility which displays groundwater depth and direction.

EMPLOYEE SIGNATURE:



PROPERTY SURVEY QUESTIONNAIRE
INTERVIEW WITH OWNER/OCCUPANT/KEY SITE MANAGER

Date: 7/18/19

Person Interviewed: Cole & Michael Phipps
Morgan Luther

Title: Phase I Site Visit **Length of Time at Facility:** 1.75 hrs

Facility Name: Kozy Korner Café and Bar

Do you have the following specified documents:

Document	Yes	No	Comments
Environmental site assessments		x	
Environmental compliance audits		x	
Environmental permits, including solid or hazardous waste disposal permits, NPDES permits		x	
Registrations for UST's or AST's (other than crude oil or produced water)		x	
Registration of underground injection systems or injection permits		x	
Community right - to -know plans		x	
Safety plans, preparedness and prevention plans, SPCC plans, etc.		x	
Hydrologic reports or geotechnical studies	x		Geolex EM Survey Report
Hazardous waste generator notices or reports		x	
Letters or notices (past or current) from governmental agency relating to past or current violations of environmental laws with respect to the property or environmental liens encumbering the property		x	
Recorded activity use limitations		x	
Risk assessments		x	

a. Property occupancy (past and present) and nature of use:

1. Uses likely to involve petroleum products or hazardous substances: *Known that a gas station was in the location until the 50's. Cole Phipps remembers climbing on the concrete saddles from the ASTs when a child; AST's were not there at that time.*
2. Quantity, type, storage and amount: *Cole described saddles that would fit 500 gallon ASTs. There is an empty 55 gal steel drum on the south side of the Property building that Cole Phipps brought to the Property to use to collect cooking oil for a local outfit who collected the oil for use in making biodiesel. The drum was/ is unused.*

b. Current and past uses of adjacent and adjoining properties: *Property line is in narrow space between Property building and building adjacent west. Property consists of three 25'x100' plots. Michael Phipps stated that the unimproved portion of the Property lot south of the building to the alley used to have a shop and small house on it. He wondered if there might be a septic or cistern associated with the small dwelling near the alley that would show up on the GPR. Michael also stated that the structure immediately adjoining the Property on the west was once a post office, then a fire station, and finally a workshop/ warehouse. There are drums of unknow contents inside, and a 500 gal AST outside of the adjoining property. Morgan Luther, the realtor, indicated she had tried to reach the Californian owner of the adjacent property without luck. There is a storage shed on the south side of the Property that is padlocked and we could not get access to. This building belongs to another party. Michael Phipps said that he was told that it had Christmas decorations in it.*

- c. Potable water supply. *City water*
- d. Water well on site (active or inactive)? *None*
- e. If there is a water well on site, has the water been tested? *NA*
- f. If there is a water well on site, are you aware of any past problems with substandard drinking water, either on the subject property or at adjoining properties? *NA*
- g. Are there any sumps, cisterns, or drains on site? *Floor drain under the bar in the bar area. Sump in unfinished basement (currently underwater). Depicted in pictures: sump pump hung from rope off of ceiling rafter. Garden hose from the pump terminates in PVC piping from upstairs restrooms, sinks, and floor drains. Piping terminates in city sewer.*
- h. Are there any pits, ponds, or lagoons on site or adjacent properties? *None*
- i. Is there any pending, threatened or past litigation or administrative proceeding relating to hazardous substances or petroleum products in, on or from the subject property? *Not that they know of*
- j. Has the facility ever received a notice of violation or other similar claim from any government entity regarding any possible violation of environmental laws or possible liability to hazardous substances or petroleum products? *No*
- l. Have you received a notification letter from the EPA or state agency about involvement or potential involvement in a Superfund cleanup on this site or an offsite location? *Not that they are aware of. A UST was discovered approximately 150 feet north of the property in the roadway of Highway 244 north of the intersection with Broadway and downgradient of the Property. To Michael and Cole's knowledge, there was no Superfund associated with that tank I found no evidence of monitor wells in the area surrounding the location Michael indicated the tank was found during the road construction.*
- m. If the answer to any of the three preceding question is yes, have these matters been resolved? *NA*
- n. Have there been any complaints or claims filed by workers at the property for environmental health reasons? *No*
- o. Does the facility generate hazardous waste as a part of its operation? *No*. If "yes", what is the EPA ID number? *NA*
- p. Has there been a release of hazardous substances or petroleum products in, on or from the property? *Not that they are aware of*
- q. Are there areas of stressed vegetation or soil staining on site? *No*
- r. Is there any unnatural fill or grading on site, particularly of unknown origin? *No*
- s. Are there any current or past electric or hydraulic systems or equipment that potentially contains PCB's? *Not on site. Pole mounted transformer off Property south of the alleyway, fluorescent lights in Property kitchen could possibly have ballasts.*
- t. Have hazardous or solid waste or wastewater ever been disposed on the property? Any reportable spills of produced water or crude oil? *Sump pump in basement plumbed to discharge to city sewer. Cole indicated it had at one time discharged out a window to the ground surface. Slight HC odor in unfinished basement where sump resides; likely attributed to the treated wooden ties that are arranged as a walkway over wet muddy spots in basement. HC odor smells like creosote.*
- u. Identify any wastewater (including storm water) discharge into a drain, ditch or stream, either from the subject property or adjacent properties. *Described above (g, t)*
- v. Are there now or have there been any UST's or AST's on the property (other than for produced water or crude oil), or any vent pipes, fill pipes or access ways? *Described above (a-1)*
- w. If so, is there any evidence or history of leakage, and what were the contents, capacity and age of tanks? *None*
- x. If removed, where are the closure reports or LPST records? *NA*
- y. Are there any air emission permits, permits by rule or equivalent? *No*
- z. Are there any actual or potential air emission problems or any noxious odors that you have noticed, and if so, what was the source? *Slight creosote odor in basement, possibly from treated wood ties*

aa. To the best of your knowledge is the facility in compliance with all underground storage tank regulations and can you provide confirmation of this? _____*Unknown*_____

APPENDIX H – VAPOR ENCROACHMENT CONDITIONS

Kozy Korner Cafe

1 Broadway Ave
Winnett, MT 59087

Inquiry Number: 5715093.2s

July 17, 2019

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

TABLE OF CONTENTS

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Secondary Map	3
Map Findings	4
Record Sources and Currency	GR-1

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	1	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	property	0	-	-
State- and tribal - equivalent NPL	1.0	0	0	0
State- and tribal - equivalent CERCLIS	not searched	-	-	-
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	2	4
State and tribal registered storage tank lists	0.25	0	2	4
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	not searched	-	-	-
Local Land Records	property	0	-	-
Records of Emergency Release Reports	property	0	-	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

KOZY KORNER CAFE
1 BROADWAY AVE
WINNETT, MT 59087

COORDINATES

Latitude (North):	47.003742 - 47° 0' 13.471985"
Longitude (West):	108.352275 - 108° 21' 8.179321"
Elevation:	2955 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
WEOWNA OIL REFINERY SEMS-ARCHIVE: SEMS-ARCHIVE	EAST OF WINNETT TOWN LIMITS	<1/10 SE	◆ 1	8
B & D SERVICE MAIN STREET UST: UST LUST: LUST	117 E MAIN ST	<1/10 NE	▲ 2	8
WINNETT TIRE UST: UST LUST: LUST	115 N BROADWAY	<1/10 S	◆ A3	9
B & D SERVICE HWY 244 UST: UST LUST: LUST	203 N BROADWAY AVE	1/10 - 1/3 S	◆ A4	9
WINNETT SCHOOL DIST 1 A UST: UST LUST: LUST	205 S BROADWAY AVE	1/10 - 1/3 S	◆ A5	9
PETROLEUM COUNTY UST: UST LUST: LUST	WHEELER ST & LEPPER AVE	1/10 - 1/3 NE	▲ 6	10
MDOT 53 3501 WINNETT SITE UST: UST LUST: LUST	BROADWAY AVE & RAILROAD ST	1/10 - 1/3 N	▲ 7	10

ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

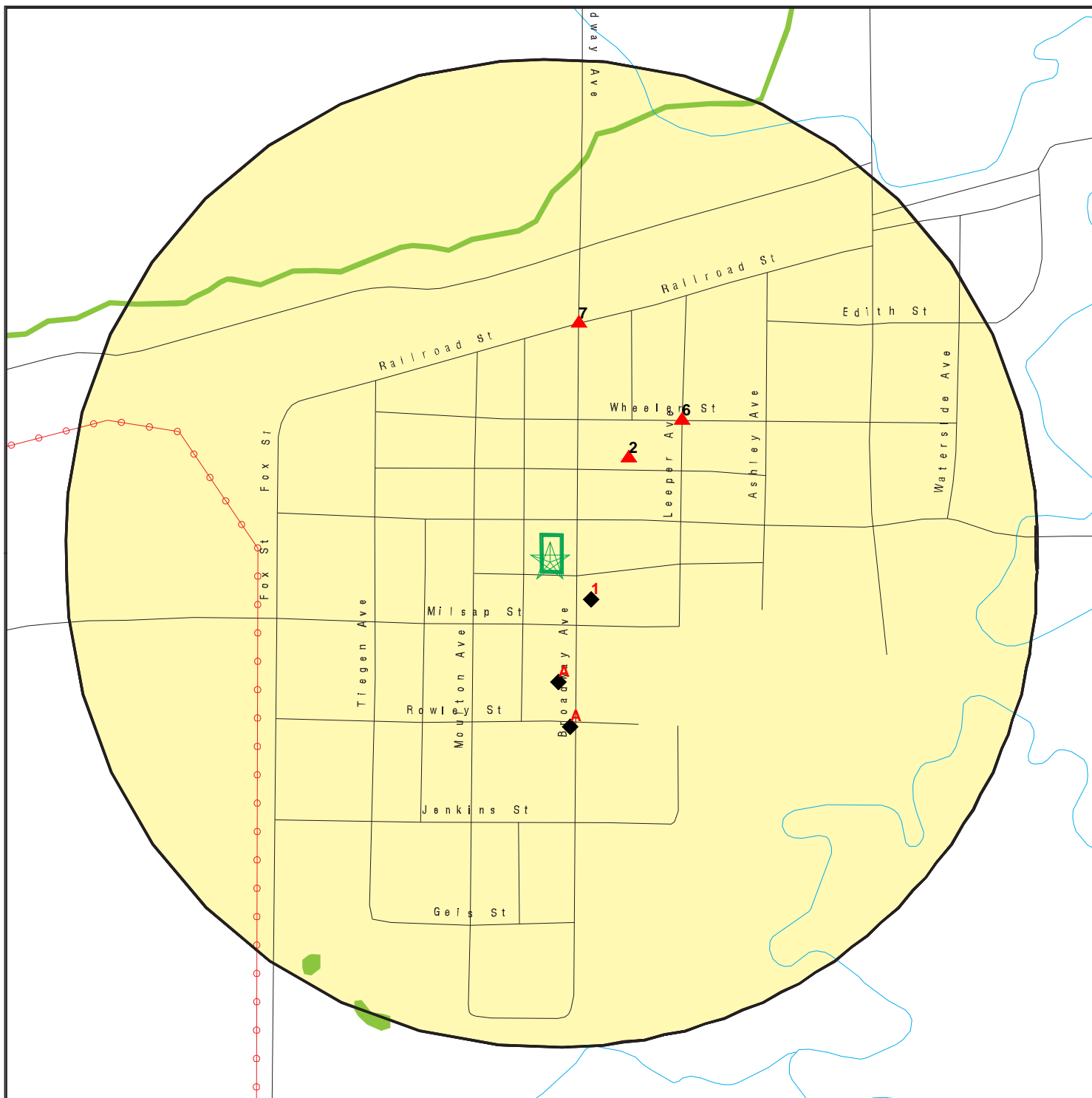
EDR HIGH RISK HISTORICAL RECORDS







<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				





EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 5715093.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  National Wetland Inventory
-  State Wetlands

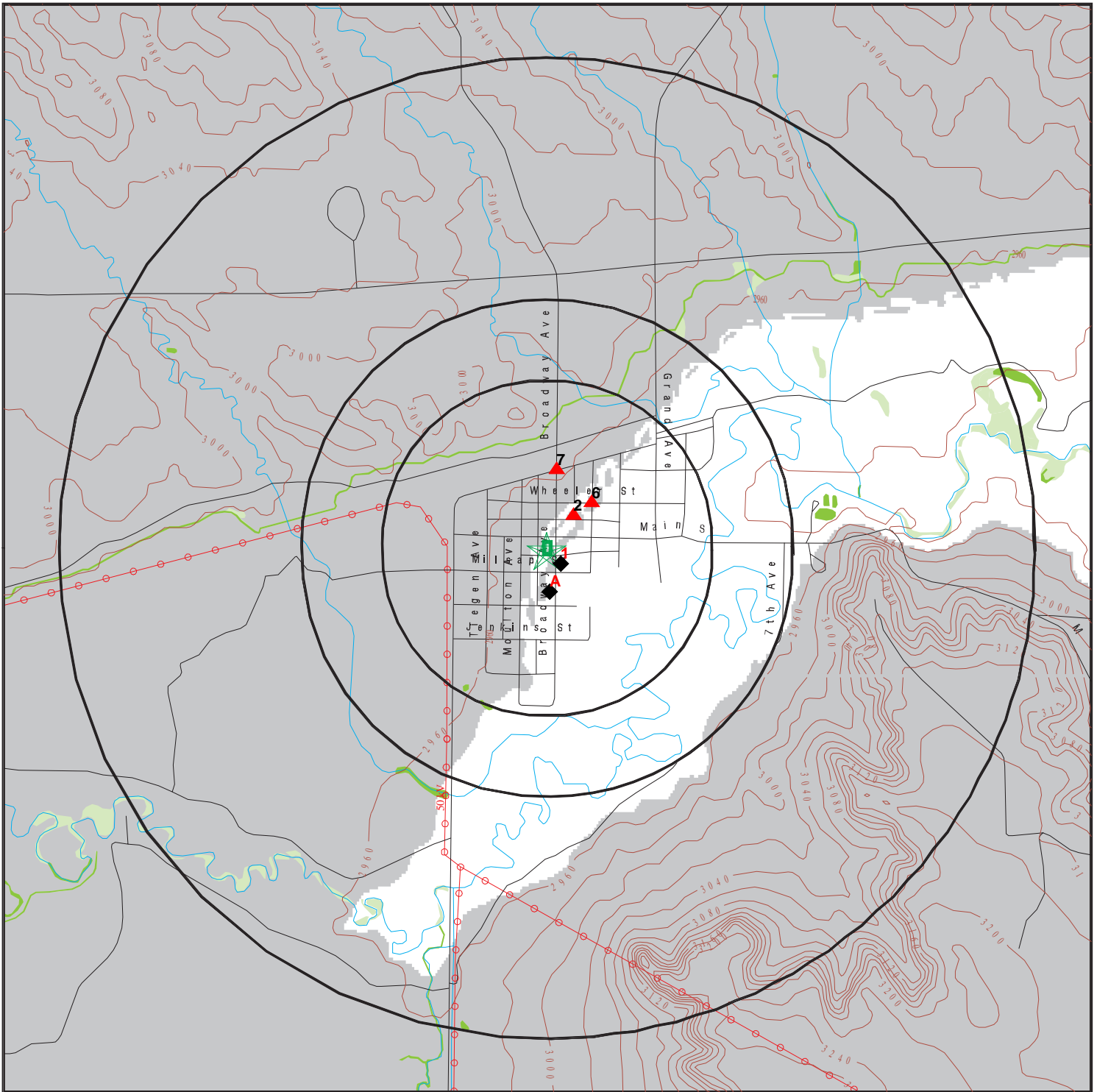


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Kozy Korner Cafe
 ADDRESS: 1 Broadway Ave
 Winnett MT 59087
 LAT/LONG: 47.003742 / 108.352275

CLIENT: Tetra Tech, Inc.
 CONTACT: Nicholas Sovner
 INQUIRY #: 5715093.2s
 DATE: July 12, 2019 2:42 pm

SECONDARY MAP - 5715093.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

National Wetland Inventory

State Wetlands

Upgradient Area



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Kozy Korner Cafe
 ADDRESS: 1 Broadway Ave
 Winnett MT 59087
 LAT/LONG: 47.003742 / 108.352275

CLIENT: Tetra Tech, Inc.
 CONTACT: Nicholas Sovner
 INQUIRY #: 5715093.2s
 DATE: July 12, 2019 2:41 pm

MAP FINDINGS

LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER	
◆ MAP ID#	Direction Distance Range	(Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation	Feet Above Sea Level	
Worksheet:			
Comments: Comments may be added on the online Vapor Encroachment Worksheet.			

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

WEOWNA OIL REFINERY EAST OF WINNETT TOWN LIMITS, WINNETT, MT, 59087		1003877493	
◆ 1	SE <1/10	(148 ft. / 0.028 mi.)	Federal CERCLIS NFRAP site list
	1 ft. Lower Elevation	2954 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Comments: The source is down-gradient and beyond the critical distance. Soil characteristics would make vapor migration from the source or plume unlikely.

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Hydrogeologically: YES

Downgradient: YES

Geological Attributes - Soil Geology:

Silty-clay, low-permeability soil: YES

B & D SERVICE MAIN STREET 117 E MAIN ST, WINNETT, MT,		U001877375	
▲ 2	NE <1/10	(377 ft. / 0.071 mi.)	State and tribal leaking storage tank lists State and tribal registered storage tank lists
	Equal Elevation	2955 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Comments: The source is down-gradient and beyond the critical distance. Soil characteristics would make vapor migration from the source or plume unlikely.

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

MAP FINDINGS

Hydrogeologically: YES

Downgradient: YES

Geological Attributes - Soil Geology:

Silty-clay, low-permeability soil: YES

WINNETT TIRE 115 N BROADWAY, WINNETT, MT,			U003579775
◆ A3	S <1/10	(408 ft. / 0.077 mi.)	State and tribal leaking storage tank lists State and tribal registered storage tank lists
	1 ft. Lower Elevation	2954 ft. Above Sea Level	

Worksheet:

Impact on Target Property: Undetermined

Comments: Soil characteristics would make vapor migration from the source or plume unlikely.

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Hydrogeologically: YES

Crossgradient: YES

Preferential Pathway:

Utility corridor: YES

Geological Attributes - Soil Geology:

Silty-clay, low-permeability soil: YES

B & D SERVICE HWY 244 203 N BROADWAY AVE, WINNETT, MT,			U003986144
◆ A4	S 1/10 - 1/3	(575 ft. / 0.109 mi.)	State and tribal leaking storage tank lists State and tribal registered storage tank lists
	3 ft. Lower Elevation	2952 ft. Above Sea Level	

Worksheet:

Impact on Target Property: Undetermined

Comments: Soil characteristics would make vapor migration from the source or plume unlikely.

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Hydrogeologically: YES

Crossgradient: YES

Preferential Pathway:

Utility corridor: YES

Geological Attributes - Soil Geology:

Silty-clay, low-permeability soil: YES

WINNETT SCHOOL DIST 1 A 205 S BROADWAY AVE, WINNETT, MT,			U003362464
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MAP FINDINGS

◆ A5	S 1/10 - 1/3	(582 ft. / 0.11 mi.)	State and tribal leaking storage tank lists
	3 ft. Lower Elevation	2952 ft. Above Sea Level	State and tribal registered storage tank lists

Worksheet:

Impact on Target Property: VEC does not exist

Comments: Soil characteristics would make vapor migration from the source or plume unlikely. Facility is categorized as resolved by MDEQ.

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Hydrogeologically: YES

Crossgradient: YES

Geological Attributes - Soil Geology:

Silty-clay, low-permeability soil: YES

PETROLEUM COUNTY WHEELER ST & LEPPER AVE, WINNETT, MT,			U001877382
▲ 6	NE 1/10 - 1/3	(614 ft. / 0.116 mi.)	State and tribal leaking storage tank lists
	Equal Elevation	2955 ft. Above Sea Level	State and tribal registered storage tank lists

Worksheet:

Impact on Target Property: VEC does not exist

Comments: Soil characteristics would make vapor migration from the source or plume unlikely. Facility is categorized as resolved by MDEQ.

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Hydrogeologically: YES

Downgradient: YES

Geological Attributes - Soil Geology:

Silty-clay, low-permeability soil: YES

MDOT 53 3501 WINNETT SITE BROADWAY AVE & RAILROAD ST, WINNETT, MT,			U001877381
▲ 7	N 1/10 - 1/3	(785 ft. / 0.149 mi.)	State and tribal leaking storage tank lists
	7 ft. Higher Elevation	2962 ft. Above Sea Level	State and tribal registered storage tank lists

Worksheet:

Impact on Target Property: VEC does not exist

Comments: The source is cross-gradient. The distance between the source and the target property is greater than the critical distance plus a factor to account for plume width.

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Hydrogeologically: YES

Crossgradient: YES

MAP FINDINGS

Geological Attributes - Soil Geology:

Silty-clay, low-permeability soil: YES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
<i>Federal NPL site list</i>						
US	NPL	National Priority List	EPA	04/11/2019	04/18/2019	05/14/2019
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/11/2019	04/18/2019	05/14/2019
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
<i>Federal CERCLIS list</i>						
US	SEMS	Superfund Enterprise Management System	EPA	04/11/2019	04/18/2019	05/23/2019
<i>Federal RCRA CORRACTS facilities list</i>						
US	CORRACTS	Corrective Action Report	EPA	03/25/2019	03/27/2019	04/17/2019
<i>Federal RCRA TSD facilities list</i>						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
<i>Federal RCRA generators list</i>						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
<i>Federal institutional controls / engineering controls registries</i>						
US	LUCIS	Land Use Control Information System	Department of the Navy	02/22/2019	03/07/2019	04/17/2019
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
<i>Federal ERNS list</i>						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	03/25/2019	03/26/2019	05/01/2019
<i>State and tribal - equivalent NPL</i>						
MT	SHWS	CECRA (Non-NPL) Priority Sites List	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
<i>State and tribal landfill / solid waste disposal</i>						
MT	SWF/LF	Solid Waste Management Facilities List	Department of Environmental Quality	04/18/2019	04/19/2019	05/13/2019
<i>State and tribal leaking storage tank lists</i>						
MT	LUST	Leaking Underground Storage Tank List for Montana	Department of Environmental Quality	12/03/2018	01/09/2019	03/14/2019
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2018	03/07/2019	05/01/2019
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/17/2018	03/07/2019	05/01/2019
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/13/2018	03/07/2019	05/01/2019
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/10/2018	03/08/2019	05/01/2019
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/16/2018	03/07/2019	05/01/2019
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	02/19/2019	03/07/2019	05/01/2019
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	11/01/2018	03/07/2019	05/01/2019
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	09/24/2018	03/12/2019	05/01/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal registered storage tank lists						
MT	UST	Statewide UST Underground Storage Tank List	Department of Environmental Quality	12/03/2018	01/09/2019	03/14/2019
MT	UNREG UST	Non Regulated UST Facility Listing	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	AST	Above Ground Storage Tanks	Department of Environmental Quality	02/06/2019	02/07/2019	03/14/2019
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/12/2018	03/07/2019	05/01/2019
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	11/01/2018	03/07/2019	05/01/2019
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	11/07/2018	03/07/2019	05/01/2019
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/03/2018	03/07/2019	05/01/2019
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/10/2018	03/08/2019	05/01/2019
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/17/2018	03/07/2019	05/01/2019
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	09/24/2018	03/12/2019	05/01/2019
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/16/2018	03/07/2019	05/01/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
State and tribal institutional control / engineering control registries						
MT	INST CONTROL	Response Action List	Department of Environmental Quality	12/04/2017	12/06/2017	01/11/2018
State and tribal voluntary cleanup sites						
MT	VCP	Voluntary Cleanup & Redevelopment Act Registry	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
State and tribal Brownfields sites						
MT	BROWNFIELDS	Brownfields Site Listing	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2019	04/23/2019	05/23/2019
US	ROD	Records Of Decision	EPA	04/11/2019	04/18/2019	05/23/2019
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	04/11/2019	04/18/2019	05/23/2019
MT	DEL SHWS	Delisted List of CECRA Sites	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
MT	SWRCY	Recycling Facilities	Department of Environmental Quality	01/17/2017	04/25/2017	10/06/2017
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	04/11/2019	04/18/2019	05/14/2019
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/25/2019	03/26/2019	05/07/2019
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/24/2019	02/26/2019	04/17/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	Delisted NPL	National Priority List Deletions	EPA	04/11/2019	04/18/2019	05/14/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/11/2019	04/18/2019	05/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/25/2019	03/26/2019	05/14/2019
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	12/03/2018	01/29/2019	03/21/2019
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/24/2019	02/26/2019	04/17/2019
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/17/2018	12/18/2018	01/11/2019
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	03/07/2019	04/03/2019	05/23/2019
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/27/2018	02/27/2019	04/01/2019
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	04/11/2019	04/18/2019	05/23/2019
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	03/20/2019	04/10/2019	05/14/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/02/2019	04/02/2019	05/14/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	02/15/2019	03/05/2019	03/15/2019
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	04/25/2019	05/02/2019	05/23/2019
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	ABANDONED MINES	Abandoned Mines	Department of Interior	03/27/2019	03/28/2019	05/01/2019
MT	ABANDONED MINES	Abandoned and Inactive Mines Database	Bureau of Mines and Geology	01/17/2014	09/16/2015	11/11/2015
MT	AIRS	Emissions Inventory Listing	Department of Environmental Quality	03/18/2019	03/19/2019	03/21/2019
MT	ASBESTOS	Asbestos Notification Listing	Department of Environmental Quality	04/08/2019	04/10/2019	06/20/2019
MT	CDL	Clandestine Drug Labs	Department of Environmental Quality	03/07/2019	03/12/2019	05/13/2019
MT	COAL ASH	Coal Ash Disposal Site Listing	Department of Environmental Quality	11/16/2015	11/17/2015	01/19/2016
MT	DRYCLEANERS	Drycleaner facilities	Department of Environmental Quality	05/17/2016	03/14/2019	05/13/2019
MT	Financial Assurance	Financial Assurance Information Listing	Department of Environmental Quality	03/12/2019	03/14/2019	05/13/2019
MT	FIN ASSURANCE 2	Financial Assurance Information Listing	Department of Environmental Quality	05/18/2018	06/15/2018	09/14/2018
MT	HIST CDL	Clandestine Drug Lab Listing	Department of Environmental Quality	07/05/2006	10/24/2006	11/07/2006
MT	REM RPROGRAM	Remediation Response Site Database	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	SPILLS	Hazardous Material Spills Report	Department of Environmental Quality	02/06/2019	02/08/2019	03/14/2019
MT	UIC	UIC Wells Listing	Department of Natural Resources & Conservatio	03/26/2019	03/27/2019	05/13/2019
MT	WQA	WQA Site Ranking List	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2017	01/17/2019	04/01/2019
MT	PFAS	PFOA & PFOS Site Listing	Department of Environmental Quality	02/05/2019	03/22/2019	05/29/2019
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	04/07/2019	04/09/2019	05/23/2019
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/19/2019	02/21/2019	04/01/2019

HISTORICAL USE RECORDS

US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
MT	RGA HWS	Recovered Government Archive State Hazardous Waste Facilities	Department of Environmental Quality		07/01/2013	01/08/2014
MT	RGA LUST	Recovered Government Archive Leaking Underground Storage Tanks	Department of Environmental Quality		07/01/2013	01/03/2014

STREET AND ADDRESS INFORMATION

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APPENDIX I – ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

EXPERIENCE SUMMARY

Mr. Rice has over 35 years of environmental and natural resource consulting experience and has managed environmental, energy development, soil science, environmental and regulatory projects. He also has a wide range of experience in National Environmental Policy Act (NEPA) and natural resource projects including preparation of environmental impact statements (EISs), environmental assessments (EAs), soil surveys, and critical issue evaluations for solar energy, mining, power plants, wind energy, and other large scale industrial developments. He has served in an oversight capacity for landfill monitoring, petroleum hydrocarbon release, hazardous waste, and other environmental regulatory consulting projects.

RELEVANT EXPERIENCE

Environmental Site Assessments

Zip Trip Stores, Northwest U.S. Oversaw the preparation of 35 Phase I ESAs for a single client in a five week period as part of a property transaction. Along with the ASTM requirements these investigations also included investigating the properties compliance status with the individual states petroleum storage and distribution regulations. Utilized numerous Tetra Tech staff in several states to complete site investigations.

Oasis Petroleum, Environmental Site Assessment for SM Energy's Bakken Oil Field, Montana and North Dakota. Project Manager for a Due Diligence study to assist Oasis Petroleum in the acquisition of a 55,000 net acres lease with approximately 226 operating drilling locations and 29 central tank batteries in the Bakken region of North Dakota and Montana. The field activities, an estimate of current environmental liability, and a report summarizing the findings were completed in three weeks. For the field activities, Tetra Tech conducted electromagnetic (EM) resistivity surveys of five salt water disposal well sites which were initially included in the sale, technologically enhanced naturally occurring radioactive material (TENORM) surveys of all tanks, and field observations of spills, leaks, and regulatory compliance of standard spill prevention control and countermeasure (SPCC) items. All field data was compiled on tablet computers which were then directly uploaded onto a SharePoint site. This allowed the client to track progress and upload additional equipment observations made concurrently by their staff. Additionally, current air quality permitting compliance was evaluated by Senior Tetra Tech Air Quality experts leading to evaluations of current compliance status.

Red Eagle Stores, Wyoming. Prepared Phase I ESAs on seven retail refueling facilities for potential purchase. These Phase I ESAs were all completed in three weeks. Investigations included research at Wyoming state offices for UST compliance and compliance history.

EDUCATION

BS, Land Resources soil Science, Montana State University

AREA OF EXPERTISE

Environmental Manager

- Over 30 years of natural resource and environmental consulting experience
- Over 30 years of remediation, reclamation, and emergency response experience
- Over 25 years project management experience

TRAINING/CERTIFICATIONS

USACE Wetland Training, 2012

OSHA 40 Hour HAZWOPER and Site Supervisor 1993

Association of Groundwater Scientists & Engineers Member

First Aid CPR AED, 2019

OFFICE

Billings, Montana

YEARS OF EXPERIENCE

37

CONTACT

Jeffrey.Rice@Tetrattech.com

CERCLA / RCRA Site Investigations

Groundwater Monitoring and Corrective Actions for an Oil and Gas Refinery, Billings, Montana. Project Manager responsible for overseeing groundwater monitoring activities, remediation system operations, product recovery and various other environmental tasks associated with operation of interim groundwater recovery corrective action system for a northern Rocky Mountain oil and gas refinery.

Transbas Herbicide Facility Groundwater Bioremediation, Billings, Montana. As Project Scientist, monitored and reported on the operation of a groundwater pump-and-treat bioremediation system for a Resource Conservation and Recovery Act (RCRA) facility involved in corrective action and closure activities. Prepared and submitted RCRA Part B permit. The facility has since been renamed and Mr. Rice is currently the Project Manager for the groundwater monitoring activities.

Landfill Investigations/Compliance Monitoring

Billings Regional Landfill Monitoring Activities, Billings, Montana. Mr. Rice has been the Project Manager for the Billings Regional Landfill since arriving at Tetra Tech in 1992. His experience at the Billings Regional Landfill has included overseeing of many of the groundwater monitoring wells and methane monitoring points, hydrogeologic and geologic investigations, and semi-annual groundwater and methane monitoring events. Additional activities now include preparation and compliance checks related to the facilities Spill Prevention Control and Countermeasure Plan and the Storm Water Pollution and Prevention Plan.

Certainteed Landfill, Cody Wyoming. Project Manager for the continued groundwater monitoring and reporting of the industrial landfill outside of Cody, Wyoming. Responsible for preparing and uploading the data to the Wyoming Department of Environmental Quality data base web site.

Big Timber Landfill Investigation/Closure, Big Timber, Montana. Project Manager responsible for assisting with closure and post closure environmental concerns. Tasks included hydrogeologic assessment, oversight of groundwater and methane monitoring programs and regular closure inspections including re-vegetation assessments. Mr. Rice has also assisted in preparation of financial assurance documentation for the closure and post closure periods.

Richland County Landfill, Richland County, Montana. Project Scientist assisted with site investigations, groundwater monitoring and remedial activities. Oversaw the installation of soil borings and injection of hydrogen release compounds for treatment of impacted groundwater at the closed landfill. Assisted with preparation of the groundwater monitor event and system remediation reports.

Former Laurel City Landfill Investigation/Closure, Laurel, Montana. Project Scientist responsible for assisting with closure and post closure environmental concerns. Tasks included hydrogeological assessment including conducting hydraulic conductivity testing and permeability testing of the final cover.

Environmental Compliance Audits

Environmental Compliance Audit, Pipeline / Truck Terminal and Dock Loading Facility, Vancouver, Washington. As Project Scientist, conducted a facility-wide environmental, health and safety review of the Cenex pipeline and truck terminal and Columbia River dock loading facility. Assessed compliance with State of Washington, DOT, EPA, and uniform fire code regulations. Wrote the oil spill contingency plan for the facility. State of Washington rules require a facility to assess all downstream environmental sensitive areas and develop clean-up contingency plans for these factors.

US Postal Services (USPS) Facility Waste Audit, Billings, Montana. Project Scientist. Conducted a facility waste audit for the General Mail Facility. The inspection and audit included relevant sections of national environmental and USPS regulations. Issues included separation of solvent and ink waste streams, initiation of a universal waste holding and recycling facilities and holding requirements for potentially hazardous materials sent through the mail system.

EXPERIENCE SUMMARY

Mr. Sovner has 15 years of experience working on environmental monitoring, permitting, investigation, and remediation projects for state, federal, private, and non-profit entities. He holds a B.S. in Rangeland Resources with an emphasis in Wildland Soils from Humboldt State University, a B.A. in Communications from Ithaca College, a Geographic Information Systems (GIS) Professional Certificate from Carroll College, and is currently enrolled at Montana State University and earning a M.S. in Land Resources and Environmental Science. Mr. Sovner's project management experience includes Phase I and II Environmental Site Assessments (ESAs), Environmental Assessments (EAs), contaminated site remediation, mine permitting, and managing budgets over \$1 million. His field experience includes soil sampling, groundwater and surface water monitoring, wetland and waters of the US delineations, vegetation surveys, and air quality (vapor intrusion) investigations.

RELEVANT EXPERIENCE

Phase I Environmental Site Assessments, Idaho and Montana. Mr. Sovner prepares Phase I ESA's to assist public, private, and non-profit clients with real estate transactions and due diligence requirements. Completed ESA's meet all ASTM E1527-13 standards including the Vapor Encroachment Screening requirements according to ASTM E2600-10. (2012 to Present)

Phase II Environmental Site Assessments, Montana. Mr. Sovner is involved in all aspects of Phase II ESA's including contracting, project management, field work, and reporting. He has assisted numerous public, private, and non-profit clients with a variety of project types that include soil, groundwater, soil gas, and indoor air contaminated with petroleum, solvents, heavy metals, and/or radionuclide issues. Public clients have included Lewis and Clark County, Montana Department of Environmental Quality, and Montana Department of Military Affairs. Additional services have included regulatory site closures and well abandonment. (2012 to Present)

Bozeman Landfill, City of Bozeman, Montana. Mr. Sovner lead the vapor intrusion sampling team for approximately 30 residential and municipal structures in Bozeman where volatile organic compounds (VOCs) are believed to be entering homes from the subsurface. Sampling included the use of 6 Liter Summa Canisters to collect air samples from indoor air, ambient outdoor air, sub-slab soil gas, and from radon mitigation systems. The Bozeman Landfill is a historic landfill in the City of Bozeman where a release of VOCs is known to have occurred from lined and unlined waste cells. Indoor air and subslab soil gas samples were collected according to MDEQ Remediation Division guidance. Due to public concerns regarding environmental health in residences sensitivity to homeowners' requests was crucial to the success of the project. He currently performs ongoing maintenance tasks that include groundwater monitoring, soil vapor extraction (SVE) system monitoring, and methane flare monitoring. (2012 to Present)

EDUCATION

BS, Rangeland Resources and Wildland Soils, Humboldt State University, 2005

BA, Speech Communications, Ithaca College, 1999

Professional Certificate, Geographic Information Systems, Carroll College, 2011

MS, Land Resources and Environmental Science, Montana State University, In Progress

CONTINUING EDUCATION

Contaminant Chemistry and Transport Workshop Series (Northwest Environmental Training Center), 2008

Hazardous Waste Site Operations 40-hour course, OSHA 29 CFR 1910.120, with annual refreshers (Safety & Health Services), Since 2008

Lead Worker Awareness Training (Safety & Health Services), 2006

ConocoPhillips Safety Orientation, 2014

PM 2 Training (Tetra Tech), 2014

First Aid and CPR Certified (American Red Cross), Current

OFFICE

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YEARS OF EXPERIENCE

15

CONTACT

nicholas.sovner@tetrattech.com

Central Montana Brownfields Coalition (CMBC) Revolving Loan Fund (RLF), 11 Counties within Montana.

Tetra Tech is the Qualified Environmental Professional for the CMBC Environmental Protection Agency Brownfields RLF. Mr. Sovner is the project manager for this client and has been involved with numerous investigation and cleanup brownfields projects. These projects are located across the Coalition's 11-county region within Central Montana. Project types include the investigation and cleanup of properties contaminated with petroleum, volatile organic compounds (VOCs), methane gas, asbestos, lead based paint, and methamphetamine. Mr. Sovner's role includes direct project management, third party oversight of other consulting firms, field sampling, document review, report writing, and grant writing assistance. (2013 to Present)

Malmstrom Air Force Base Environmental Baseline Surveys, US Air Force, Conrad, Montana. Mr. Sovner conducted thirteen Environmental Baseline Surveys (EBSs) on behalf of Malmstrom Air Force Base in remote areas along the Rocky Mountain Front in Montana. The EBS reports conform to United States Air Force standard procedure for real property transactions per Air Force Instruction 32-7066 Environmental Baseline Surveys in Real Estate Transactions. This project is part of the decommissioning of ten Minuteman III Launch Facilities and three Missile Alert Facilities. Mr. Sovner conducted all field work including initial site visits, three Phase II assessments, and prepared formal reports for each location. (2015 to 2016)

Leaking Underground Storage Tank Site Closure, Montana Department of Environmental Quality, Montana. Mr. Sovner assisted MDEQ with site closure documentation for dozens of leaking underground storage tank sites across Montana. The work included a thorough review of site history and analytical data, an initial closure recommendation, and preparation of site closure forms used in the internal MDEQ peer-review process that leads to the final closure determination. (2015 to 2016)

Helena Solvent Site, Montana Department of Environmental Quality, Helena, Montana. Mr. Sovner is the project manager for the investigation of a pentachloroethene (PCE) release from a dry cleaner facility in downtown Helena. The project consists of installing monitoring wells, soil sampling, and groundwater and surface water monitoring. He is involved in every aspect of the project including contracting with MDEQ, preparation of the Sampling and Analysis Plan (SAP), field work, and reporting. The site is complicated by the likelihood that contaminated water entered the historic masonry storm sewer which flows beneath the City and is believed to have released PCE and daughter products to the environment. The site is regulated by the MDEQ's State Superfund/Water Quality Program. (2013 to 2014)

Lewis and Clark County Brownfields, Lewis and Clark County, Montana. Mr. Sovner worked closely with Lewis and Clark County, MDEQ and EPA researching potential Brownfields sites, coordinated with landowners, and attending public meetings. He also prepared Sampling Analysis Plans, Phase I and Phase II Environmental Site Assessments (ESAs), Cleanup Plans, and completed project management tasks as required to perform remedial investigations and move sites toward redevelopment. The 2008 and 2011 Lewis and Clark County Brownfields Assessment Grants were utilized to promote sustainable redevelopment throughout the County. Projects included a potential Brownfields site inventory, 13 Phase I ESAs, 5 Phase II ESAs each under an approved Sampling and Analysis Plan, 3 Cleanup Plans, and a project-wide Quality Assurance Project Plan. Public outreach included managing a web site, generating fact sheets, coordinating a task force, and public meetings. (2012 to 2014)

Typical Indoor Air Concentrations of VOCs, Montana Department of Environmental Quality, Montana. While employed by MDEQ Mr. Sovner participated in implementing the Montana Indoor Air Quality Investigation titled Typical Indoor Air Concentrations of Volatile Organic Compounds (VOCs) in Non-Smoking Montana Residences Not Impacted by Vapor Intrusion. The study was conducted in order to provide background concentrations of VOCs that are typical of Montana residences where there are no contributions from environmental sources, such as gasoline or solvent spills originating from a regulated facility. Samples were collected from across the state using 6-liter Summa canisters. (2012)

LUST Project Manager, Montana Department of Environmental Quality, Montana. Mr. Sovner managed up to 200 petroleum release sites while employed by the MDEQ that were either self-funded, eligible for the Petroleum Tank Release Compensation Fund, or eligible for the LUST Trust Fund. He identified potential responsible parties, wrote formal letters requiring and approving work, prepared and reviewed site closure forms, and developed a Groundwater Management program. He managed the \$1.3 million 2009 ARRA grant for petroleum releases eligible for LUST Trust Funds. Duties included a thorough knowledge of grant requirements to ensure that all reporting needs were met. He generated reports for the MDEQ Director's Office, the Governor's Office, the EPA, and the Federal Office of Management and Budget, on weekly, quarterly, and semiannual schedules. Other duties included ensuring that site work was completed in a timely manner, that contractors submitted grant specific documentation, provided public outreach and press releases, and maintained the program specific website. (2007 to 2012)

PROFESSIONAL EMPLOYMENT HISTORY

Environmental Scientist, Tetra Tech, 2012 to Present

Environmental Science Specialist, Montana Department of Environmental Quality, 2007 to 2012

Sr. Crew Leader, Montana Conservation Corps, 2006 to 2007

Soil Monitoring Crew Leader, Helena National Forest, 2005

Field Botanist, Center for Environmental Management of Military Lands, 2004

Wetland Plant Specialist, Freshwater Farms, 2003 to 2004