

Phase I Environmental Site Assessment

57.2, 1.5, and 10.8-Acre Tracts

Northwest Corner of Nelson Road and Frontage Road

Gallatin County, MT

February 16, 2018

Terracon Project No. C4177001



Prepared for:

Barnard Investments, LLC
Bozeman, Montana

Prepared by:

Terracon Consultants, Inc.
Great Falls, Montana

terracon.com

Terracon

Environmental



Facilities



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Materials



February 16, 2018

Barnard Investments, LLC
701 Gold Avenue
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Attn: Mr. Kent Merselis
P: (406) 586-1995
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Re: Phase I Environmental Site Assessment
57.2, 1.5, and 10.8-Acre Tracts
Northwest Corner of Nelson Road and Frontage Road
Gallatin County, Montana
Terracon Project No. C4177001

Dear Mr. Merselis:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P26177130 dated October 27, 2017 and the Supplement to Agreement for Services dated November 20, 2017.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.


Erik T. Hayes
Project Manager


for Dan C. Nebel, P.G.
Authorized Project Reviewer

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P26177130 dated October 27, 2017 and the Supplement to Agreement for Services dated November 20, 2017, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Erik T. Hayes, Environmental Professional. Mr. Hayes performed a site reconnaissance on November 9, 2017 and an additional site reconnaissance on February 5, 2018.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is comprised of three contiguous tracts of land (Tracts 1C and 1D of Certificate of Survey No. 1372B, Southeast 1/4 of Section 22, Township 1 South, Range 5 East; and the Northeast Quarter of the Northeast Quarter and the East Half of the West Half of the Northeast Quarter of Section 27, Township 1 South, Range 5 East), totaling approximately 69.5-acres in size, located on the northwest corner of Nelson Road and Frontage Road in Gallatin County, Montana.

The site is improved with agricultural crops, a windmill, a groundwater well, a septic system, and a grain storage bin.

Historical Information

Based on the available historic documentation reviewed for this report, the site has predominately been vacant and/or agricultural land. An unimproved road and a grain storage bin have been present on the south and east-central portions of the site since at least 1947. A road and graded area have been present on the west portion of the site since at least 2005, but has reportedly not been used for residential or other purposes.

Adjoining properties have historically included vacant and/or agricultural land, roads, and a cemetery.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The site was not identified in the regulatory databases. The facilities listed in the database report do not appear to constitute Recognized

Environmental Conditions (RECs) in connection with the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Mr. Thomas Moore, with the Gallatin City-County Environmental Health Department, indicated that he is aware of elevated levels of nitrate in groundwater at areas south and west of the site. Mr. Moore suspected that site groundwater may also have elevated levels of nitrate. The potential for elevated concentrations of nitrate in site groundwater constitutes a REC.

Site Reconnaissance

The following site features were identified on the site and are discussed in Section 5.3 of this report:

- Three empty 55-gallon drums;
- A septic tank and associated drain field;
- Petroleum product pipeline markers,
- A Montana Power Company gas pipeline right-of-way,
- A pole-mounted transformer;
- An unnamed creek; and
- A groundwater well.

The pipeline crossing south to north across the central portion of the site is owned and operated by Yellowstone Pipeline (YPL) and transmits petroleum products. While releases associated with the pipeline were not identified, the presence of a petroleum pipeline on the site constitutes a material threat of release to the site and is, therefore, considered a REC.

Adjoining Properties

The site is adjoined to the north by a storage unit facility currently under construction (443 Nelson Road); to the east by Nelson Road followed by agricultural land and a Montana Department of Transportation maintenance area office (100 Nelson Road); to the south by the Frontage Road followed by railroad tracks; and to the west by a cemetery (25363 Frontage Road).

RECs were not observed with the adjoining properties

Significant Data Gaps

At the time of the site reconnaissance, the site was covered with snow making the exterior surface of the site unobservable. Based on the historic and current predominate use of the site as agricultural land, the inability to observe the exterior ground surface of the site does not appear to constitute a REC.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at Tracts 1C and 1D of Certificate of Survey No. 1372B, Southeast 1/4 of Section 22, Township 1 South, Range 5 East; and the Northeast Quarter of the Northeast Quarter and the East Half of the West Half of the Northeast Quarter of Section 27, Township 1 South, Range 5 East, located northwest of Nelson Road and Frontage Road, Gallatin County, Montana, the site. The following RECs were identified in connection with the site:

- A petroleum products pipeline crossing the central portion of the site.
- Potential elevated concentrations of nitrate in site groundwater.

Recommendations

- It is Terracon's understanding that the site, when developed, will be connected to a municipal water supply system. As such, it does not appear that additional investigation to evaluate for potential elevated nitrate concentrations in groundwater is warranted at this time. However, if future development plans for the site change to include on-site septic systems and/or domestic water supply wells, Terracon recommends conducting additional investigation.
- A release from the petroleum pipeline which crosses the site was not identified. As such, it is Terracon's opinion that no additional investigation associated with the petroleum pipeline is warranted at this time.

1.0 INTRODUCTION

1.1 Site Description

Site Name	57.2, 1.5, and 10.8-Acre Tracts
Site Location/Address	Tracts 1C and 1D of Certificate of Survey No. 1372B, Southeast 1/4 of Section 22, Township 1 South, Range 5 East; and the Northeast Quarter of the Northeast Quarter and the East Half of the West Half of the Northeast Quarter of Section 27, Township 1 South, Range 5 East; Gallatin County, Montana
Land Area	Approximately 69.5 acres
Site Improvements	A windmill, a groundwater well, a septic system, and a grain storage bin.
Anticipated Future Site Use	Commercial industrial development
Purpose of the ESA	Acquiring the site

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P26177130 dated October 27, 2017 and the Supplement to Agreement for Services dated November 20, 2017, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- At the time of the site reconnaissance, the site was covered with snow making the exterior surface of the site unobservable.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data

Phase I Environmental Site Assessment

57.2, 1.5, and 10.8-Acre Tracts ■ Gallatin County, MT
February 16, 2018 ■ Terracon Project No. C4177001



gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Barnard Investments, LLC. Use or reliance by any other party is prohibited without the written authorization of Barnard Investments, LLC and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

1.6 Client Provided Information

Prior to the site visit, Mr. Kent Merselis, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 4,590 to 4,610 feet above sea level	USGS Topographic Map, Bozeman, Montana, 2014
Topographic Gradient	Relatively flat area with general gradient towards the north	
Closest Surface Water	An unnamed creek crosses south to north across the central portion of the site.	
Soil Characteristics		
Soil Type	Blackdog silt loam, 0 to 4 percent slopes, and Blackdog silt loam, 4 to 8 percent slopes	Gallatin County Area, MT USDA-NRCS Web Soil Survey, Version 21, Sep 21, 2017

Physical Setting Information		Source
Description	Blackdog silt loam is a well-drained soil found on stream terraces. Additional information in the Custom Soil Resource Report in Appendix C of this report.	
Geology/Hydrogeology		
Formation	Qabo – Braid plain alluvium, older	
Description	Rounded to well-rounded, dominantly cobble gravel with clasts as large as boulders, and sand, silt, and clay; mostly composed of clasts of Archean metamorphic rock, and dark-colored volcanic rock, with subordinate Paleozoic limestone and Proterozoic Belt rocks.	Geologic Map Of The Bozeman 30' X 60' Quadrangle Southwestern Montana, Susan M. Vuke, Jeffrey D. Lonn, Richard B. Berg and Christopher J. Schmidt, 2014
Estimated Depth to First Occurrence of Groundwater	<20 feet below ground surface	Montana Bureau of Mines and Geology's (MBMG) online Groundwater Information Center (GWIC) database (http://mbmggwic.mtech.edu/)
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the north).	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- Topographic map: Three Forks, Montana, published in 1895 (1:250,000)
- Topographic map: Bozeman, Montana, published in 1953, photorevised 1947 (1:62,500)
- Topographic map: Bozeman, Montana, published in 1987, photorevised 1981(1:24,000)
- Topographic map: Bozeman, Montana, published in 2014 (1:24,000)
- Aerial photograph: USGS (EDR), no ID# provided, 1947, 1"=1,000'
- Aerial photograph: USGS (EDR), no ID# provided, 1976, 1"=1,000'
- Aerial photograph: USGS (EDR), no ID# provided, 1981, 1"=500'
- Aerial photograph: USGS (EDR), no ID# provided, 1984, 1"=500'
- Aerial photograph: USGS (EDR), no ID# provided, 1990, 1"=750'
- Aerial photograph: USGS/DOQQ (EDR), no ID# provided, 1995, 1"=500'
- Aerial photograph: USGS (EDR), no ID# provided, 2002, 1"=750'
- Aerial photograph: USDA/NAIP (EDR), no ID# provided, 2005, 1"=500'
- Aerial photograph: USDA/NAIP (EDR), no ID# provided, 2006, 1"=500'
- Aerial photograph: USDA/NAIP (EDR), no ID# provided, 2009, 1"=500'
- Aerial photograph: USDA/NAIP (EDR), no ID# provided, 2011, 1"=500'
- Aerial photograph: Google Earth Pro, no ID#, 2014, variable scale
- Aerial photograph: USDA/NAIP (EDR), no ID# provided, 2015, 1"=500'

Due to the large scale of the 1895 map, site specific characteristics could not be identified. The site area generally appears to be vacant, with the exception of railroad tracks being depicted in the same general area as the railroad tracks currently located south of the site.

Historical Topographic Maps, Aerial Photographs and Sanborn Maps

Direction	Description
Site	Predominately vacant and/or agricultural land with an unimproved road crossing east-west across the southern portion of the site, a small structure and grain bin located on the east-central portion of the site, and a creek crossing north-south across the central portion of the site (1947 – 1987 topographic maps and aerial photographs); predominately unchanged from the previous maps and photographs, but the small structure on the east-central portion of the site is no longer present (1990 – 2002 aerial photographs); predominately unchanged from the previous maps and photographs, but a road and graded area are located on the west portion of the site (2005 – 2015 aerial photographs).
North	Vacant and/or agricultural land with a creek (1947 – 2015 topographic maps and aerial photographs).
East	Nelson Road followed by vacant and/or agricultural land (1947 – 2014 topographic maps and aerial photographs); predominately unchanged from the previous photographs and maps, but the property located across Nelson Road from the south portion of the site is under construction (2015 aerial photograph).

Direction	Description
South	Frontage Road followed by railroad tracks (1947 – 2015 topographic maps and aerial photographs).
West	Vacant and/or agricultural land (1947 aerial photograph and 1953 topographic map); a cemetery (1976 – 2015 topographic maps and aerial photographs).

3.2 Historical City Directories

The Polk’s and EDR Digital Archive city directories used in this study were made available through EDR (selected years reviewed: 1963, 1968, 1973, 1978, 1983, 1987, 1992, 1995, 2000, 2005, 2010, and 2014) and were reviewed at approximate five-year intervals, if readily available. A current street address for the site was not identified.

Historical City Directories

Direction	Description
Site	No street address identified.
North	443 Nelson Road: street not listed (1963 - 1987); address not listed (1992 – 2014).
East	100 Nelson Road: street not listed (1963 - 1987); address not listed (1992 – 2014).
South	No street address identified.
West	25363 Frontage Road: street not listed (1963 - 1978); address not listed (1983 and 1987); Sunset Memorial Park (1992 and 1995); address not listed (2000 – 2014).

3.3 Site Ownership

Based on a review of information obtained from the Montana Cadastral (<http://svc.mt.gov/msl/mtcadastral/>) online database, the site parcel identified as Tract 1C of Certificate of Survey No. 1372B (57.2-acre parcel) is owned by Michael A & Vicki Ann McGinley, the site parcel identified as Tract 1D of Certificate of Survey No. 1372B (1.5-acre parcel) is owned by Brett Michael McGinley, and the site parcel identified as Northeast Quarter of the Northeast Quarter and the East Half of the West Half of the Northeast Quarter of Section 27 (10.8-acre parcel) is owned by Irrevocable Trust Number 400 DTD. Copies of the property cards are included in Appendix C of this report.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The EDR regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

Interviews

Interviewer	Name / Phone #	Title	Date/Time
Erik T. Hayes	Michael McGinley / 406-587-8616	Property owner of site's 57.2 and 1.5-acre parcels	November 9, 2017 / 8:30 AM
Erik T. Hayes	Fred Peter Jr. / 847-997-0833	Property owner representative for site's 10.8-acre parcel	February 13, 2018 / 1:30 PM

Terracon interviewed Mr. Michael McGinley by telephone. Mr. McGinley indicated that his family has owned the 57.2 and 1.5-acre parcels of the site for over 100 years and they have been predominately used as agricultural land. He did indicate that a groundwater well and septic system is located on the northwest portion of the site, but they have never been used.

Terracon interviewed Mr. Fred Peter Jr. by telephone. Mr. Peter indicated that his mother currently owns the 10.8-acre parcel of the site and that her father purchased the parcel of land in the 1940's or 1950's. According to Mr. Peter, the land has not been used for anything other than agricultural crops during the time his family has owned it.

Neither Mr. McGinley nor Mr. Peter were aware of pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System	0.5	0
CERCLIS / NFRAP	Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	0
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
Brownfields	Brownfields Sites Listing	0.5	0
IC	Institutional Controls Sites	Site	0
LUST	Leaking Underground Storage Tanks	0.5	0
SHWS	State Hazardous Waste Site	0.5	0
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
UST	Underground Storage Tank	Site and adjoining properties	1
VCP	Voluntary Cleanup Program	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Mike McGinley 4535 E. Valley Center Rd.	Approximately 550 feet / west-southwest / cross-gradient to up-gradient	UST	No, based on distance and regulatory status
Hirsch Trucking Moss Bridge Road and Highway 10 (Frontage Rd.)	Approximately 3,000 feet / southeast / cross-gradient	DEL SHWS, REM RPROGRAM, WQA	No, based on distance and apparent gradient

The facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed one (1) facility in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, the facility was not identified as the site or an adjacent property. The facility is listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Gallatin City-County Environmental Health Department	The Gallatin City-County Environmental Health Department was contacted by e-mail in regards to environmental concerns associated with the site. Mr. Thomas Moore (Tom.Moore@gallatin.mt.gov), with Health Department, indicated that he is aware of elevated levels of nitrate in groundwater at areas south and west of the site. Mr. Moore suspected that site groundwater may also have elevated levels of nitrate. The potential for elevated concentrations of nitrate in site groundwater constitutes a REC.
Central Valley Fire District	The Central Valley Fire District was contacted by telephone (406-388-4480) in regards to environmental concerns associated with the site. Mr. Kevin Strickler, Deputy Fire Chief, indicated that the Central Valley Fire District did not have records of responding to the site nor were there records of hazardous material spill responses in the immediate site area.
Planning, Building Permit/Inspection Department	Due to the predominately undeveloped nature of the site, the Planning, Building Permit/Inspection Department was not contacted for the purpose of this report.
Montana Department of Environmental Quality Online Application	The Montana Department of Environmental Quality (MDEQ) maintains an interactive web mapping application that allows users to explore data collected and managed by the Department (http://svc.mt.gov/deq/wmadst/#). A review of this application did not identify additional facilities that were not identified through the EDR regulatory database report (Section 4.1 of this report).

4.3 Local Area Knowledge

The Bozeman Solvent Site (BSS) is a chlorinated solvent plume impacting groundwater across a large area of Bozeman. The chlorinated solvent plume consists primarily of perchloroethylene, a dry cleaning fluid also called tetrachloroethylene and abbreviated as PCE. Trichloroethene (TCE), cis-1,2-dichloroethene (DCE), and vinyl chloride (which are degradation products of PCE) have also been detected in the BSS chlorinated solvent plume. The source of the contamination is a historical dry cleaning facility located in a shopping center at 1625 West Main Street in northwest Bozeman. The BSS groundwater contamination plume extends north from the shopping center to the north side of the East Gallatin River, approximately 2.5 miles away. Groundwater contamination has been documented between six and 130 feet (ft) below ground surface (bgs) at the BSS.

Terracon reviewed the MDEQ Remediation Division's *Record of Decision, Bozeman Solvent Site, August 2011*, for the purpose of this report (select figures from the document are included in Appendix C of this report). Based on a review of the Record of Decision (ROD); the subject site

is not within the delineated boundaries of the BSS groundwater contamination plume and is approximately 2,000 feet west-northwest of the associated Controlled Ground Water Area (CGWA).

Based on the distance from the subject site, the Bozeman Solvent Site does not appear to constitute a REC to the subject site at this time.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. Exhibit 2 in Appendix A is a Site Diagram of the site. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Erik T. Hayes
Reconnaissance Date	November 9, 2017 and February 5, 2018
Weather Conditions	November 9, 2017 - Overcast, calm, and approximately 30° F February 5, 2018 – Overcast, calm, and approximately 20° F
Site Contact/Title	None

5.2 Overview of Current Site Occupants

The site is comprised of three contiguous tracts of land (Tracts 1C and 1D of Certificate of Survey No. 1372B, Southeast 1/4 of Section 22, Township 1 South, Range 5 East; and the Northeast Quarter of the Northeast Quarter and the East Half of the West Half of the Northeast Quarter of Section 27, Township 1 South, Range 5 East), totaling approximately 69.5-acres in size, located on the northwest corner of Nelson Road and Frontage Road in Gallatin County, Montana.

The site is improved with agricultural crops, a windmill, a groundwater well, a septic system, and a grain storage bin.

5.3 Overview of Current Site Operations

The site is predominately used for agricultural crops.

5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
Oil, gas or mineral production		
Other processes or equipment		
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	X
	MSDS or SDS	

Category	Item or Feature	Observed or Identified
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	X
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	X
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	X
	Quarries or pits	
	Wastewater lagoons	
	Wells	X

Aboveground Chemical or Waste Storage

Drums, barrels, and/or containers ≥ 5 gallons

Three 55-gallon drums were observed on the southwest portion of the site during the site reconnaissance. The drums were empty and appeared to be placed across the site’s access road in an attempt to prevent unauthorized entry onto the site. The empty drums do not constitute a REC to the site.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Septic tanks and/or leach fields

According to Mr. Mike McGinley, property owner of the site's 57.2 and 1.5-acre parcels, there is a septic tank and associated drain field located on the northwest portion of the site. The septic system has reportedly never been used. Due to snow cover, the septic system location was not observable at the time of the site reconnaissance. The septic system does not constitute a REC to the site at this time.

Pipeline markers

Pipeline markers were observed crossing south to north across the west-central portion of the site. The pipeline is owned and operated by YPL and transmits petroleum products. Review of historical sources (Section 3.1 of this report) did not indicate when the pipeline was installed at this location. While releases associated with the pipeline were not identified, the presence of a petroleum pipeline on the site constitutes a material threat of release to the site and is, therefore, considered a REC.

A Land Title Survey map provided by the client indicated that a Montana Power Company gas pipeline right-of-way extends across the site from the southeast portion of the site to the northwest corner of the site. Montana Power Company is no longer in operation and Northwestern Energy obtained the majority of its power operations. Pipeline markers in the area of the right-of-way were not observed during the site reconnaissance and may have been obscured by snow. A natural gas pipeline (if present) on the site does not constitute a REC to the site.

Electrical Transformers/PCBs

Transformers and/or capacitors

During Terracon's site visit, one pole-mounted transformer, was observed on the south property margin of the site; however, no information with regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs.

The utility owner maintains responsibility for the transformer, and if the transformer were "PCB contaminated," the utility owner is not required to replace the transformer fluids until a release is identified. However, evidence of current or prior releases was not observed in the vicinity of the electrical equipment during the site reconnaissance.

Other Notable Site Features

Surface water bodies

An unnamed creek crosses the central portion of the site. Chemical sheens were not observed on the surface of the waters, and no noxious odors were noted emanating from within the creek at the time of the site reconnaissance.

Wells

According to Mr. Mike McGinley, property owner of the site's 57.2 and 1.5-acre parcels, one groundwater well is located on the northwest portion of the site. Mr. McGinley stated that the well is not currently in use. A review of the MBMG's GWIC online database identified two groundwater wells on the property, one on the west portion of the site (which appears to be the well discussed with Mr. McGinley, GWIC ID: 219423) and the other on the east portion of the site (GWIC ID: 188899). One apparent well was observed on the northwest portion of the site during the site reconnaissance. While the presence of groundwater wells on the site does not constitute a REC, the wells should be abandoned in accordance with State and local regulations if no longer in use.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	A storage unit facility currently under construction (443 Nelson Road).
East	Nelson Road followed by agricultural land and a Montana Department of Transportation maintenance area office (100 Nelson Road).
South	Frontage Road followed by railroad tracks.
West	A cemetery (25363 Frontage Road).

The Montana Department of Transportation facility adjoining the site to the east was recently constructed (under construction in 2015, see Section 3.1 of this report) and was not identified during the regulatory records review (Section 4.1 of this report), therefore does not appear to constitute a REC to the site at this time.

RECs were not observed with the adjoining properties.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

8.0 DECLARATION

I, Erik T. Hayes, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have

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Terracon

the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Erik T. Hayes

Project Manager - Environmental Services