

**SUMMARY REPORT**  
**of an**  
**UPDATED PHASE I & LIMITED PHASE II ENVIRONMENTAL SITE**  
**ASSESSMENT OF PROPERTY CONTAINED IN**  
**LOTS 3 & 4, BLOCK 2, 15<sup>TH</sup> ADDITION TO GREAT FALLS,**  
**CASCADE COUNTY, MT**

**716-726 10<sup>th</sup> Avenue South**  
**Great Falls, MT 59405**

**prepared for:**

**Spirit Finance, LLC**  
**c/o Joni G. Barrett**  
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**APRIL 2004**

**prepared by:**

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## **1.0 INTRODUCTION**

This report is an instrument of service of Delta Engineering, P.C. This updated report presents the results of recent Environmental Site Assessment (ESA) activities associated with the subject site, performed for Spirit Finance, L. L. C. during the period March 30, 2004 - April 10, 2004. The most recent services performed included limited research, a review of specified listings, and a site reconnaissance. This report also includes the results of a Phase I and subsequent Limited Phase II Environmental Site Assessment completed in April & May 2003 by Delta Engineering. The site has undergone complete demolition and reconstruction since the 2003 ESA(s).

An ESA is conducted to permit formulation of an opinion as to the potential for hazardous materials to exist at a site at levels likely to warrant mitigation. Opinions relative to the potential for the presence of hazardous materials given in this report is based upon information derived from the recent reconnaissance and activities described herein.

### **1.1 Limitations**

The objectives of the herein-described investigation were completed in general accordance with ASTM Standard Practice E1527 and ASTM Standard Guide E 1903 most recent versions, which provides guidelines for assessing environmental conditions of commercial real estate. The herein investigation is intended to provide appropriate inquiry as required for the innocent landowner defense under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

The records review was limited to information that was reasonably ascertainable from standard sources. These records were publicly available, attainable within reasonable time and cost and were directly relevant to the site. A complete listing of the sources utilized in the investigation is provided in section 3.1.

The most recent site reconnaissance was completed on April 9, 2004 to identify recognized environmental conditions at the property. Information about conditions at the subject site and surrounding area was obtained by visual and physical observation. Other hidden characteristics were not investigated. Sampling and/or analysis of soil, air, water, or other materials were not completed.

Personnel interviews of current and former site occupants/owners were limited to individuals who were reasonably identifiable and easily contacted. These individuals were interviewed directly or by telephone/fax.

The investigation was completed with the objective of identifying any recognized environmental conditions at the subject property. Delta Engineering does not assert that all possible hazardous materials and environmental conditions have been identified.

## **2.0 SITE DESCRIPTION**

The property is located at 716-726 10<sup>th</sup> Avenue South, Great Falls, Montana. The property is legally described as Lots 3 & 4, Block 2, 15<sup>th</sup> Addition to Great Falls. The ground surface in the area slopes gently toward the northwest. Stormwater generally flows to the northwest and enters a "yet to be finished" detention basin prior to entering the city storm drainage system in 10<sup>th</sup> Avenue South. A map of the area is shown in Figure One - Vicinity Map, Appendix-A. Adjacent properties include the White's Appliances located immediately to the east, Gus & Jacks property and warehouse immediately to the south, Conoco, Town Pump and a newly constructed bank building to the west. Parts Plus, Novco Auto Parts and Central Glass and Paint are located across 10<sup>th</sup> Avenue So. to the north. - See enclosed Figure 2, 1974 Aerial Photograph, in Appendix A.

### **2.1 Local Geology and Hydrogeology**

"Engineering Geology of the City of Great Falls and vicinity, Montana" by Richard W. Lemke and Edwin K. Maughan was reviewed. Lemke and Maughan indicate sub-surface materials to be deposits of "GLACIAL LAKE GREAT FALLS". The deposits include the sandy and silty sub-unit to approximately 3' below ground surface (bgs), clayey sub-unit to approximately 10-15' bgs. Bedrock is expected to be approximately 10-15' bgs and is the Kootenai formation.

A subsurface bore hole was completed May 7, 2003 near the NW property corner to assess the possibility of impact to the site from the neighboring Town Pump Gas Station. The bore hole was completed to a depth of 18' below ground surface (bgs). The subsurface materials were observed to be primarily clays with a layer of silty sand between 1.7' and 5.7' bgs. The sand layer was saturated from 5.5' to 5.7' bgs.

## **3.0 RECORDS REVIEW**

The purpose of the records review was to obtain and review information that would help identify recognized environmental conditions in connection with the property. A listing of documents and historical information reviewed is presented in the following sections.

### **3.1 Record Sources**

Several publicly available documents were assembled and reviewed to aid in identifying site and adjacent property conditions. A minimum search distance was also selected for several documents which list sites with known environmental concerns. All of the documents, as well as minimum search distances used, are listed as follows:

#### **a) Federal Superfund Sites**

- Obtained from the Montana Department of Environmental Quality (DEQ) Superfund section. Listing downloaded from DEQ web-site 4/2/04.
- Minimum search distance of 1 (one) mile.

- b) Montana CECRA Priority Sites
  - Obtained from DEQ Superfund Section, listing download from DEQ website 3/25/04.
  - Minimum search distance of 1 (one) mile.
- c) Montana DEQ Hazardous Waste Generators and Facilities
  - Obtained from DEQ Solid & Hazardous Waste Bureau, 3/5/97.
  - Minimum search distance limited to property and adjoining property.
- d) Montana DEQ Leaking Underground Storage Tank (LUST) Sites
  - Downloaded from DEQ web-site 4/5/04.
  - Minimum search distance of 0.5 (one-half) mile.
- e) Montana DEQ Registered UST Sites
  - Downloaded from DEQ web-site 4/7/04.
  - Minimum search distance limited to the property and adjoining properties.
- f) Great Falls Fire Department Current and Former UST Listing
  - Dated May 1996.
  - Minimum search distance limited to the property and adjoining properties.
- g) Northwest and southwest Great Falls, Montana, 7.5 Minute, USGS Topographic Map, Photo-Revised 1975
- h) Great Falls City Engineer's Office - Aerial Photograph - 1974
- i) Cascade County Historical Society - Polk City directories  
- Sanborn Maps
- j) Montana DEQ - Water Quality Act (WQA) Sites
  - Dated February 18, 2004.
  - Minimum search distance 0.5 (one-half) mile

#### **4.0 SITE HISTORY**

##### **4.1 POLK CITY DIRECTORIES - LIBRARY**

The Polk City Directories of 1940, 1949, 1961, 1970, 1975, 1980 reviewed at the Cascade County Historical Society on March 27, 2003. *These materials were not reviewed for this Updated Report.* Occupants of these properties are noted as follows:

**1940** indicated no listings south of 10<sup>th</sup> Avenue South between 7<sup>th</sup> Street and 9<sup>th</sup> Street

**1949 10<sup>th</sup> Avenue South**

714-806 - Residential  
826 - George Hall - Gas & Oil  
7<sup>th</sup> Street - Residential  
9<sup>th</sup> Street - Residential

**1961 10<sup>th</sup> Avenue South**

700 - Conoco - Super Service  
716-718½ - Residential  
726 - New Villa Motel  
800 - Falls Rental Service  
806 - Residential  
826 - 10<sup>th</sup> Avenue So. 66 Service Station

**7<sup>th</sup> Street South**

1015 - Sky Way Bowl  
1101 - Gus & Jacks Tire  
1201 - Tynes Plumbing

**9<sup>th</sup> Street South**

1010 - Halls Trailer Court  
1012 - Mobile Home Sales

**1970 10<sup>th</sup> Avenue South**

700 - Nobles Conoco  
716-718½ - Residential  
800 - General Tire  
806 - Residential  
820 - Great Falls Motor - used Cars  
826 - Vacant

**7<sup>th</sup> Street South**

1117 - Seven Up Bottling Co.

**9<sup>th</sup> Street South**

1012 - Superior Welding  
1014 - Radio Shack  
1016 - Realty Office

**1975 10<sup>th</sup> Avenue South**

700 - Nobles Conoco  
716-718½ - Residential  
726 - Village Motor Inn

800 - General Tire  
806 - Residential  
820 - Great Falls Motor - used Cars  
826 - Pardis - Chiropractor

**7<sup>th</sup> Street South**

1117 - Seven Up Bottling Co.

**9<sup>th</sup> Street South**

1012 - Superior Welding  
1014 - Radio Shack  
1016 - Realty Office  
1106 - Flight Service Inc.  
1106 - Vic Cycle

**1980 10<sup>th</sup> Avenue South**

700 - Nobles Conoco  
716-718½ - Residential  
726 - Village Motor Inn  
800 - J & L Tire  
806 - Wendy's  
820 - Great Falls Motor - used Cars  
826 - Pardis - Chiropractor

**7<sup>th</sup> Street South**

1117 - Seven Up Bottling Co.

**9<sup>th</sup> Street South**

1012 - Little Big Man Pizza  
1014 - Radio Shack  
1016 - Realty Office  
1106 - Flight Service Inc.  
1106 - Vic Cycle  
1108 - Cinema 4

**4.2 SANBORN MAPS**

Sanborn maps of 1900 - Revised 1908 and 1929 revised. 1941-1950 were reviewed at the Montana Historical Society in the Public Library on March 27, 2003. The 1900 Sanborn map indicated no development. *These materials were not reviewed for the most recent Updated Report.* The 1929 revised 1950 map indicated the following:

**10<sup>th</sup> Avenue South**

700 - Gas Station  
714 - Trailer Sales

716, 718, 722, 724, 800, 808 & 814 - Residential  
822 - Gas Station/Trailer Park, see enclosed figure 3 - Appendix-A.

#### **4.3 COMMUNITY DEVELOPMENT**

Records for the subject and adjacent properties were reviewed in the Community Development Office located in the Civic Center on March 27, 2003 with the following items of note:

##### **700 10<sup>th</sup> Avenue South**

Records indicate that property has been a gas station since 1967

##### **714 10<sup>th</sup> Avenue South**

1956 - Building Permit for Basement on Lot 3 Block 2 15<sup>th</sup> addition

##### **716 10<sup>th</sup> Avenue South**

Plumbing, Electrical Permit 1991 & 1993, Gas Permit 1978

##### **718 10<sup>th</sup> Avenue South**

1956 - Sewer Connection, Sketch of site for 1996 indicates mobile home near back of property. See Figure 4 - Appendix-A

##### **726 10<sup>th</sup> Avenue South**

Various Business Licenses, Plumbing & Gas Permits for New Villa Motel up to 1973 and Village Motor Inn 1975.

1956 - Building Permit for Pumice Blod Motel. Owner (Charles Korn).

1973 - Building Permit to convert Carport to Motel Units.

1975 -1993 - Ownership: John Swedberg

1993 - Present: Mehta

1994 - Business License for Dean Dunlap - Motel Management.

##### **800 10<sup>th</sup> Avenue South**

Building Permit : 1956 Concrete Footings - Residence

1959 Residence

1959 Steel Frame Warehouse

1964 Steel Frame Addition - Falls Rental Service

1969 General Tire Building

*Community Development records were not reviewed for this Updated Report.*

Historical review indicates that the subject and surrounding properties have been used as commercial properties for more than 50 years.



## 5.0 POTENTIAL CONTAMINATION SOURCES IN THE AREA

### 5.1 EPA Listings

The FEDERAL SUPERFUND sites and Montana Superfund Property sites in and around Great Falls were reviewed to identify sites within one mile of the property. There are no FEDERAL SUPERFUND sites within the required search area. *The single Montana Superfund priority site within one mile of the subject site remains the same as previously reported and is:*

- The Burlington Northern Santa Fe Fueling Facility is located within one mile of the subject site. However, this site is located across the Missouri River to the west and is not likely to impact the subject site.

### 5.2 LUST Listing – *No change (4/9/04).*

The State's Leaking Underground Storage Tank Site List indicates several release sites within one-half mile of the subject property. Leak sites within the search area include:

- (No Name) -10<sup>th</sup> Avenue South and 13<sup>th</sup> Street
- Bison Ford - 500 10<sup>th</sup> Avenue So.
- Bruce Watkins Dist. - 624 3<sup>rd</sup> Street So.
- Bud Hayes Auto Service - 601 10<sup>th</sup> Avenue So.
- Former Mini Mart - 626 10<sup>th</sup> Avenue So.
- Pro-Lube - 400 10<sup>th</sup> Avenue So.
- Town Pump #1 - 401 10<sup>th</sup> Avenue So.
- **Steve's Conoco - 700 10<sup>th</sup> Avenue So.**
- Holiday Village Mall - Texaco Station
- Devine & Asselstine Inc. - 601 River Drive So.
- Former Husky Service Station - 9<sup>th</sup> Street 7 10<sup>th</sup> Avenue So.
- Godfathers Pizza - 10<sup>th</sup> Avenue So. & 13<sup>th</sup> Street
- **Gus & Jacks Tire - 1101 7<sup>th</sup> Street So.**
- Holiday Village Exxon - 825 10<sup>th</sup> Avenue So.
- Hollands Exxon - 600 13<sup>th</sup> Street So.
- Montgomery Wards - 900 10<sup>th</sup> Avenue So.
- Noon's #575 - 410 13<sup>th</sup> Avenue So.
- Noon's #574 - 1300 12<sup>th</sup> Avenue So.
- Otto Shine - 1101 10<sup>th</sup> Avenue So.
- **Phillips 66 Company - 826 10<sup>th</sup> Avenue So.**
- Sinclair Retail - 1301 10<sup>th</sup> Avenue So.

Except for the three sites noted with bold text the remaining LUSTS sites are not expected to impact the subject site. The three sites noted in bold text are discussed below.

### **5.2.1 Gus & Jacks Site.**

Three fuel leaks are recorded at the Gus & Jacks site. The following discussing of the three fuel leaks is an excerpt from a 1996 Site Assessment of the Gus & Jacks property.

1996 Fire. A catastrophic fire destroyed all buildings on the property except for the G&M Auto Parts Warehouse, which is located on the northeast corner of the site. Burnt remains of the main building were removed shortly thereafter.

The Great Falls Fire Department reported a leak in conjunction with the fire because a used oil storage tank located inside the building burned and allowed oil to spill inside the burning structure and reportedly be washed down an area storm drain. Oil from the burning tires also was reportedly flushed down the storm drain with firefighting water. Oil was also speculated to have entered cracks in the concrete floor and soaked into underlying soils.

Montana's DEQ Petroleum Release section (PRS) issued a "No Further Corrective Action Required" letter for this release on January 13, 1998.

1997 UST Removal. A 4,000-gallon fiberglass UST was removed from the site in December 1997. Apparent spills and overfills at the tank fill spout were reported to Montana's UST Program. Approximately 5 CY of used oil contaminated soils associated with the release were excavated and are currently being treated at Oily Waste's permitted landfarm located west of Great Falls. Montana's DEQ-PRS subsequently issued a letter stating the release has been resolved to their satisfaction.

1972 UST Replacement. A review of Great Falls Fire Department records at the time indicated the 1972 replacement of a leaking 500-gallon fuel tank with a 1,000-gallon steel tank. No other record or mention of this leaking tank was found. Fire Department records indicate that the 1,000-gallon tank was later removed at an undetermined date by an undetermined party. The records also indicate that a 4,000-gallon steel UST was closed in place by filling it with concrete in 1984. This closure apparently met tank closure standards of the time.

According to John Rothwell, owner, each of these tanks were in the same location. This location is noted on the enclosed Aerial Photograph. A metal detector survey of the reported tank location verified the probable presence of a 4,000-gallon steel tank in the location indicated.

Based upon the records provided, it is suspected that hydrocarbon contaminated soils of an unknown extent and magnitude remain in the vicinity of the closed 4,000-gallon UST. A remote possibility exists that subsurface contamination from this release may impact the subject property.

### **5.2.2 Former Phillips 66**

The Former Phillips 66 release site at 826 10<sup>th</sup> Avenue South was known to impact the neighboring Wendy's site. With possible exception of contaminants migrating in utility trenches, this leak site is not expected to impact the subject property.

### 5.2.3 Conoco Site

The Conoco - Town Pump release is known to extend into the 10<sup>th</sup> Avenue South right-of-way. The enclosed MDT Geo-probe (Appendix-D) study indicates the locations and results of the subsurface boring/sampling prior to the 10<sup>th</sup> Avenue South reconstruction a Geo-probe study was completed by Montana Department of Transportation (MDT).

The study indicates that contaminants were discovered along the south side of 10<sup>th</sup> Avenue South on both sides of the subject property. The contaminants likely migrated along the former water main trench. The water main was replaced during road reconstruction and contaminants were excavated to the southern sidewalk edge. There is also a remote possibility that the NW portion of the Subject Property may be impacted from the Conoco release.

The general direction of groundwater flow in the area is expected to be toward the north and slightly toward the northwest.

### 5.3 UST Listings – No change (4/9/04).

Town Pump #4 - 700 10<sup>th</sup> Avenue So.  
Bud Hayes Auto Service - 601 10<sup>th</sup> Avenue So.  
Former Mini Mart - 626 10<sup>th</sup> Avenue So.  
Pardis Chiropractor Practice (former Phillips 66) - 826 10<sup>th</sup> Avenue So.  
Gus & Jacks - 1117 7<sup>th</sup> Street So.

### 5.4 Fire Department Listings – No change (4/9/04).

The Great Falls Fire Department listings of Above Ground Storage Tanks (AST's) and Underground Storage Tanks (UST's) were reviewed on March 19, 2003. The following items were noted:

#### 1101 7<sup>th</sup> Street So. - Gus & Jacks

1	4K	Gallon Fiberglass	installed 1978	removed ?	Waste Oil
1	4K	Gallon Steel	installed 1974	removed 1984	Gasoline
1	1K	Gallon Steel	installed ?	removed ?	Gasoline

#### 1201 7<sup>th</sup> Street So. - Wholesale Flooring

1	1K	Gallon Steel	installed 1963	removed 1980	Diesel
1	560	Gallon Steel	installed 1974	removed 1984	Gasoline

#### 1204 7<sup>th</sup> Street So. - Pierce Flooring

1	10K	Gallon Steel	installed 1960	removed 1984	Gasoline
1	1K	Gallon Steel	installed 1974	removed 1978	Diesel

700 10<sup>th</sup> Avenue So. - Skyway Conoco - 7 tanks.

711 10<sup>th</sup> Avenue So. - Novco Auto Parts - 2 tanks - removed ?

825 10<sup>th</sup> Avenue So. - Village Exxon - 8 tanks - 3 removed.

826 10<sup>th</sup> Avenue So. - Gene's 9<sup>th</sup> Street Conoco - 7 tanks - 5 removed.  
Waste oil & Gasoline not noted as removed.

**5.5 Hazardous Waste Generators Listing – No change (4/9/04).**

Montana DEQ listing of Hazardous Waste Generators and Facilities indicates no generators or facilities on the subject or adjacent properties.

**5.6 Active Water Quality Act Sites – No change (4/9/04).**

There are no active Water Quality Act sites within the required search area.

Based on our records review, the subject and neighboring properties have been used as Commercial Properties for approximately 50 years. A remote potential exists for environmental impact from activities at neighboring properties such as *Gus & Jacks*, *Conoco*, and the *former Phillips 66 Station*. However, no evidence has been observed of environmental conditions likely to impact the subject site.

The April 9, 2004 review of records indicates that no change has occurred with regards to leaking underground storage tanks and other listings. The subject site has undergone extensive site excavation and reconstruction. There has been no report noted of contamination discovered during these activities.

**6.0 SITE RECONNAISSANCE/INTERVIEWS**

**6.1 Site Reconnaissance**

*A site reconnaissance of the site exterior was completed on April 9, 2004. No items of note were observed, see enclosed site photos, Appendix April 04. A copy of the current site plan is also enclosed. Previous site reconnaissance was completed on March 31, 2003. The following was noted during that site visit.*

Lot 3 is occupied by 3 residential type buildings. The northeast and northwest buildings have steel siding. The building in the southern portion of Lot 3 has siding, which may contain asbestos. See enclosed site photos - Appendix-B.

Lot 4 is almost entirely occupied by the Village Motor Inn - see photos.

The northern 30-35 feet of the motel building is underlain by a basement. The floor tile in the basement is suspected of containing asbestos. Other building materials such as wall insulation (basement) and attic insulation (utility room) may also contain asbestos.

Samples of the siding, floor tiles, wall insulation, and attic insulation were collected during the site visit. The samples were analyzed and found to contain asbestos in the siding sample. Subsequent activity also discovered asbestos in the former Motel building. The noted asbestos materials were abated and the former buildings were demolished or removed from the site.

## **6.2 Interviews – No change (4/9/04).**

Mr. Dean Dunlap, Manager, Village Motor Inn, has completed the enclosed client information request form. Mr. Dunlap is unaware of any environmental conditions likely to impact the subject site – March 2003.

Ms. Cora Helm, MDT, Environmental personnel, was interviewed by telephone on March 27, 2003; Ms. Helm has furnished the enclosed (Appendix-D) Geo-probe study of the area. The MDT Geo-probe study indicates contamination from the neighboring LUST Sites (i.e. Phillips 66 and Skyway Conoco) had migrated into the water line trench along 10<sup>th</sup> Avenue South. This water line was replaced and significant contamination removed from the trench in the highway right-of-way during reconstruction of 10<sup>th</sup> Avenue South – March 03.

## **7.0 CONSIDERATIONS BEYOND SCOPE**

This site assessment specifically did not address the potential for the presence of lead-based paint, radon, and lead in drinking water. These substances are not included in CERCLA's definition of hazardous substances and do not otherwise present CERCLA liability.

## **8.0 FINDINGS AND CONCLUSIONS**

Delta Engineering P.C. has completed an Environmental Site Assessment on the subject property in general conformance with the scope and limitations of our approved scope-of-work and with ASTM Standard Practice E 1527, Environmental Site Assessment and Standard Guide E 1903 Phase I and Limited Phase II, and generally accepted practices of other environmental consultants performing similar studies.

The records review completed March 2003 revealed a remote possibility of environmental impact to the subject site either now or in the future by neighboring leaking underground storage tank sites. However, subsequent subsurface borehole completion (May 2003) and site demolition and construction activities has revealed no evidence of environmental conditions likely to warrant mitigation.

Delta Engineering initially suspected that some building materials at this site contained asbestos. As previously stated, the former buildings have been removed from the site and abatement of asbestos containing materials was completed prior to new site construction activities in 2003 & 2004. Without evidence of environmental conditions in the vicinity of the subject site, Delta Engineering recommends no further investigation at this site.

Parties involved in any real estate transactions should carefully weigh the contents of this report.


This report has been prepared on behalf of and for the exclusive use of Spirit Finance, LLC. The report and findings contained herein shall not be conveyed to any other party, nor used by any other party, without the express written consent of Delta Engineering. However, Delta Engineering agrees that the report may be provided to the Buyer, Seller, Lending Institution, and Title Insurer associated with the sale of the property.

Respectfully submitted,

DELTA ENGINEERING, P.C.



William D. Miller, E.I.T.



Gary L. Knudson, P.E.



WDM/cml

716-726 10thAveSo-ESA04-rpt

## **APPENDIX A**

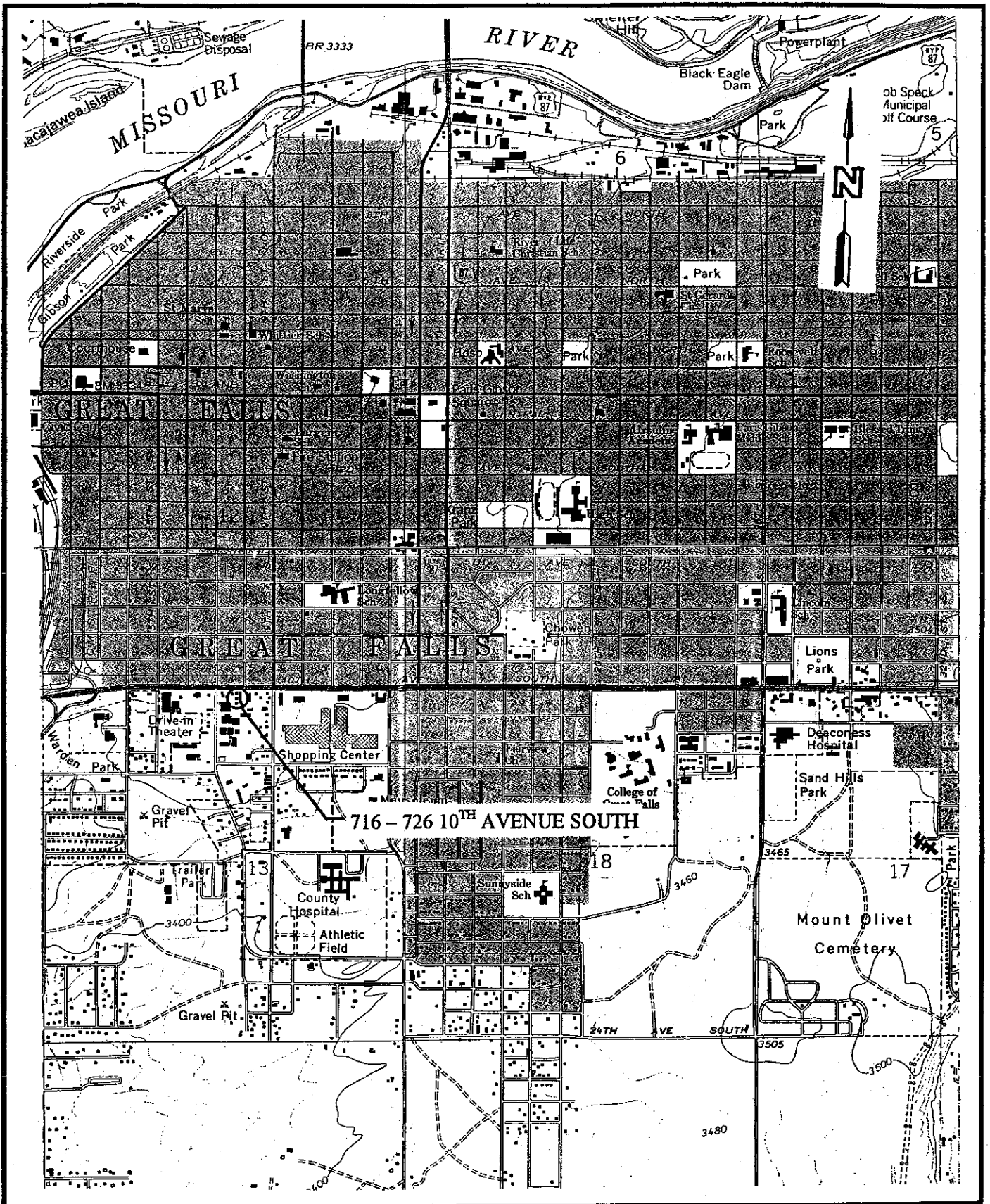
FIGURE 1 - VICINITY MAP

FIGURE 2 - 1974 AERIAL PHOTO

FIGURE 3 - SANBORN MAP 1929

FIGURE 4 - EXISTING CONDITIONS

FIGURE 5 - 1996 SITE SKETCH



DATE: APRIL 2003

FIGURE 1 - VICINITY MAP

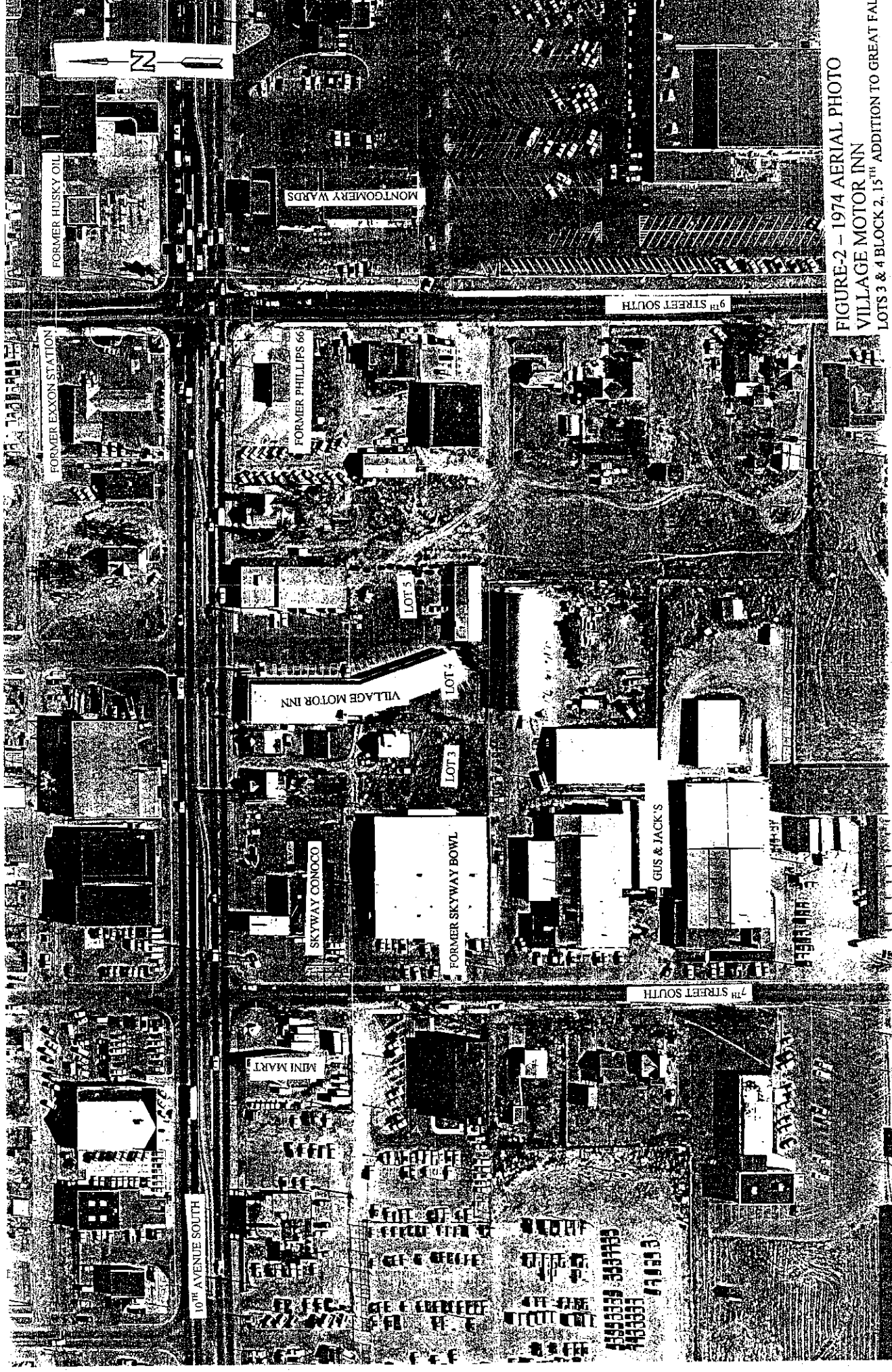
716 - 726 10 TH. AVE. SO.

GREAT FALLS, MT.



DELTA ENGINEERING  
GREAT FALLS, MONTANA





FORMER HUSKY OIL

MONTGOMERY WARDS

FORMER EXXON STATION

FORMER PHILLIPS 66

VILLAGE MOTOR INN

LOT 5

LOT 4

LOT 3

SKYWAY CONOCO

FORMER SKYWAY BOWL

GUS & JACK'S

7th STREET SOUTH

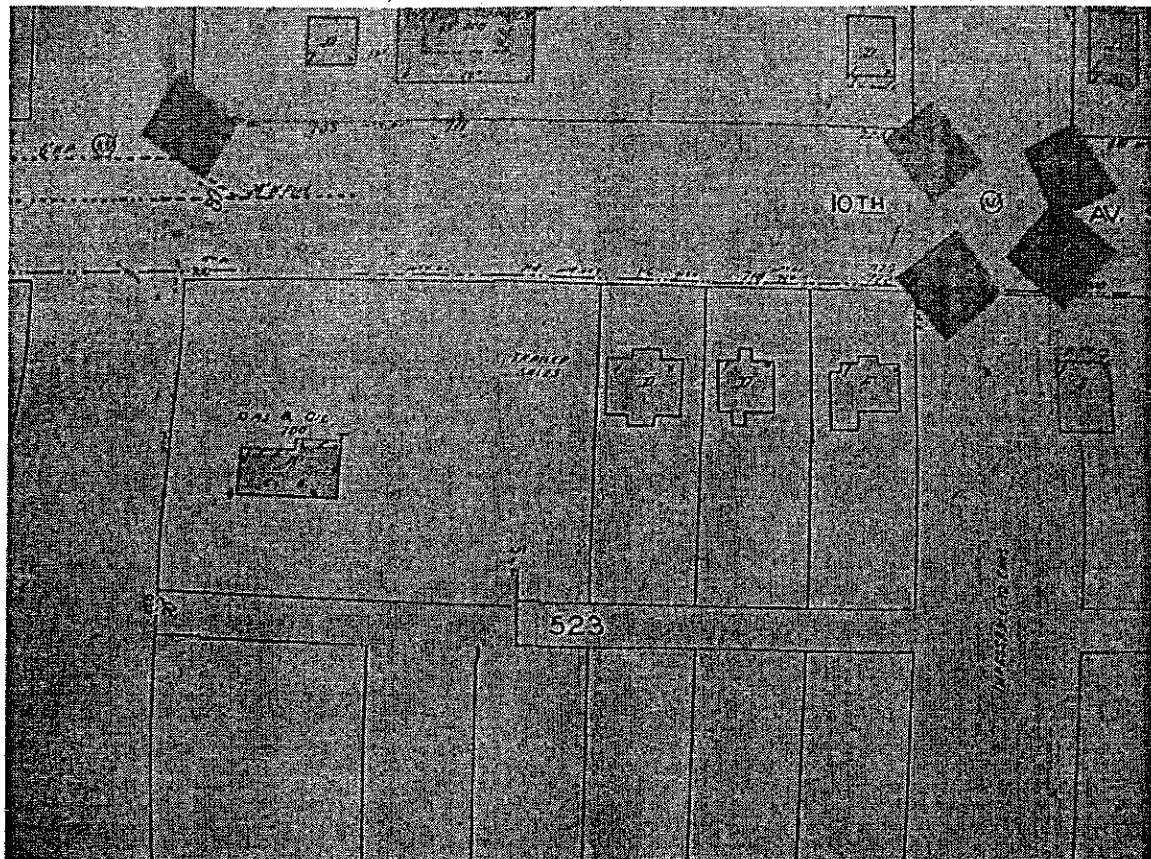
10th AVENUE SOUTH

MINI MART

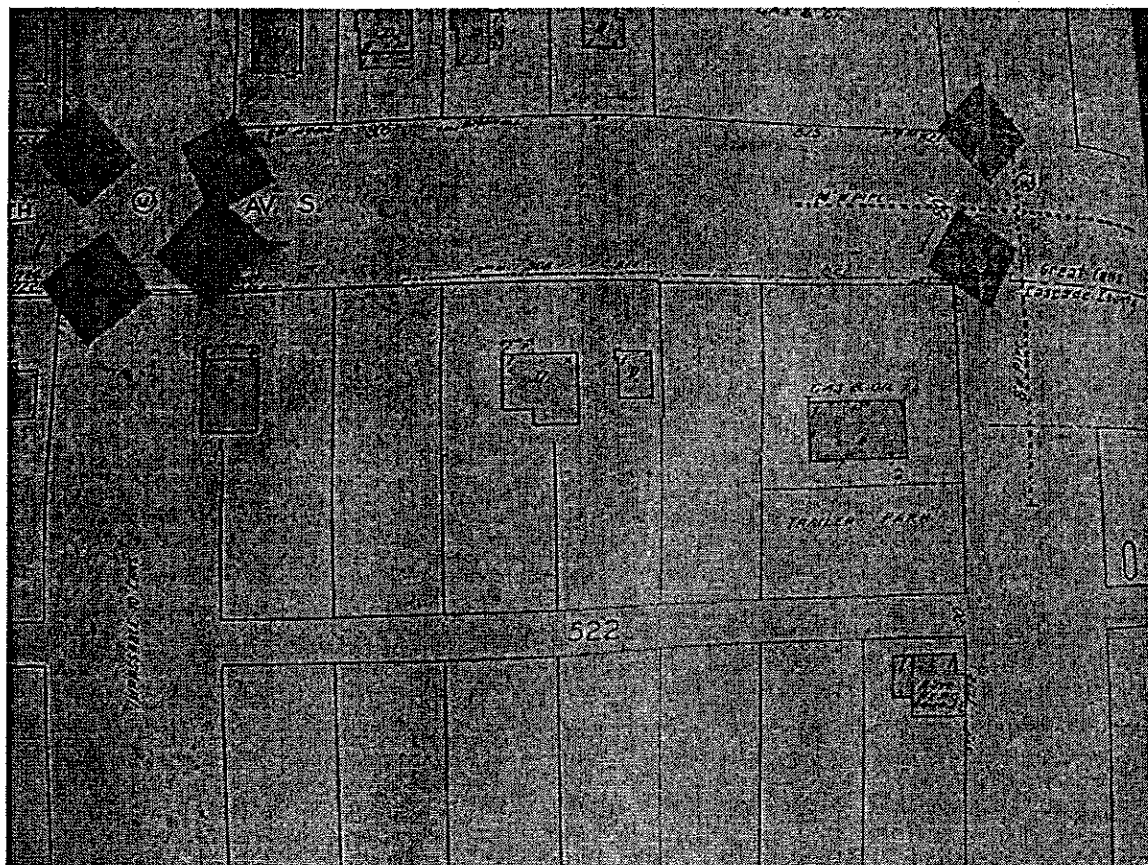
EATERY

FIGURE-2 - 1974 AERIAL PHOTO  
VILLAGE MOTOR INN  
LOTS 3 & 4 BLOCK 2, 15th ADDITION TO GREAT FALL

FIGURE - 3- 1929 SANBORN MAP , REVISED 1950



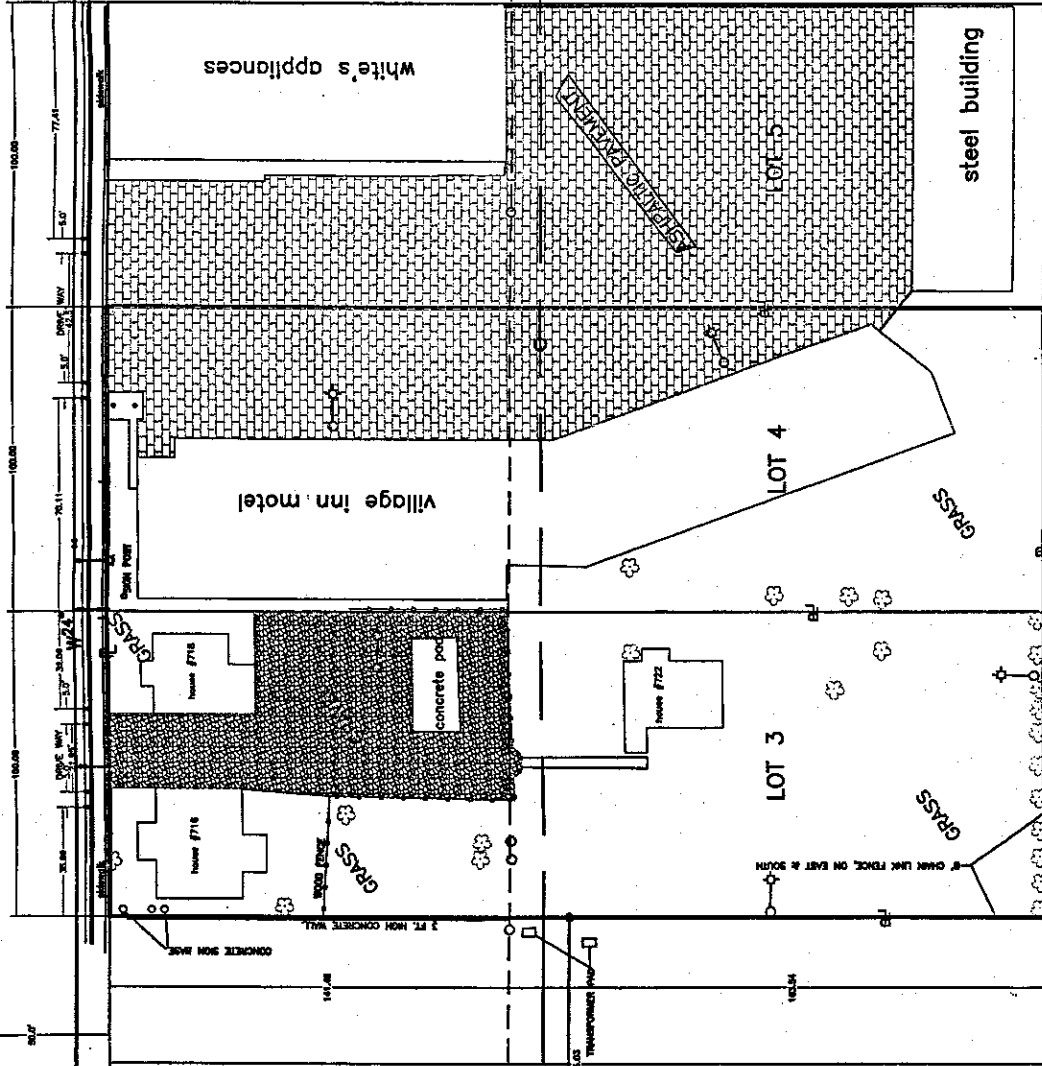
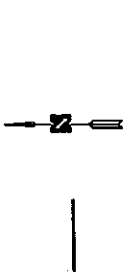
700 BLOCK OF 10<sup>TH</sup> AVENUE SOUTH GREAT FALLS, MT.



800 BLOCK OF 10<sup>TH</sup> AVENUE SOUTH GREAT FALLS, MT.

CENTERLINE 10TH AVENUE SOUTH

PL 97  
R 97  
S 97



LOT 6

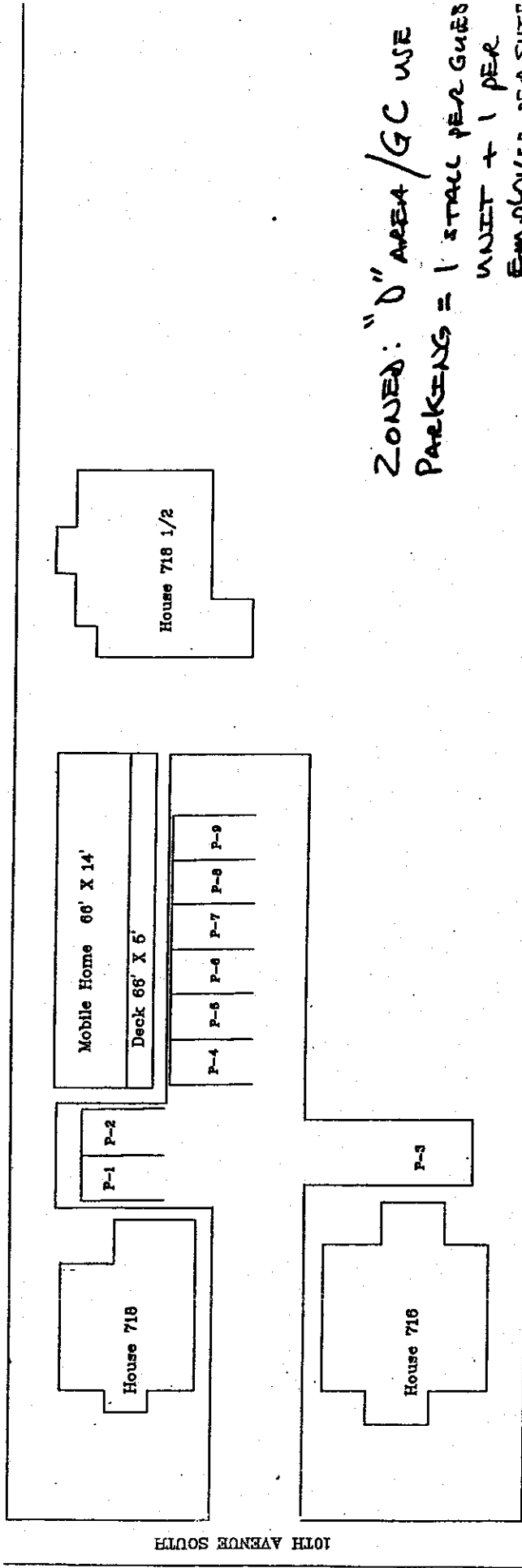
LOTS 3,4,&5, BLOCK 2,  
15TH ADDITION TO  
GREAT FALLS, MT.  
EXISTING CONDITIONS

DESIGNED BY	DATE
DRAWN BY	CHECKED BY
SCALE	DATE
FILE NO.	SHEET

FIGURE -5- 1996 SITE SKETCH

Site Diagram for Mobile Home (four units)  
 Listed Address is 718 10th Avenue South Great Falls  
 Lot size 305' X 100'  
 Parking required for 5 vehicles 9 available  
 May 9, 1996  
 Dean J Dunlap, Mehta Properties  
 Phone 727-7666

Scale is 30' = 1"



ZONED: "D" AREA / GC USE  
 PARKINGS = 1 STALL PER 2 GUESTS  
 UNIT + 1 PER  
 EMPLOYEE PER SHIFT

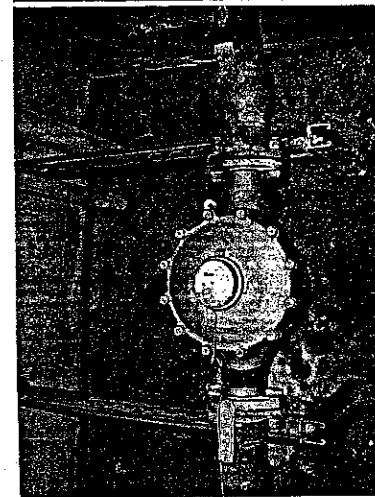
LANDSCAPE = 12% OF LOT AREA,  
 OF REQ'D LANDSCAPE TO BE  
 IN PARKING AREA.

• NEED 1 TREE + 7 SHRUBS  
 PER @ 400<sup>sq</sup> OF REQ'D  
 INTERIOR LANDSCAPING

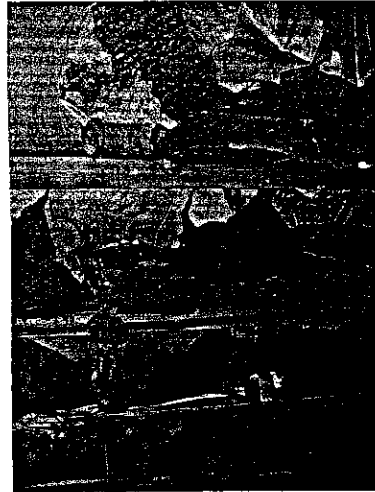
# **APPENDIX B**

## **SITE PHOTOGRAPHS**





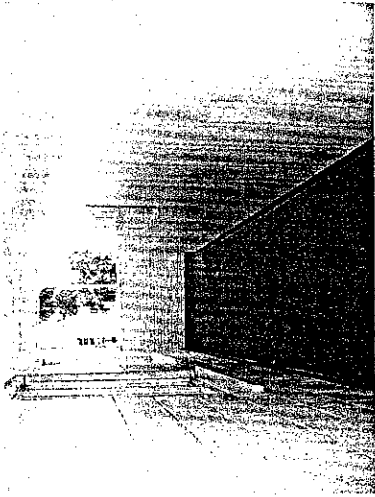
2" WATER METER OVER SANITARY SEWER DRAIN.



FIBER INSULATION IN WATER METER AREA.



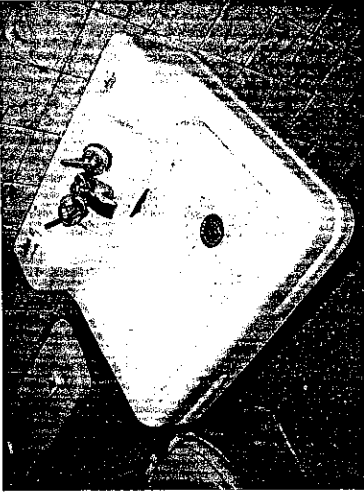
CRAWL SPACE LOOKING SOUTH FROM BASEMENT.



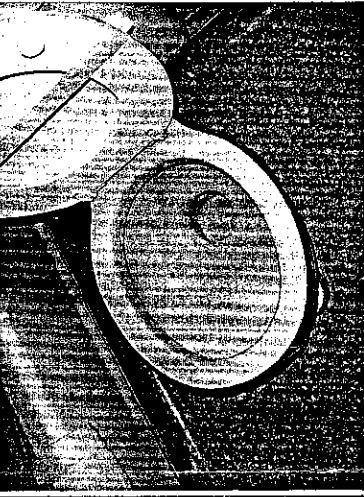
NORTH HALLWAY.



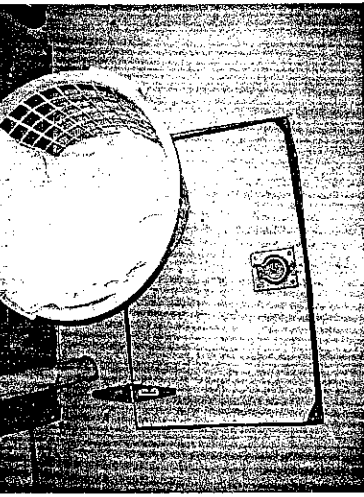
TYPICAL MOTEL UNIT



TYPICAL BATH



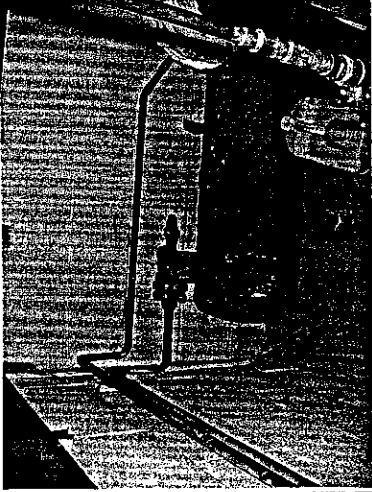
DOOR TO CRAWL SPACE IN LAUNDRY ROOM



ELECTRICAL PANEL IN LAUNDRY ROOM.



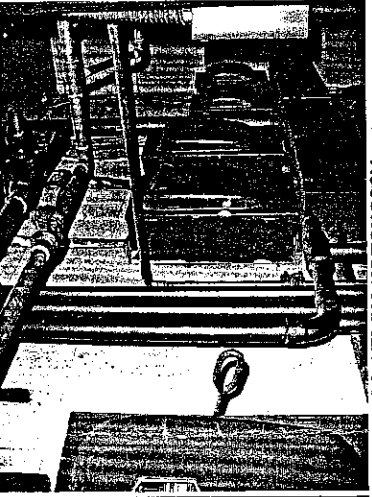
AIR CONDITIONING UNIT - NOT USED.



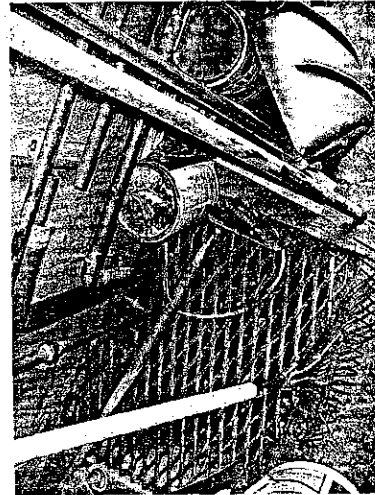
OLD FREON TANK - NOT USED



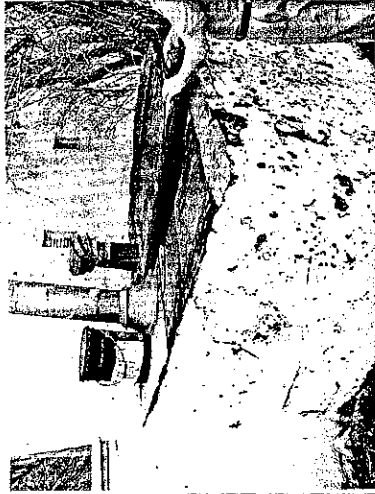
BOILER FOR UNIT HEATING.



ELECTRICAL PANEL IN LAUNDRY ROOM.



SUMP IN UTILITY ROOM.



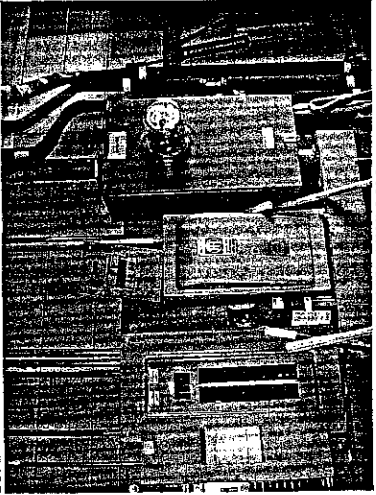
FORMER WATER HEATER HOUSING- SUMP IN BOTTOM



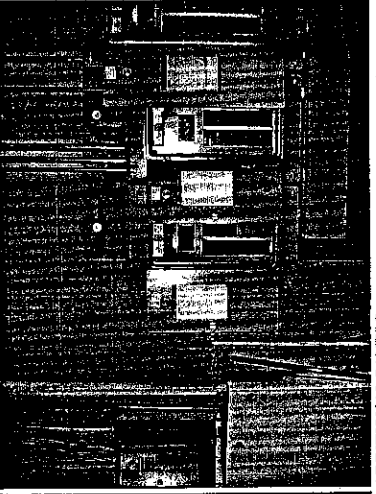
SUMP REPORTEDLY PUMPED TO SANITARY



WATER HEATERS IN HOUSING- NOT USED.



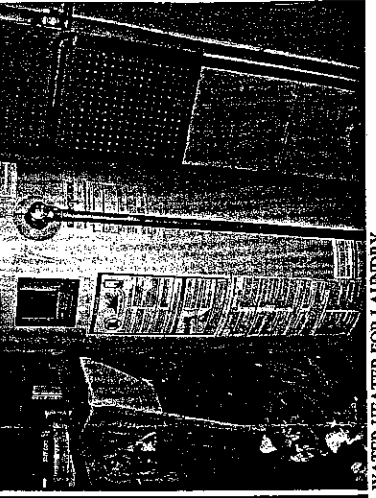
ELECTRICAL PANELS IN UTILITY ROOM.



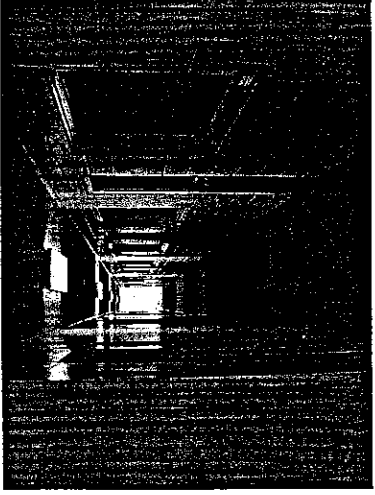
ADDITIONAL PANELS.



UNIT WATER HEATERS IN UTILITY ROOM



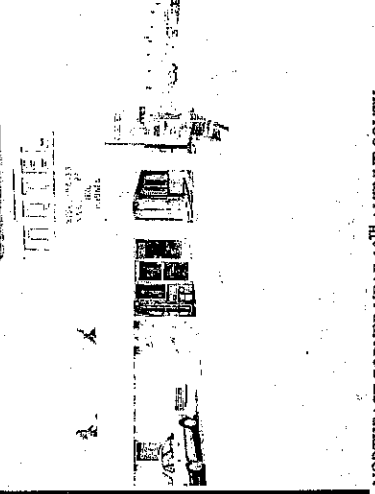
WATER HEATER FOR LAUNDRY



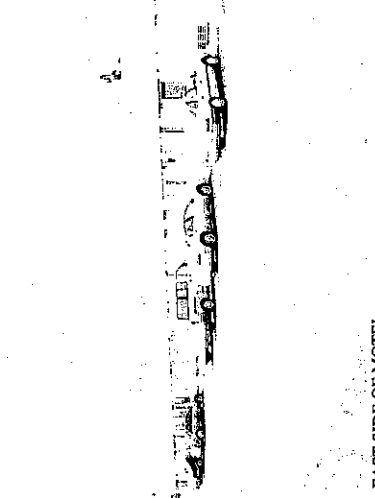
SOUTH HALLWAY.



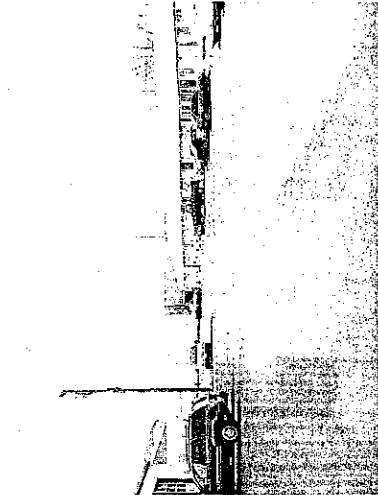
ENTRY WAY NEAR CENTER AND UTILITY ROOM.



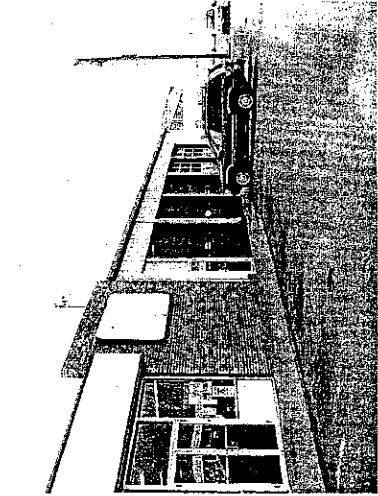
NORTHEAST CORNER NEAR 10<sup>TH</sup> AVENUE SOUTH.



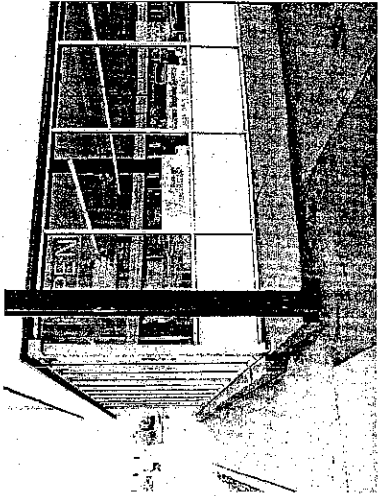
EAST SIDE OF MOTEL.



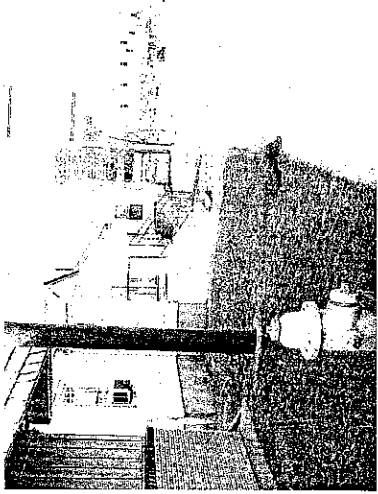
PAVED AREA BETWEEN MOTEL AND WHITE'S APPLIANCES.



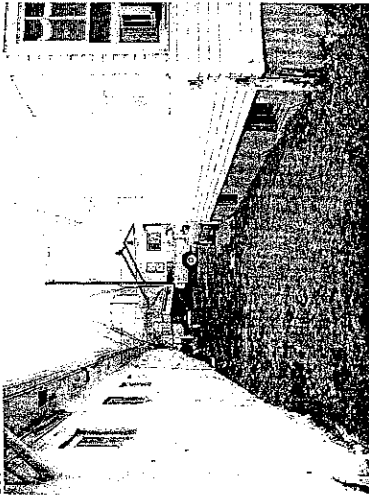
WEST SIDE OF WHITE'S APPLIANCES.



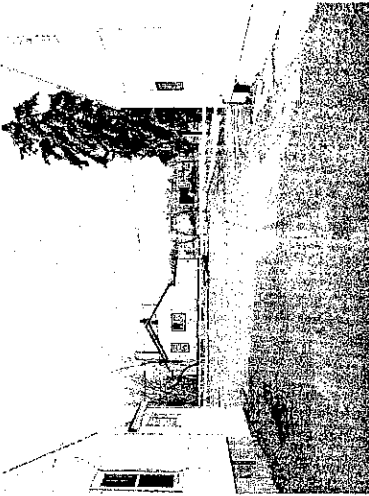
NW CORNER OF WHITE'S APPLIANCES.



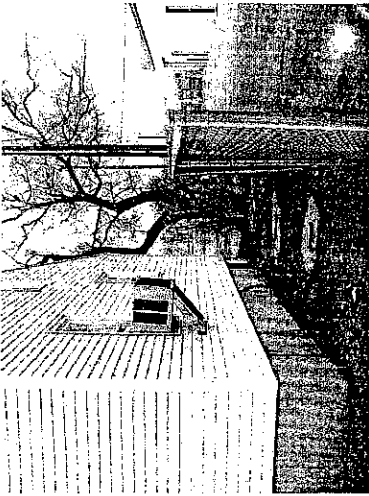
HYDRANT NORTH OF MOTEL BUILDING.



LOOKING SOUTH BETWEEN MOTEL AND NE RESIDENCE.



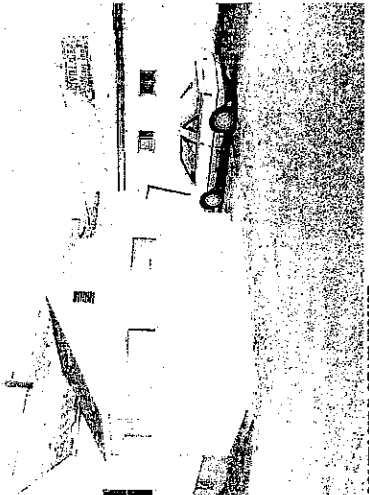
LOOKING SOUTH BETWEEN NORTH RESIDENCES.



LOOKING SOUTH ALONG WEST PROPERTY BOUNDARY.



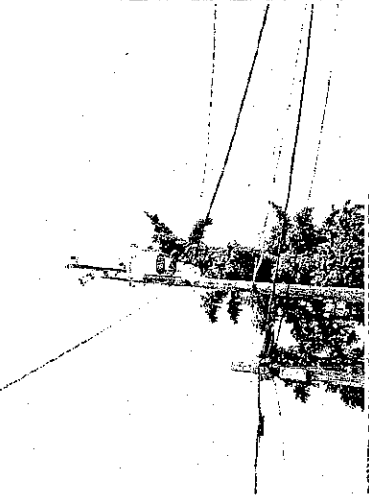
SOUTH SIDE OF NW HOUSE.



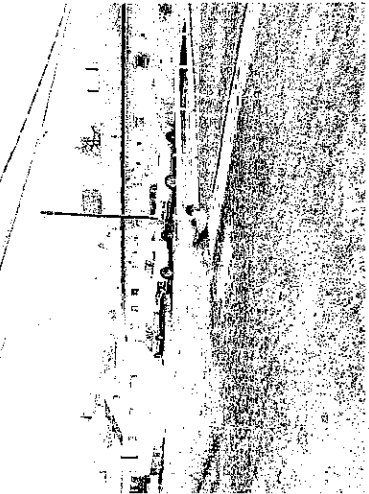
SOUTH SIDE OF NE HOUSE.



SE PORTION OF CONOCO PROPERTY.

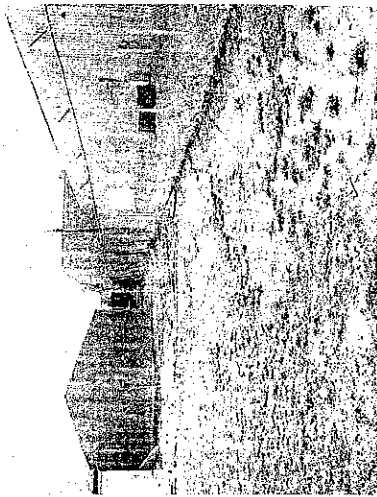


POWER POLE & TRANSFORMER LOT 3.



WEST SIDE OF MOTEL.

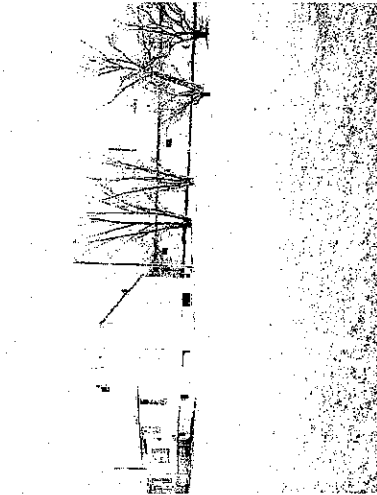




LOOKING EAST FROM SW LOT 4.



STEEL BUILDING SE CORNER LOT 5.



SOUTH HOUSE AND WEST SIDE MOTEL FROM SW LOT 3.



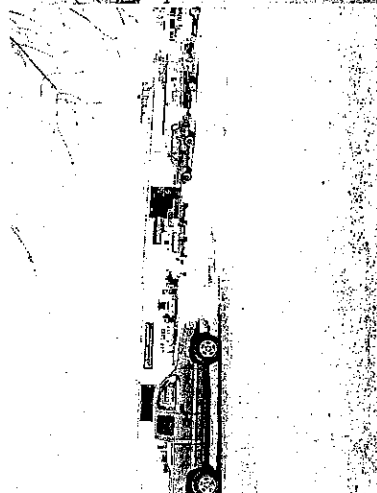
SE CORNER MOTEL - WHITE'S IN BACKGROUND.



LOOKING EAST FROM SW CORNER LOT 3.



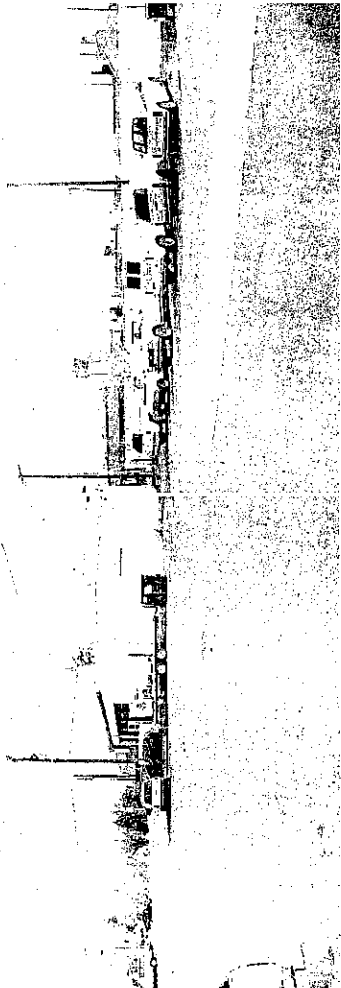
SOUTH SIDE MOTEL.



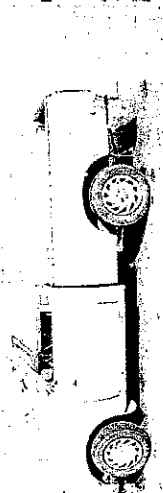
LOOKING SOUTH FROM SW CORNER LOT 3.



SW CORNER LOT 5, LOT 19A IN BACKGROUND.



PAVED AREA BETWEEN MOTEL AND WHITE'S, FROM SOUTH. EAST SIDE LOT 5.



LOOKING NORTH ALONG EAST SIDE OF MOTEL.

## **APPENDIX C**

### **ENVIRONMENTAL FORMS AND QUESTIONNAIRES**



# UNIFORM ENVIRONMENTAL ASSESSMENT REPORT

## Small Commercial

### INSPECTION DATA

Property Address 716-726 10<sup>th</sup> Ave South  
 City Great Falls County Cascade State MT Zip 59405  
 Legal Description Lots 3 & 4 Block 2, 15<sup>th</sup> Addition to Great Falls  
 Property Is  Vacant Land  Improved Occupied by Whom Village Motor Inn Phone (406) 761-7666  
 Describe Property Consists of Motel & 3 Residences  
 Prepared For MR. Charles Cooper  
 Environmental Inspector William D Miller Inspection Date 3/31/03

### PROPERTY DESCRIPTION AND ANALYSIS

Current Use of Property  Residential  Commercial  Industrial  Undeveloped Land  
 Other (describe) \_\_\_\_\_  
 Past Use of Property (if known)  Residential  Commercial  Industrial  Undeveloped Land  
 Other (describe) \_\_\_\_\_  
 Past Tenants Business 1. Motel Inn Motel Time at Location 1. Since 1956  
 2. \_\_\_\_\_ 2. \_\_\_\_\_  
 3. \_\_\_\_\_ 3. \_\_\_\_\_  
 Current Tenants Business 1. \_\_\_\_\_ Time at Location 1. \_\_\_\_\_  
 2. \_\_\_\_\_ 2. \_\_\_\_\_  
 3. \_\_\_\_\_ 3. \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### GENERAL FIELD OBSERVATIONS

**Subject Property**  
 Were there any physical signs of the following observed on the property? X for "Yes"  
 Underground Storage Tanks  Storage Buildings  
 Above Ground Tanks  Discarded Batteries  
 Vegetation Damage  Oil/Gas Drums  
 Oily Sheens on Water  Lead Paint  
 Streams, Lakes or Ponds  Asbestos  
 Stained Soil  Other (See Comments)  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Adjacent Property**  
 Were there any physical signs of the following observed on the property? X for "Yes"  
 Underground Storage Tanks  Storage Buildings  
 Above Ground Tanks  Discarded Batteries  
 Vegetation Damage  Oil/Gas Drums  
 Oily Sheens on Water  Lead Paint  
 Streams, Lakes or Ponds  Asbestos  
 Stained Soil  Other (See Comments)  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**STORAGE TANKS, STORAGE ROOMS OR BUILDINGS**

**Storage Facilities**

Yes  No Are buildings or rooms observed that may contain or have contained hazardous materials for storage purposes?

Yes  No Is there any indication that hazardous waste or materials are or have been stored on the property?

Comments Storage Rooms, now contain Cleaning Supplies etc.

**Underground Storage Tanks (UST's)**

Yes  No Is there any evidence of Below Ground Storage Tanks on the property?

Yes  No Is there evidence of soil or groundwater contamination observed on the property?

Yes  No Are any chemical manufacturing plants, gas stations, petroleum delivery/storage facilities or similar operations observed on surrounding properties?

Comments Several UST in Area

**Above Ground Storage Tanks (AST's)**

Yes  No Are there Above Ground Storage Tanks on the property?

Comments \_\_\_\_\_

**Waste Sites**

Yes  No Is there evidence that the subject property or neighboring properties have engaged in storing, transporting or producing waste, chemicals or hazardous substances?

Comments \_\_\_\_\_

**WATER INSPECTION**

**Drinking Water**

Yes  No Are water wells, in use or abandoned, on the property?

Yes  No If yes, are these wells the primary or sole source of drinking water?

Yes  No Is there evidence of lead or lead soldered pipes observed on the property?

Comments Found Copper pipes with solder

**DRAINS**

Yes  No Are drains present in work areas that could be used for cleaning or flushing machinery or equipment?

Yes  No Are the drains full?

Comments Drain in Basement Mat, under water Mat, Mr. Dudge indicates that Sewer Backs up the joint often.

**Asbestos**

- Yes  No Is there evidence of asbestos on the property?
- Yes  No If any asbestos is observed, does it appear friable?
- Yes  No Was the structure constructed before 1979?
- Yes  No Are suspected asbestos containing materials observed, such as sprayed materials on fireproofing areas, pipe insulation, floor tile, etc?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**UREA Formaldehyde Foam Insulation (UFFI)**

- Yes  No Is there evidence of Formaldehyde Foam Insulation on the property?

Comments *outside of Metal Building - west side is UFFI insulation.*

**Lead Paint**

- Yes  No Is there visible evidence of peeling, cracking or flaking paint?
- Yes  No Is there evidence suggesting the possibility of lead paint on the ceilings, walls or floors of any structures on the property?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Pesticides/Herbicides**

- Yes  No Does it appear pesticides or herbicides have been stored or used in excess of normal use?
- Yes  No Is the property used for agricultural purposes?
- Yes  No Has the property been used for agricultural purposes in the past ten (10) years?
- Yes  No Are there any noticeable pesticide odors?
- Yes  No Are there noticeable signs of straining or stressed vegetation?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fiberglass**

- Yes  No Is Fiberglass observed as an insulator or for any other purpose?
- Yes  No Is Fiberglass observed on any surface that appears worn, where individual fibers are exposed in a condition where release into the air appears likely?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: Fiberglass is not currently listed as a hazardous material, however recent studies indicate that it may constitute a human health hazard. Its presence on a property does not currently require removal or encapsulation.

**CHEMICAL, GAS & MINERAL INSPECTION (CONTINUED)**

**Polychlorinated Biphenyl (PCB's)**

- Yes  No Are any transformers, electrical devices or hydraulic equipment observed on the property labeled as containing PCB's?
- Yes  No Is there evidence of oil leakage from any machinery or devices that may contain PCB's?
- Yes  No Is there evidence of PCB contamination to the soil or groundwater observed on the property?
- Yes  No Are fluorescent light ballasts labeled as containing PCB's observed?

Comments \_\_\_\_\_

**Radon**

- Yes  No Is there reason to suspect that radon may be a problem in the immediate property's location?
- Yes  No Has radon screening been conducted which indicates that the property may have elevated levels of radon?

Comments \_\_\_\_\_

**GENERAL**

- Yes  No Are there any conditions present not previously mentioned that need to be evaluated for any potential environmental risk?
- Yes  No Are there any activities of adjacent properties that may pose potential environmental risks to the subject property?

Comments \_\_\_\_\_

**SUMMARY & CONCLUSION OF INSPECTION**

Suggest Phase II Environmental Audit  Yes  No

- |   |   |
|---|---|
| <input type="checkbox"/> Underground Storage Tanks (UST's)  | <input type="checkbox"/> UREA Formaldehyde Foam Insulation (UFFI) |
| <input type="checkbox"/> Above Ground Storage Tanks (AST's) | <input type="checkbox"/> Lead Paint                               |
| <input type="checkbox"/> Waste Sites                        | <input type="checkbox"/> Pesticides/Herbicides                    |
| <input type="checkbox"/> Drinking Water                     | <input type="checkbox"/> Polychlorinated Biphenyl (PCB's)         |
| <input type="checkbox"/> Asbestos                           | <input type="checkbox"/> Radon                                    |
|   | <input type="checkbox"/> Other (see comments)                     |

Comments \_\_\_\_\_

I certify that to the best of my knowledge and belief the facts and data used in this inspection are true and accurate, based on currently accepted and available information as of the inspection date; I personally inspected the subject property; and I have no undisclosed interest, present or future.

Addendums are attached and are made a part of this report. \_\_\_\_\_ # of pages.

Environmental Inspector's Signature William D. Wilson Date \_\_\_\_\_

Name William D. Wilson Certified Environmental Inspector # \_\_\_\_\_



4711 S.H.W. 1211  
3 Page

**DELTA ENGINEERING P.C.**  
CONSULTING ENGINEERS  
2701-16TH ST. N.E.  
P.O. BOX 1481  
GREAT FALLS, MT 59403  
(406) 727-3687

## ENVIRONMENTAL AUDIT CLIENT INFORMATION REQUEST FORM

Please answer the following questions regarding the project site and return the form to us.

1. Where is the property located (address and legal description)?  
*2 Lots 100' x 305' Addresses 716, 718, 718 1/2, 726 10<sup>th</sup> Ave So*
2. Is the property all one tract, or is it composed of a group of smaller tracts?  
*2 Lots*
3. Are current or historic site plans available?  
*N/A*
4. • Who is requesting this site assessment?  
*Developer/Buyer*  
• Who is responsible for payment of the invoice?  
*Developer/Buyer*
5. Who is the current property owner?  
*Mukesh N. and Gailesh N. Mehta, 1224 10<sup>th</sup> Ave So*
6. Who will provide access to the property? (please include phone number).  
*Mukesh (Mark) Mehta, Dean Dunlap, Duane Larson  
406-452-9594*
7. Does client have any special concerns?  
*N/A* *406-727-7666*
8. How large is the property (what is the total acreage)?  
*see #1 above*
9. Are there existing buildings on the site? If so:  
• How many buildings? *3 houses (2 full basements) 1 motel.*  
• How many levels? *all one level*



9. Are there existing buildings on the site? If so: (cont'd)

- What year were they constructed? *unknown - see city of G.F.*
- What is the total square footage of each building?  
*unk.*
- What were/are the buildings used for (e.g., office space, warehouse, etc.)?  
*Motel - Rental houses*

10. Do the buildings have any of the following building materials? (check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Boiler insulation                           | <input checked="" type="checkbox"/> Floor tiles <i>Basement - motel</i>                               |
| <input type="checkbox"/> Tank insulation                             | <input checked="" type="checkbox"/> Linoleum flooring <i>all houses -<br/>Flooring is 5 years old</i> |
| <input type="checkbox"/> Pipe and fitting insulation                 | <input type="checkbox"/> Suspended/glued-on ceiling tiles   |
| <input checked="" type="checkbox"/> Textured spray-on walls/ceilings | <input type="checkbox"/> Plaster walls/ceilings   |
| <input type="checkbox"/> Spray-on fireproofing                       | <input checked="" type="checkbox"/> Sheetrock <i>all buildings</i>                                    |

11. Does/do the building(s) have fluorescent lighting?

*motel hallways*

12. Are there transformers or conductors located on the site? *1 behind house 716*

13. Are there areas within the building where cleaning solvents, paint, oil, or other chemicals are stored? *yes Basement and storeroom of Motel*

*Few cans of latex paint, Few cans enamel paint*

14. Are there underground pipelines on the site? *city gas lines*

15. What was the property used for in the past? *unknown*

16. Is there any history of industrial activity on the property? *none that I  
am aware of.*





17. Has the property ever been used as a landfill? *NO*
18. Has there ever been waste storage or disposal on the property? *NO*
19. Are there any above-ground or underground storage tanks on the property? *NO*
20. If so, when were these tanks installed, what are their sizes, and what do they contain?  
*N/A*
21. Is there a history of leaks associated with tanks on the property, or are there records of tank integrity tests? *N/A*
22. Are the tanks still being used? *N/A*
23. What are the adjacent parcels used for? *gas station to the west, Tire shop - mechanic shops on east and south*
24. Are there underground or above-ground storage tanks associated with the adjacent parcels? *The gas station*
25. What is the desired completion date for this project? *unknown*
26. Is a verbal report required before the written report is received? *NO*
27. Is a preliminary report required before the final report is received? *NO*
28. Is confidentiality requested? If so, to whom is it limited? *yes, Mark Mehta,*
29. To whom should the report be sent? *Mark Mehta, 1224 10<sup>th</sup> Ave.  
Great Falls, MT*
30. How many copies of the report should be sent? *(2)* *59405*

Filled out by *Dean Dunlop, mgr* ph *799-5352*  
*Village Motor Inn* *727-7666*  
*726 10<sup>th</sup> Ave So*

# **APPENDIX D**

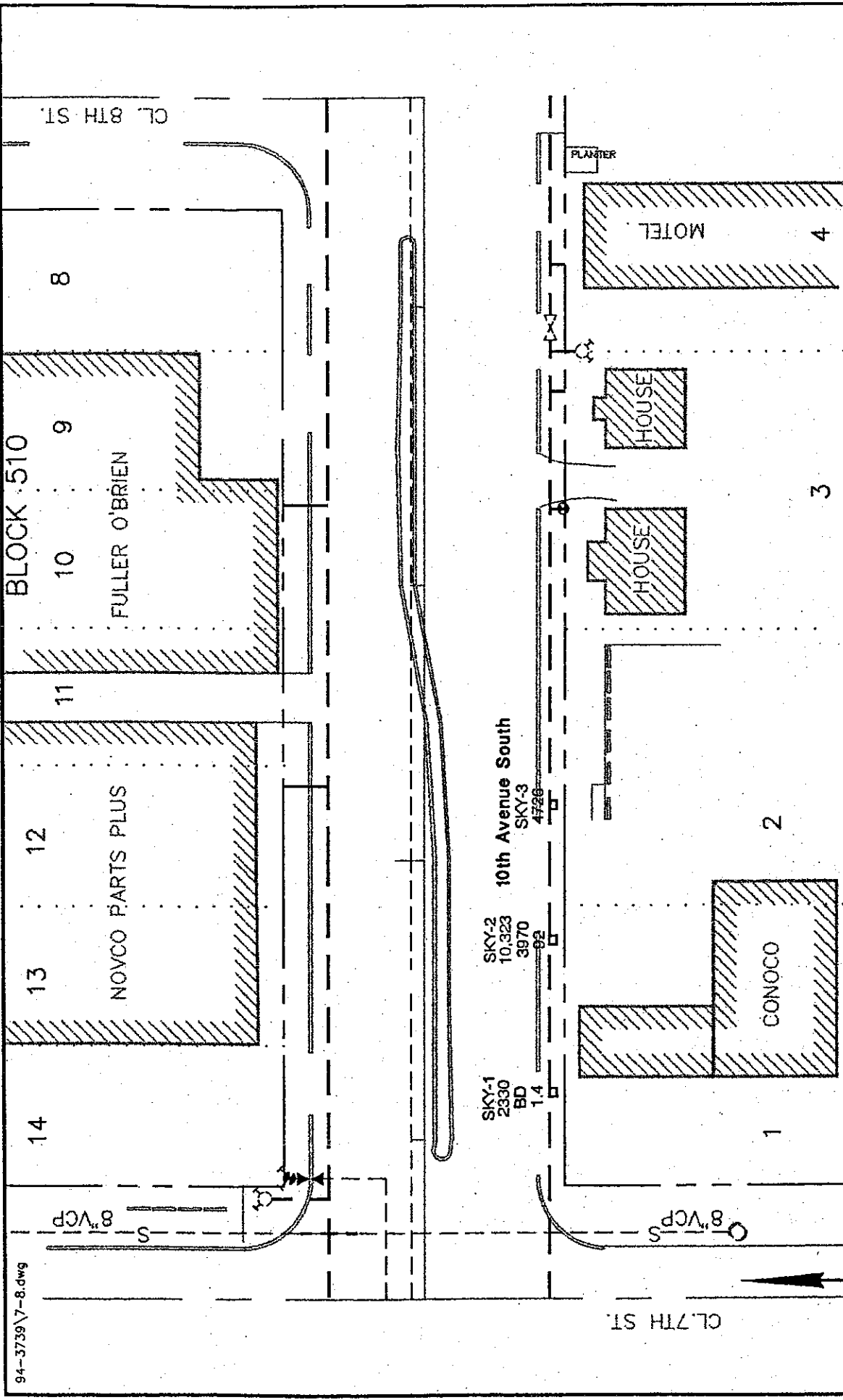
MDT GEO-PROBE STUDY

**TABLE 2**  
**Field and Laboratory Analytical Results of Soil Samples**  
**MDT Reconstruction Project - 10th Avenue South**

Adjacent Facility (address - 10th)	Sample ID.	Survey Station Location	Depth <sup>1</sup> (feet)	Parameter			
				Total BTEX <sup>2</sup> (Field GC, ppb)	Total BTEX <sup>3</sup> (Lab, µg/kg)	GRO <sup>4</sup> (mg/kg)	DRO <sup>5</sup> (mg/kg)
OK Tire (301)	OKT-1a	67+02	4 - 6	BD <sup>6</sup>	NA <sup>7</sup>	NA	NA
	OKT-1b	"	8 - 10	BD	NA	NA	NA
Auto Glass Spec. (315)	WIN-1	68+06	7 - 9	BD	NA	NA	NA
ProKleen (325 10th)	PRO-1	69+10	8 - 9	BD	NA	NA	NA
	PRO-2	70+00	7 - 9	BD	NA	NA	NA
Town Pump #1 (401)	TOW-1	71+66	7 - 9	1785	BD	BD	NA
	TOW-2	71+17	7 - 9	471	NA	NA	BD
	TOW-3	70+78	7 - 9	BD	NA	NA	NA
Pro-Lube (400)	PRL-1	70+75	9 - 11	BD	NA	NA	NA
	PRL-2	71+07	7 - 9	BD	NA	NA	NA
	PRL-3a	71+94	9 - 11	97	NA	NA	NA
	PRL-3b	"	8 - 10	653	NA	NA	NA
Bison Motor Company (500)	BIS-1	74+75	7 - 9	BD	NA	NA	NA
	BIS-2	75+44	7 - 9	BD	NA	NA	NA
	BIS-3	76+57	7 - 9	BD	NA	NA	NA
Tire-Rama (521)	TIR-1	77+86	7 - 9	BD	NA	NA	NA
	TIR-2	78+95	7 - 9	BD	NA	NA	NA
Rent-A-Wreck (601)	RAW-1*	80+34	9 - 11	BD	NA	NA	NA
	RAW-2*	79+65	8 - 10	BD	NA	NA	NA
	RAW-3	79+48	7 - 9	BD	NA	NA	NA
	RAW-4	79+34	8 - 10	BD	NA	NA	NA
	RAW-5	80+18	8 - 10	BD	BD	BD	NA
	RAW-6	80+29	8 - 10	BD	NA	NA	BD
Prairie Mountain Insurance (617)	PMI-1	82+38	5 - 7	BD	NA	NA	NA
	PMI-2	83+12	6 - 8	BD	NA	NA	NA
Mini Mart (626)	MIN-1	82+06	7 - 9	BD	NA	NA	NA
	MIN-2	82+63	8 - 10	550	NA	NA	NA
	MIN-3	83+12	5 - 7	BD	NA	NA	NA
Skyway Conoco (700)	SKY-1	84+15	4 - 6	2330	BD	1.4	NA
	SKY-2	84+77	8 - 10	10,323	3970	.92	NA
	SKY-3	85+22	7 - 9	4726	NA	NA	NA
Wendy's (806)	WEN-1a	89+87	5 - 7	4416	NA	NA	NA
	WEN-1b	"	7 - 9	8045	1210	.77	.61

TABLE 2 (continued)  
Field and Laboratory Analytical Results of Soil Samples  
MDT Reconstruction Project - 10th Avenue South

Adjacent Facility (address - 10th)	Sample ID.	Survey Station Location	Depth <sup>1</sup> (feet)	Parameter			
				Total BTEX <sup>2</sup> (Field GC, ppb)	Total BTEX <sup>3</sup> (Lab, µg/kg)	GRO <sup>4</sup> (mg/kg)	DRO <sup>5</sup> (mg/kg)
Pardis Chiropractic Clinic (826)	PAR-1	90+55	6 - 8	18,487	39,230	350	NA
	PAR-2	91+13	5 - 7	28,912	NA	NA	220
	PAR-3	91+80	5 - 7	BD	BD	BD	NA
Goodyear (825)	GOO-1	91+75	3 - 5	BD	NA	NA	NA
	GOO-2	90+14	5 - 7	40	BD	BD	BD
Blockbuster Video (901)	BBV-1a*	92+82	9 - 11	BD	NA	NA	NA
	BBV-1b*	*	17 - 19	496	NA	NA	NA
	BBV-2a*	92+22	5 - 7	107	NA	NA	NA
	BBV-2b*	*	8 - 10	10	NA	NA	NA
	BBV-3	92+47	5 - 7	BD	NA	NA	NA
	BBV-4a	93+22	5 - 7	BD	BD	BD	BD
	BBV-4b	*	8 - 10	BD	NA	NA	NA
	BBV-5	93+77	6 - 8	BD	NA	NA	NA
Montgomery Wards (900)	MON-1a	92+92	5 - 7	308	NA	NA	NA
	MON-1b	*	9 - 11	1303	7	BD	NA
	MON-2	94+02	3 - 5	BD	NA	NA	NA
	MON-3	92+67	3 - 5	70,246	NA	NA	230
Midas Muffler (909)	MID-1	94+34	7 - 9	BD	NA	NA	NA
Hastings (1017)	HAS-1	100+10	7 - 9	2906	30	2.2	NA
	HAS-2	98+62	7 - 9	BD	BD	BD	NA
Fast Car Wash (1101)	FAS-1a	101+15	5 - 7	122	NA	NA	BD
	FAS-1b	*	9 - 11	7501	92	12	NA
	FAS-2	100+82	7 - 9	50,694	NA	NA	170
	FAS-3	101+66	8 - 10	BD	NA	NA	NA
Holiday Village (1200)	HOL-1	100+84	7 - 9	BD	NA	NA	NA
	HOL-2	100+84	5 - 7	33,035	11,500	270	NA
Kentucky Fried Chicken (1125)	KFC-1	103+79	5 - 7	BD	NA	NA	NA
Sinclair Marketing (1301)	SIN-1*	110+31	5 - 7	5	NA	NA	NA
	SIN-2*	109+61	9 - 11	60	NA	NA	NA
	SIN-3	109+80	5 - 7	BD	NA	NA	NA
Firestone (1325)	FIR-1	111+77	5 - 7	BD	NA	NA	NA



94-3739\7-8.dwg

CL. 8TH ST.

BLOCK 510

FULLER O'BRIEN

NOVCO PARTS PLUS

CONOCO

MOTEL

HOUSE

HOUSE

PLANTER

10th Avenue South

SKY-1  
2330  
BD  
1.4

SKY-2  
10,323  
3970

SKY-3  
4726

8" VCP

8" VCP

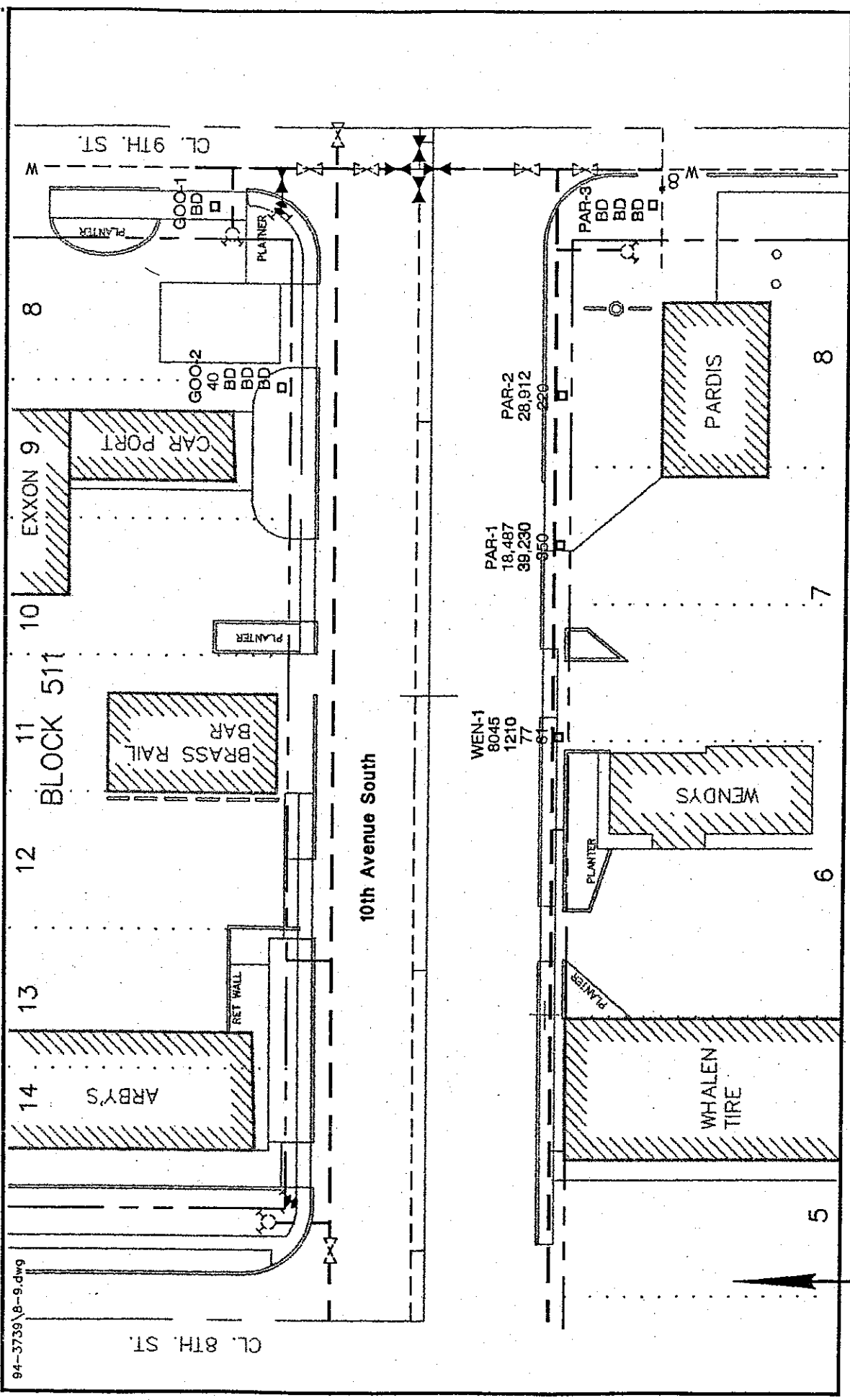
CL. 7TH ST.



50 Feet

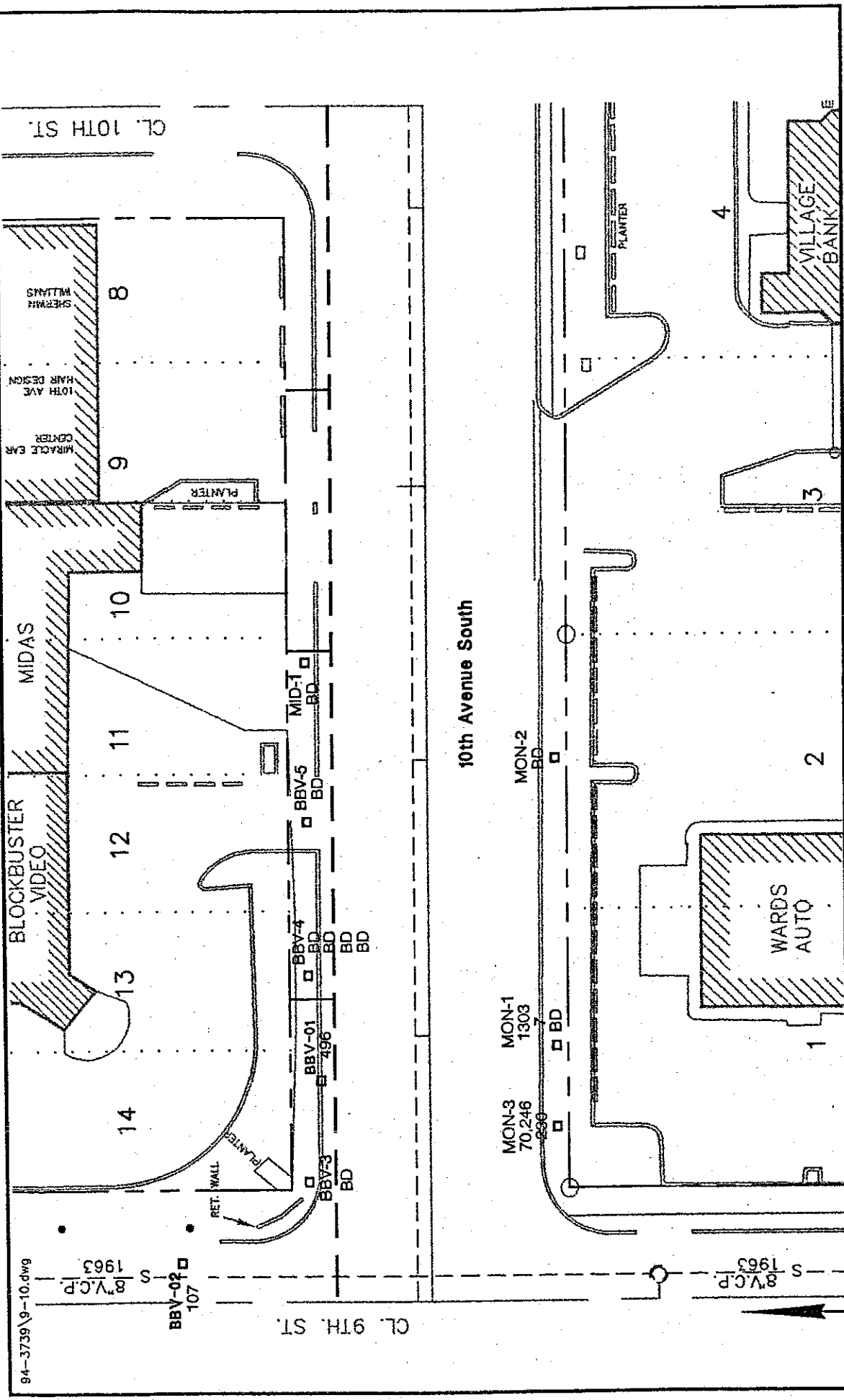
- Geoprobe Boring Location
- Existing Sewer Line
- - - Proposed Sewer Line
- . - Right of Way Line
- Proposed Water Line
- - - Existing Water Line
- ... Lot Line
- 123 Total BTEX (Field GC)
- 123 Total BTEX (Lab)
- 123 GRO
- 123 DRO
- (BD = Below Detection)

7th to 8th Street  
10th Avenue South  
Great Falls, Montana  
FIGURE A-5



- Existing Sewer Line
  - - - Proposed Sewer Line
  - - - Right of Way Line
  - - - Proposed Water Line
  - - - Existing Water Line
  - ..... Lot Line
- Geoprobe Boring Location
  - 123 Total BTEX (Field GC)
  - 123 Total BTEX (Lab)
  - 123 GRO
  - 123 DRO
  - (BD = Below Detection)

8th to 9th Street  
10th Avenue South  
ntana  
: A-6



- Geogrope Boring Location
- Monitoring Well
- Existing Sewer Line
- - - Proposed Sewer Line
- - - Right of Way Line
- - - Proposed Water Line
- - - Existing Water Line
- ..... Lot Line
- 123 Total BTEX (Field GC)
- 123 Total BTEX (Lab)
- 123 GRO
- 123 DRO
- (BD = Below Detection)



50 Feet

9th to 10th Street  
10th Avenue South  
Great Falls, Montana  
FIGURE A-7

Client Name: MONTANA STATE, Dept. of Transportation  
 Project No.: 94-912  
 Laboratory No.: 163269  
 Sample Name: SKY-2 8-10'  
 Sample Date: 05/13/95  
 Collected by: CORA HELM  
 Time Sampled: 1410  
 Sample Type: SOIL

PARAMETER	MEASURED VALUE		METHOD NUMBER	DATE ANALYZED
EPA METHOD 8020				
Data File Number-BETX	f3459			
Benzene as rec'd	120	ug/kg	8020	05/24/95
Ethylbenzene as rec'd	990	ug/kg	8020	05/24/95
Toluene as rec'd	560	ug/kg	8020	05/24/95
Total Xylenes as rec'd	2300	ug/kg	8020	05/24/95
GASOLINE RANGE ORGANICS (SOIL)				
Data File Number-TPH Gasoline	f4071			
Petroleum Hydrocarbons as Gasoline as rec'd	130	mg/kg	GRO/8015	05/24/95
Gasoline Range Organics (Soil)	92	mg/kg	GRO	05/24/95
Gasoline Range Organics as Gasoline (Soil)	92	mg/kg	GRO	05/24/95



Client Name: MONTANA STATE, Dept. of Transportation  
 Project No.: 94-912  
 Laboratory No.: 163282  
 Sample Name: WEN-1 7-9'  
 Sample Date: 05/16/95  
 Collected by: CORA HELM  
 Time Sampled: 0840  
 Sample Type: SOIL

PARAMETER	MEASURED VALUE		METHOD NUMBER	DATE ANALYZED
<b>DIESEL RANGE ORGANICS (SOIL)</b>				
Data File Number-TPH Diesel	53095011			
Extraction Date-Diesel	5/24/95			
Petroleum Hydrocarbons as Diesel as rec'd	56	mg/kg	DRO/8015	05/30/95
Diesel Range Organics (Soil)	61	mg/kg	DRO	05/30/95
Diesel Range Organics as Diesel (Soil)	57	mg/kg	DRO	05/30/95
<b>EPA METHOD 8020</b>				
Data File Number-BETX	f3461			
Benzene as rec'd	<50	ug/kg	8020	05/24/95
Ethylbenzene as rec'd	720	ug/kg	8020	05/24/95
Toluene as rec'd	<50	ug/kg	8020	05/24/95
Total Xylenes as rec'd	490	ug/kg	8020	05/24/95
<b>GASOLINE RANGE ORGANICS (SOIL)</b>				
Data File Number-TPH Gasoline	f4073			
Petroleum Hydrocarbons as Gasoline as rec'd	170	mg/kg	GRO/8015	05/24/95
Gasoline Range Organics (Soil)	97	mg/kg	GRO	05/24/95
Gasoline Range Organics as Gasoline (Soil)	97	mg/kg	GRO	05/24/95

Client Name: MONTANA STATE, Dept. of Transportation  
 Project No.: 94-912  
 Laboratory No.: 163208  
 Sample Name: PAR-1/6-8  
 Sample Date: 05/11/95  
 Collected by: CORA HELM  
 Time Sampled: 1535  
 Sample Type: SOIL

PARAMETER	MEASURED VALUE		METHOD NUMBER	DATE ANALYZED
EPA METHOD 8020				
Data File Number-BETX	f3398			
Benzene as rec'd	<230	ug/kg	8020	05/19/95
Ethylbenzene as rec'd	12000	ug/kg	8020	05/19/95
Toluene as rec'd	230	ug/kg	8020	05/19/95
Total Xylenes as rec'd	27000	ug/kg	8020	05/19/95
GASOLINE RANGE ORGANICS (SOIL)				
Data File Number-TPH Gasoline	f4009			
Petroleum Hydrocarbons as Gasoline as rec'd	490	mg/kg	GRO/8015	05/19/95
Gasoline Range Organics (Soil)	350	mg/kg	GRO	05/19/95
Gasoline Range Organics as Gasoline (Soil)	350	mg/kg	GRO	05/19/95

Client Name: MONTANA STATE, Dept. of Transportation  
 Project No.: 94-912  
 Laboratory No.: 163209  
 Sample Name: PAR-2/5-7  
 Sample Date: 05/11/95  
 Collected by: CORA HELM  
 Time Sampled: 1600  
 Sample Type: SOIL

PARAMETER	MEASURED VALUE		METHOD NUMBER	DATE ANALYZED
<b>DIESEL RANGE ORGANICS (SOIL)</b>				
Data File Number-TPH Diesel	53095005			
Extraction Date-Diesel	5/22/95			
Petroleum Hydrocarbons as Diesel as rec'd	240	mg/kg	DRO/8015	05/30/95
Diesel Range Organics (Soil)	220	mg/kg	DRO	05/30/95
Diesel Range Organics as Diesel (Soil)	220	mg/kg	DRO	05/30/95

Client Name: MONTANA STATE, Dept. of Transportation  
 Project No.: 94-912  
 Laboratory No.: 163210  
 Sample Name: PAR3/5-7  
 Sample Date: 05/11/95  
 Collected by: CORA HELM  
 Time Sampled: 1630  
 Sample Type: SOIL

PARAMETER	MEASURED VALUE		METHOD NUMBER	DATE ANALYZED
EPA METHOD 8020				
Data File Number-BETX	f3396			
Benzene as rec'd	<40 *	ug/kg	8020	05/19/95
Ethylbenzene as rec'd	<40	ug/kg	8020	05/19/95
Toluene as rec'd	<40	ug/kg	8020	05/19/95
Total Xylenes as rec'd	<130	ug/kg	8020	05/19/95
GASOLINE RANGE ORGANICS (SOIL)				
Data File Number-TPH Gasoline	f4007			
Petroleum Hydrocarbons as Gasoline as rec'd	<4 *	mg/kg	GRO/8015	05/19/95
Gasoline Range Organics (Soil)	<4	mg/kg	GRO	05/19/95
Gasoline Range Organics as Gasoline (Soil)	<4	mg/kg	GRO	05/19/95

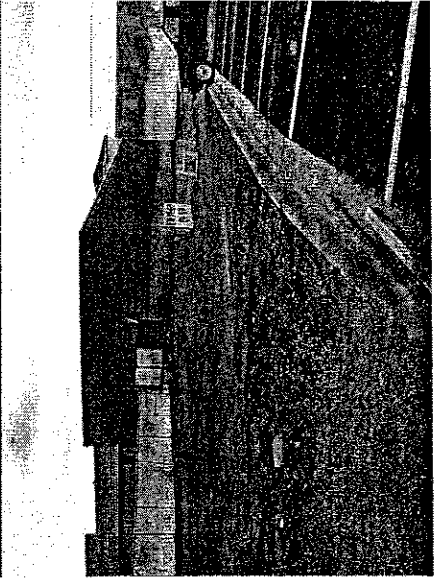
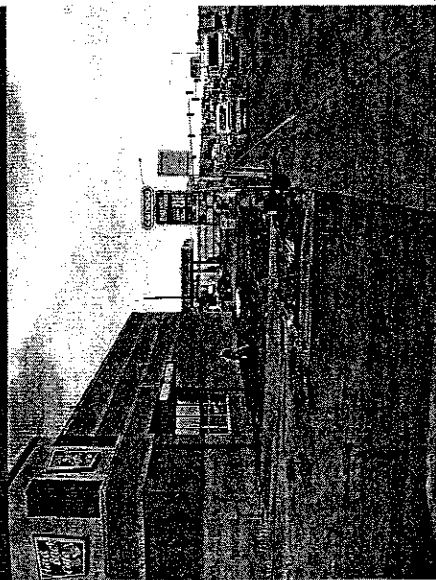
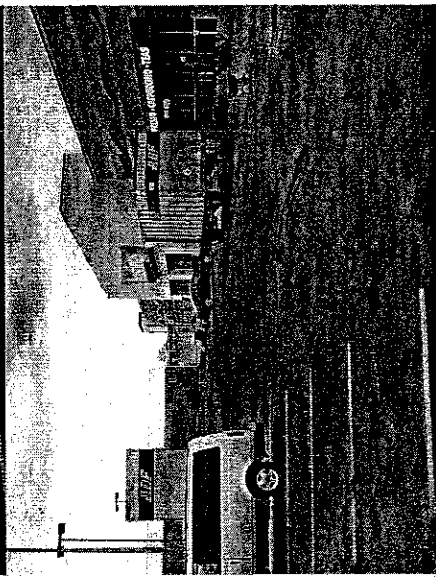
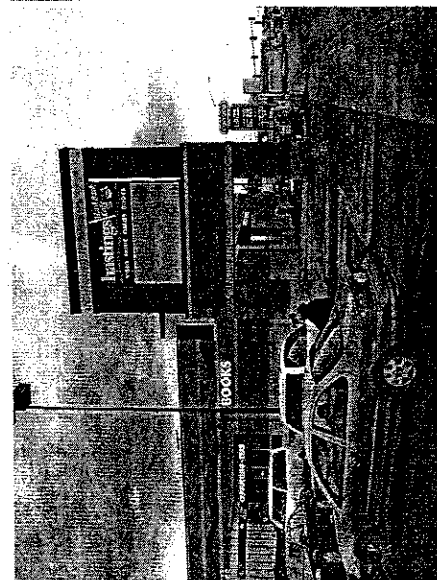
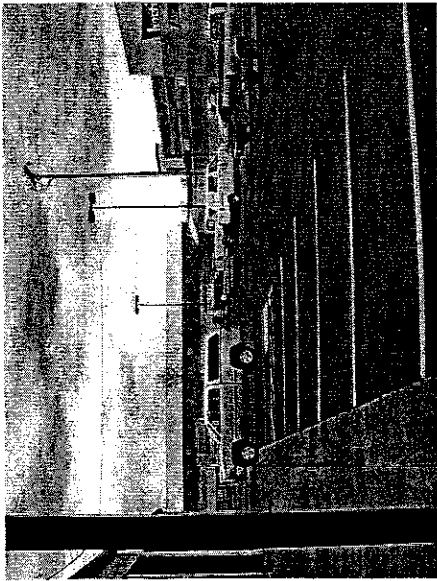
Client Name: MONTANA STATE, Dept. of Transportation  
 Project No.: 94-912  
 Laboratory No.: 163213  
 Sample Name: SKY-1/4-6  
 Sample Date: 05/12/95  
 Collected by: CORA HELM  
 Time Sampled: 1020  
 Sample Type: SOIL

PARAMETER	MEASURED VALUE		METHOD NUMBER	DATE ANALYZED
EPA METHOD 8020				
Data File Number-BETX	f3394			
Benzene as rec'd	<5	ug/kg	8020	05/19/95
Ethylbenzene as rec'd	<5	ug/kg	8020	05/19/95
Toluene as rec'd	<5	ug/kg	8020	05/19/95
Total Xylenes as rec'd	<15	ug/kg	8020	05/19/95
GASOLINE RANGE ORGANICS (SOIL)				
Data File Number-TPH Gasoline	f4005			
Petroleum Hydrocarbons as Gasoline as rec'd	1.6	mg/kg	GRO/8015	05/19/95
Gasoline Range Organics (Soil)	1.4	mg/kg	GRO	05/19/95
Gasoline Range Organics as Gasoline (Soil)	1.4	mg/kg	GRO	05/19/95

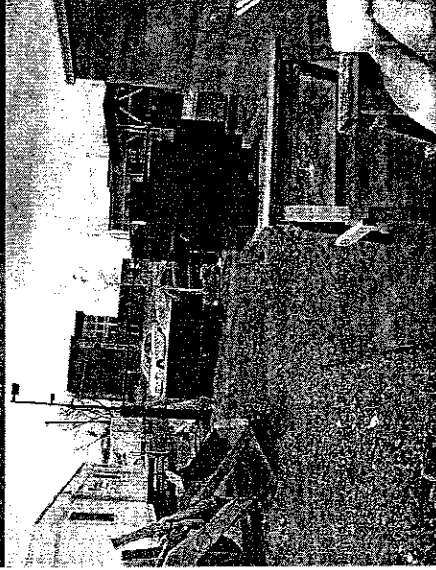
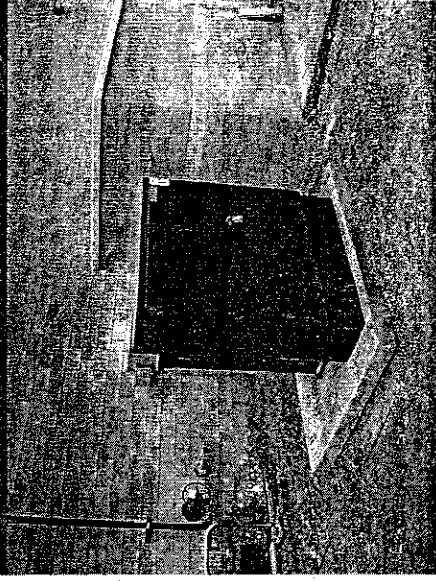
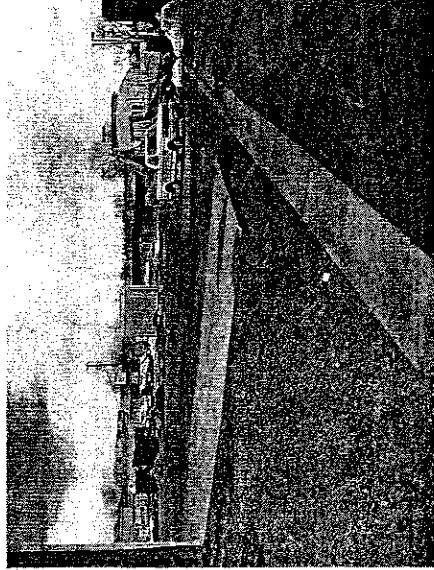
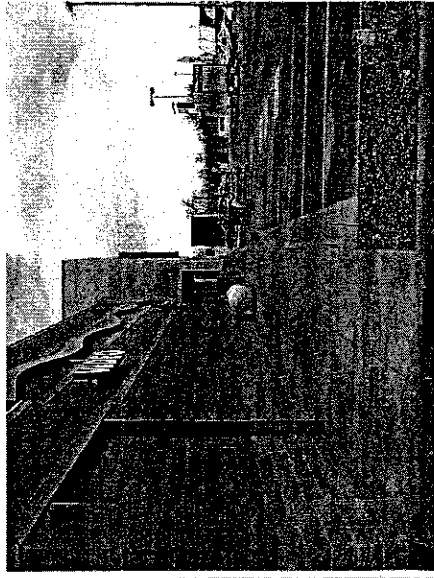
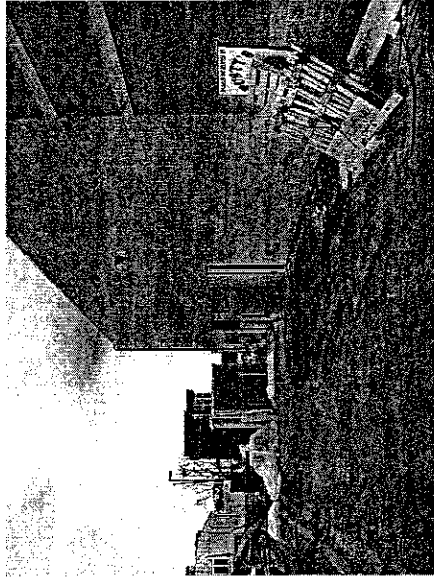
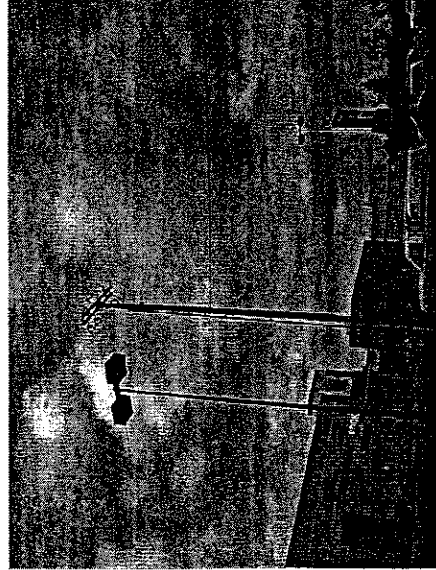
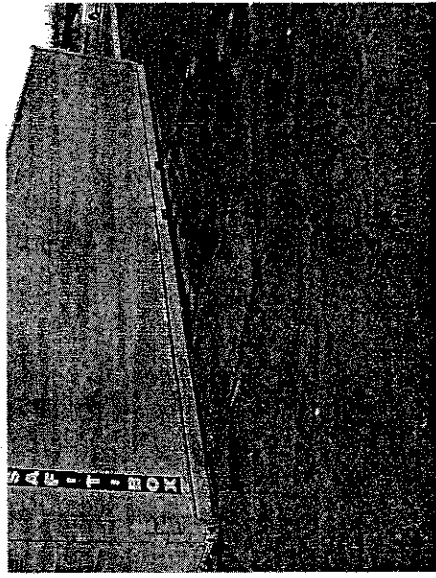
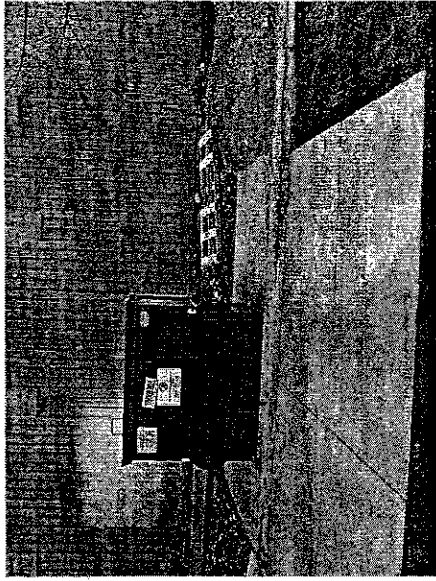
## **APPENDIX APRIL 2004**

POST CONSTRUCTION PHOTOS & SITE PLAN,  
BORE HOLE LOGS, ASBESTOS ANALYSIS REPORTS

Update Environmental Site Assessment – 716-726 10<sup>th</sup> Avenue South, Great Falls, Montana

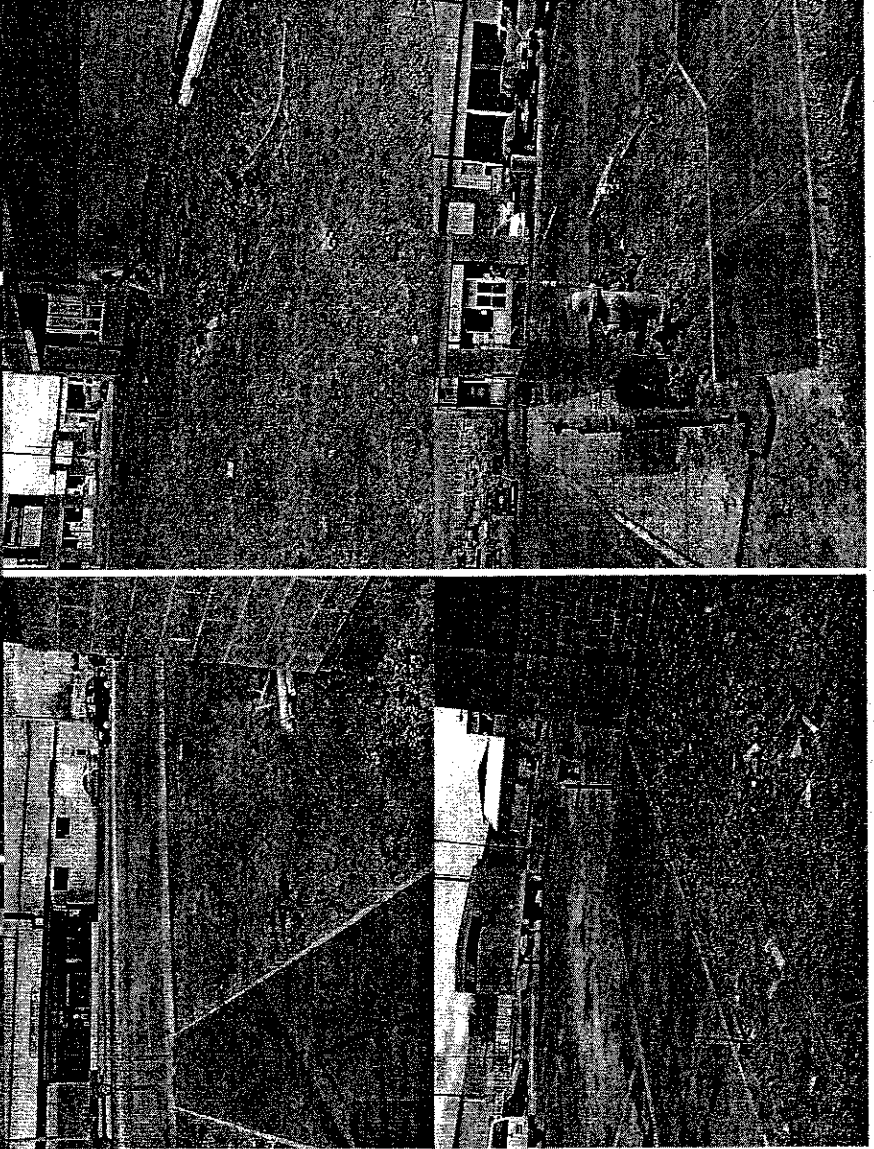


Update Environmental Site Assessment – 716-726 10<sup>th</sup> Avenue South, Great Falls, Montana





Update Environmental Site Assessment – 716-726 10<sup>th</sup> Avenue South, Great Falls, Montana





**LEGEND**

—	EXISTING 4" WATER SERVICE CONNECTION
—	EXISTING 2" WATER SERVICE CONNECTION
—	EXISTING SANITARY SEWER SERVICE, AMONGED BY OTHERS
—	NEW SANITARY SEWER SERVICE
—	NEW GAS MAIN
—	NEW UNDERGROUND ELECTRIC
—	NEW UNDERGROUND TELEPHONE
—	NEW EXTENSION LIGHTING
—	EXISTING

**PARKING SUMMARY:**

- 15 NEWLY PROVIDED SPACES
- 15 EX. NEWLY ACCOMMODATED SPACES
- 15 EX. EXISTING SPACES

**NOTES:**

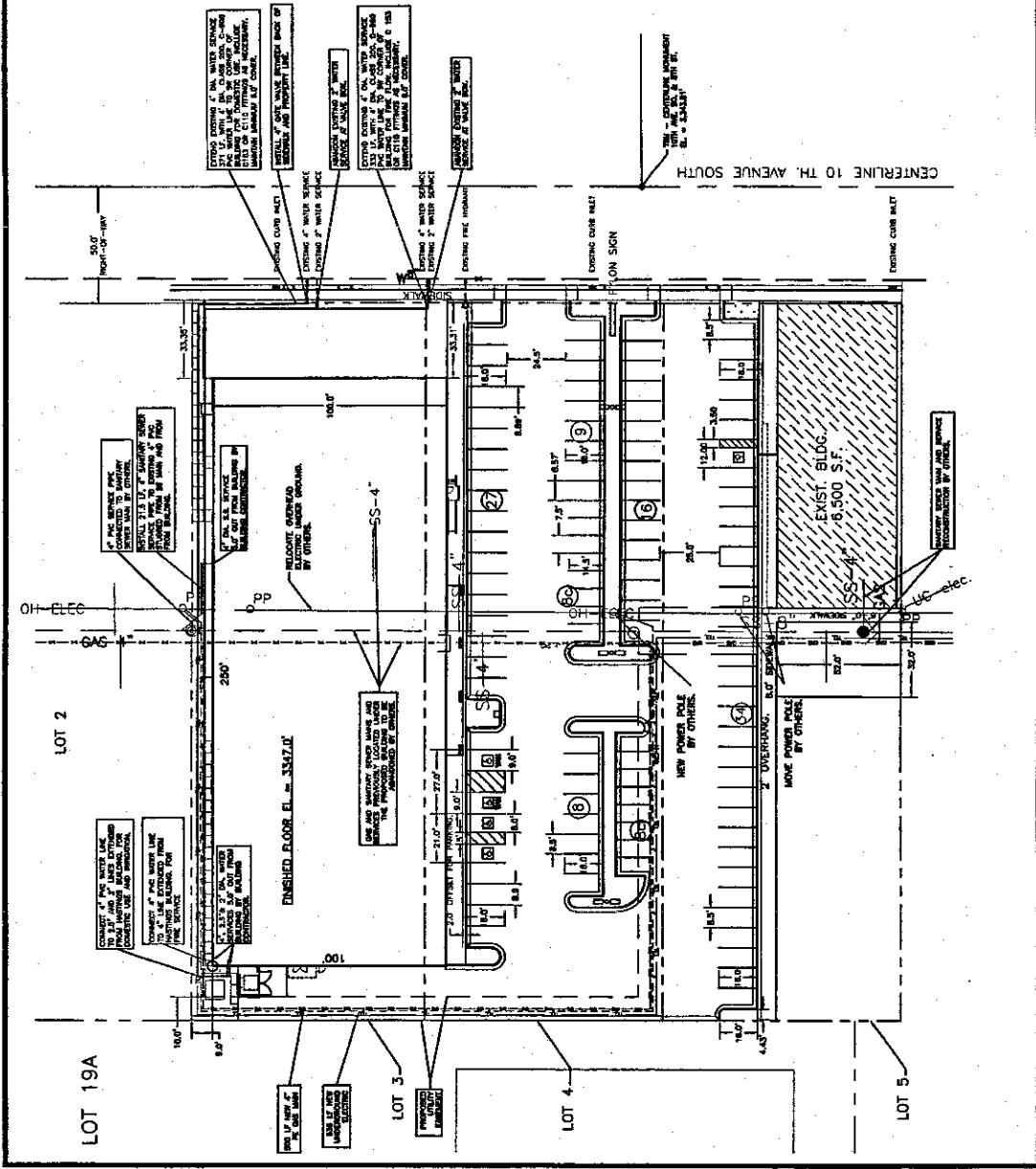
- ALL UTILITIES TO BE LOCATED AND DEPTH AS SHOWN ON THIS PLAN.
- ALL UTILITIES SHALL BE EXHIBITED TO THE CITY OF GREAT FALLS.
- ALL UTILITIES SHALL BE EXHIBITED TO THE CITY OF GREAT FALLS.



**UTILITY / STRIPING PLAN**  
**HASTINGS,**  
**GREAT FALLS, MT.**

DATE: 10/15/10  
 DRAWN BY: DLS  
 CHECKED BY: DLS  
 PROJECT NO.: 10000  
 SHEET NO.: 1 OF 1

**DATA ENGINEERING P.C.**  
 10000  
 10000  
 10000  
 10000



DELTA ENGINEERING, P.C.

AUGER TEST HOLE LOG

PROJECT: Village Motor Inn - borehole HOLE I.D. #: BH #1

SITE LOCATION: 716 10th Ave. S. Great Falls, MT COUNTY: Cascade

HOLE LOCATION: 2.5' South of sidewalk and 2.0' East of West boundary fence.

RECORDED BY: WDM DATE: 5/7/03

DRILLER: WDM DRILL METHOD: Manual Auger

HOLE DIAMETER: 2.5" TOTAL DEPTH DRILLED: 18.0'

MEASURING POINT/ELEVATION: GS M.P. ABOVE (+/-): \_\_\_\_\_  
OR BELOW G.S.

STATIC WATER LEVEL: 5.5'

COMMENTS:

DEPTH (inches)

<u>From</u>	<u>To</u>	<u>DESCRIPTION</u>
0'	2.0"	Topsoil, Sod
2.0"	1.7'	CLAY, Sandy, Brown
1.7'	5.7'	SAND, Silty, Silt decreases with depth, Saturated at 5.5'
5.7'	8'	CLAY, Silty and Sandy
8'	18'	CLAY, Fat

HEADSPACE VAPOR SCREENING

- 2.0' - 0.0ppm
- 4.0' - 0.0ppm
- 5.5' - 0.0ppm
- 6.0' - 0.0ppm
- 9.0' - 0.0ppm
- 12.0' - 0.0ppm
- 15.0' - 0.0ppm
- 18.0' - 0.0ppm

## LABORATORY ANALYTICAL REPORT

Client: Delta Engineering  
Project: Phase II Sampling-Village Motor Inn  
Lab ID: H03050043-003  
Client Sample ID: 722-10th Ave. So-Siding

Report Date: 05/09/03  
Collection Date: 03/31/03 11:00  
Date Received: 05/08/03  
Matrix: Solid

Analyses	Result	Units	Qual	MCL/		Method	Analysis Date / By
				RL	QCL		
<b>BULK ASBESTOS ANALYSIS</b>							
Asbestos, Chrysotile	20-30	%		1		E600/R-93/116	05/08/03 17:00 / dag
Non Asbestos, Cellulose Fibers	1-5	%		1		E600/R-93/116	05/08/03 17:00 / dag

Report  
Definitions: RL - Analyte reporting limit.  
QCL - Quality control limit.

MCL - Maximum contaminant level.  
ND - Not detected at the reporting limit.

## LABORATORY ANALYTICAL REPORT

Client: Delta Engineering  
Project: Phase II Sampling-Village Motor Inn  
Lab ID: H03050043-002  
Client Sample ID: Basement Wall Insulation

Report Date: 05/09/03  
Collection Date: 03/31/03 11:00  
Date Received: 05/08/03  
Matrix: Solid

---

Analyses	Result	Units	Qual	MCL/		Method	Analysis Date / By
				RL	QCL		
<b>BULK ASBESTOS ANALYSIS</b>							
Asbestos	ND	%		1		E600/R-93/116	05/08/03 17:00 / dag
Non Asbestos, Fibrous Glass	90-100	%		1		E600/R-93/116	05/08/03 17:00 / dag

---

Report Definitions: RL - Analyte reporting limit.  
QCL - Quality control limit.

MCL - Maximum contaminant level.  
ND - Not detected at the reporting limit.

**LABORATORY ANALYTICAL REPORT**

**Client:** Delta Engineering  
**Project:** Phase II Sampling-Village Motor Inn  
**Lab ID:** H03050043-004  
**Client Sample ID:** Basement Tile

**Report Date:** 05/09/03  
**Collection Date:** 03/11/03 11:00  
**Date Received:** 05/08/03  
**Matrix:** Solid

Analyses	Result	Units	Qual	MCL/		Method	Analysis Date / By
				RL	QCL		
<b>BULK ASBESTOS ANALYSIS</b>							
Asbestos	ND	%		1		E600/R-93/116	05/08/03 17:00 / dag
Non Asbestos, Cellulose Fibers	<1	%		1		E600/R-93/116	05/08/03 17:00 / dag

**Report** RL - Analyte reporting limit.  
**Definitions:** QCL - Quality control limit.

MCL - Maximum contaminant level.  
 ND - Not detected at the reporting limit.

## LABORATORY ANALYTICAL REPORT

Client: Delta Engineering  
Project: Phase II Sampling-Village Motor Inn  
Lab ID: H03050043-001  
Client Sample ID: Attic Insulation

Report Date: 05/09/03  
Collection Date: 03/31/03 11:00  
Date Received: 05/08/03  
Matrix: Solid

Analyses	Result	Units	Qual	MCL/		Method	Analysis Date / By
				RL	QCL		
<b>BULK ASBESTOS ANALYSIS</b>							
Asbestos	ND	%		1		E600/R-93/116	05/08/03 17:00 / dag
Non Asbestos, Cellulose Fibers	90-100	%		1		E600/R-93/116	05/08/03 17:00 / dag

Report Definitions: RL - Analyte reporting limit.  
QCL - Quality control limit.

MCL - Maximum contaminant level.  
ND - Not detected at the reporting limit.