

May 8, 2026

Mr. Donnie McCurry
Environmental Science Specialist
Petroleum Tank Cleanup Section
Montana Department of Environmental Quality
P.O. Box 200901
Helena, MT 59620-0901

**RE: Remedial Investigation Work Plan for the Petroleum Release at the Conomart Superstore #2,
411 South First Street, Laurel, Yellowstone County, Montana
Facility ID #56-06966, Release #5411, Work Plan #34840**

**Owner/
Responsible
Party:** Mr. Dennis Whitmore
C-Store Properties, LLC
PO Box 80391
Billings, MT 59108
dwhitmore@gmconostores.com

**Consultant/
Work Plan
Preparer:** Pioneer Technical Services, Inc.
Charlie Peterson, P.G.
2310 Broadwater Ave, Suite 1
Billings, MT 59102
cpeterson@pioneer-technical.com

Dear Mr. McCurry:

On behalf of Mr. Dennis Whitmore, Pioneer Technical Services, Inc. prepared the following Remedial Investigation Work Plan and cost estimate for the Conomart Superstore #2 facility in Laurel, Montana. As requested in correspondence from the Montana Department of Environmental Quality dated February 26, 2026, our scope of work and associated proposed costs are outlined in the attached work plan.

If you have any questions about this report, please contact me at 406-206-5706 or by email at cpeterson@pioneer-technical.com.

Sincerely,

Pioneer Technical Services, Inc.



Charles L. Peterson, P.G.
Program Manager

Attachment 1: Figures
Attachment 2: Cost Estimate

cc: Mr. Taylor Bienvenue, GIT, Pioneer Technical Services, Inc
Mr. Dennis Whitmore, Responsible Party

EXECUTIVE SUMMARY

The purpose of this document is to provide a Remedial Investigation Work Plan (work plan) for the Conomart Superstore #2 facility, Facility ID #56-06966, as requested in electronic correspondence from Montana Department of Environmental Quality (DEQ) dated February 26, 2026. The purpose of the proposed work activities is to further determine the extent and magnitude of petroleum impacts to soil and groundwater at the site, address data gaps identified in previous reports, evaluate the status of petroleum-contaminated media associated with the release via groundwater monitoring, establish a free-product recovery program, and update the Release Closure Plan (RCP) to identify and propose additional work needed to resolve the release.

The most recent groundwater monitoring event at the site occurred in 2023 as part of a Remedial Site Investigation (Pioneer, 2023). Laboratory analytical data results from the 2023 remedial investigation indicate that petroleum concentrations exist in the groundwater exceeding Montana's risk-based screening levels (RBSLs), that light non-aqueous phase liquid (LNAPL) is present at the site, and that there is a data gap associated with the downgradient extent of the plume.

Discussions between DEQ, the responsible party, and Pioneer Technical Services, Inc. (Pioneer) defined the scope of this work plan, which includes completing soil borings as monitoring wells in the southern adjoining property (this area was not accessible during the 2023 remedial investigation due to construction activities), installing a monitoring well near the tank basin to better define the extent of free product, installing a product recovery well, implementing a free-product recovery program, and completing two groundwater monitoring events.

These recommended actions are included in this work plan. Upon completion of the relevant tasks, Pioneer will prepare a remedial investigation report detailing the advancement of soil borings, the construction of monitoring wells and a product recovery well, and the results of two groundwater monitoring events. The RCP will be updated and appended to the remedial investigation report. The free-product recovery program will be summarized in a free-product recovery summary letter at the conclusion of the product recovery program. These activities are detailed in the following work plan.

1 FACILITY SUMMARY AND CURRENT CONDITIONS

Site Description

The Conomart Superstore #2 facility is located at 411 South First Street, in Laurel, Montana. The site is in a commercial area within the boundaries of the City of Laurel. The site is currently occupied by a single-story, 3,065-square-foot, slab-on-grade convenience store; four retail fuel pump islands under a single canopy located in front (west) of the store; an underground storage tank (UST) basin southwest of the store that consists of one 4,000-gallon diesel tank; and two 10,000-gallon gasoline tanks, associated underground supply piping, and an asphalt parking area east of the store.

The site is a rectangular-shaped parcel and is bordered by South First Avenue to the west, across from which is a retail gas station (Town Pump [Facility ID #56-08710]) and car wash; an underground irrigation ditch conveyance system (Italian Ditch) and a commercial building with an associated parking area to the north; an automobile dealership with an associated parking area and vehicle storage to the east; and a newly constructed commercial building with an associated parking area to the south. The site is fairly level with the approximate elevation of 3,304 feet above mean sea level. The location of the site is shown on the Location and Vicinity Map (Figure 1) and Site Map (Figure 2) in Attachment 1.

The City of Laurel Public Works Department provides potable water and sanitary sewer services at the site and the surrounding area. The city obtains its water supply from the Yellowstone River. Underground utilities in the area include a water main located along the northbound lanes of South First Avenue and water service line that tees into the convenience store from the west, a gas line located along the north side of the convenience store and pump island canopy, an electric power line that runs from the northeast corner of the convenience store toward the east, a sewer line that runs from the southeast corner of the convenience store to the south property line and then to the east, and a piped irrigation ditch that runs along the north side of the convenience store and pump island canopy from east to west. Aboveground utilities in the area include a telephone line that runs from the northeast corner of the building to the east of the site. The locations of these utilities are shown on the Site Map (Figure 2) in Attachment 1.

The facility is within 400 feet of five reported releases. Two releases, Release #4053 and Release #3792, are located at the Town Pump, Inc Laurel 1 (Facility ID #56-08710) located approximately 170 feet upgradient of Conomart Superstore #2. Both releases are closed. Three releases, Release #271 (Interstate Exxon [Facility ID #56-01068]), Release #1538 (Laurel Coop Association Cenex Pump 24 [Facility ID #56-03605]), and Release #2574 (Laurel Cenex C Store [Facility ID #56-08161]), are located at the current Laurel Cenex C Store location approximately 300 feet north and cross-gradient to upgradient of the Conomart Superstore #2. Release #2574 is the only open release at the Laurel Cenex C Store.

Facility History and Release Background

The Conomart Superstore #2 has operated as a convenience store and fuel station since 1977. The facility currently uses three USTs: one 4,000-gallon diesel tank installed in 1977 and two 10,000-gallon gasoline tanks installed in 1977. The USTs are connected to one of four fuel dispenser islands via underground piping.

In January 2020, Antea Group completed a Phase I and Phase II Environmental Site Assessment (ESA) of the property to satisfy the environmental due diligence requirements pursuant to the potential purchase or lease of the property. The Phase II ESA included advancing five soil borings to depths of 15 to 20 feet below ground surface (bgs). Following soil boring completion, each boring was developed into a temporary monitoring well for groundwater sampling. Within the subsequent report (Antea Group, 2020), one soil sample contained concentrations exceeding the applicable DEQ Tier 1 Subsurface Soil RBSL (DEQ, 2020). Benzene was detected at a concentration of 0.77 milligrams per kilogram (mg/kg) at 11 feet bgs in soil boring TB-5 (directly east of the existing UST basin), which exceeded the soil sample RBSL for benzene (0.07 mg/kg). The extractable petroleum hydrocarbon (EPH) screening level (200 mg/kg) was exceeded at 11 feet bgs in boring TB-5 (1,620 mg/kg) and at 11 feet bgs in boring TB-4 (799 mg/kg). Further EPH fractionation results were below respective RBSLs.

Constituents associated with volatile petroleum hydrocarbon (VPH) and EPH fractions were detected in concentrations that exceeded respective RBSLs in groundwater samples obtained from borings TB-1 (northwest corner of fuel dispenser area), TB-2 (northeast corner of fuel dispenser area), TB-4 (southwest corner of existing UST basin), and TB-5 at concentrations above the DEQ Tier 1 Groundwater RBSL. Boring TB-5 had notably high groundwater concentrations of benzene (1,750 micrograms per liter [$\mu\text{g/L}$]), ethylbenzene (1,490 $\mu\text{g/L}$), and naphthalene (2,160 $\mu\text{g/L}$), which exceeded respective groundwater RBSLs.

Following the Phase I and Phase II ESAs, reporting of analytical data to DEQ, and land ownership transfer from C-Store Properties, LLC to Parkland, Pioneer submitted a 30-Day Petroleum Release Notification Form (30-Day Leak Report) on behalf of C-Store Properties, LLC on July 20, 2020. Montana DEQ issued a Remedial Investigation Work Plan Request letter (Work Plan #34160) on July 29, 2020, and Pioneer submitted a response work plan on September 16, 2020. Montana DEQ approved the work plan on October 1, 2020.

In December 2020, as part of Work Plan #34160, Pioneer advanced soil borings and installed eight monitoring wells, collected soil samples, and completed groundwater monitoring. The results of the investigation and groundwater monitoring event are summarized in a remedial investigation report (Pioneer, 2021a). The remedial investigation report concluded the following:

- Concentrations of VPH and EPH compounds exceeded RBSLs in soil samples in the vicinity of the USTs.

- Compounds of VPH and EPH were present in the shallow groundwater beneath the site near the UST basin at concentrations above the respective RBSLs.
- The lead scavengers, 1,2 Dibromoethane and 1,2-Dichloroethane, were not present in groundwater above detection limits.
- Groundwater and soil sample analytical results indicate petroleum impact has occurred at the site from both diesel and gasoline fuels. A review of laboratory data indicates the released fuel is weathered and has been weathered and degraded through natural attenuation.
- Approximately 0.90 feet of LNAPL (free product) was measured in well MW20-05.

Following completion of the 2021 remedial investigation, Pioneer submitted a Form 8 to develop and implement a LNAPL recovery plan to address the product in monitoring well MW20-05. The Form 8 was approved by the Petroleum Tank Release Compensation Board and DEQ on February 5, 2021. The work included collecting one LNAPL sample and four weekly LNAPL recovery events. A product sample indicated the LNAPL was a mixture of 90% diesel fuel and 10% gasoline. Approximately 15 gallons of product and groundwater mixture were removed from the groundwater table via monitoring well MW20-05 over four recovery events. The results of the recovery effort are detailed in the *LNAPL Testing and Recovery Summary Report* (Pioneer, 2021b).

To continue evaluating Release #5411 and to determine a pathway to remediation and closure, Pioneer submitted Work Plan #34511 on March 18, 2022. The work plan included advancing additional soil borings and installing monitoring wells, completing soil sampling, establishing a free-product recovery program, and semi-annual groundwater monitoring. The results of Work Plan #34511 were presented in a remedial investigation report (Pioneer, 2023) and a Product Gauging Summary Letter (Pioneer, 2025). Notable observations and events associated with Work Plan #34511 are identified below:

- No lead scavengers (1,2-Dichloroethane and 1,2 Dibromoethane) were present above reporting limits in any of the analyzed soil samples or groundwater samples.
- Soil boring PRW-01 was above the most conservative RBSL for benzene (0.07 mg/kg) from 6 to 10 feet bgs with a value of 0.32 mg/kg and the most conservative RBSL for C₉ to C₁₀ aromatics (130 mg/kg) from 6 to 10 feet bgs (272 mg/kg) and from 10 to 15 feet bgs (169 mg/kg).
- Soil boring SB23-01 exceeded the most conservative RBSL for C₉ to C₁₀ aromatics from 11 to 15 feet bgs (181 mg/kg). and the most conservative RBSL for C₅ to C₈ aliphatics (220 mg/kg) from 11 to 15 feet bgs (267 mg/kg).
- Soil borings PRW-01 from 6 to 10 feet bgs and 10 to 15 feet bgs and soil boring MW23-02 from 6 to 10 feet bgs exceeded the EPH screening level of 200 mg/kg. Only one sample, PRW-01 from 10 to 15 feet bgs, returned an EPH constituent (C₉ to C₁₈

aliphatics) above the most conservative RBSL (900 mg/kg) after fractionation with a value of 977 mg/kg.

- The VPH constituent benzene was present above the RBSL (5 µg/L) in monitoring well MW23-03 with a value of 180 µg/L. The VPH constituent C₅ to C₈ aliphatics was present above the RBSL (650 µg/L) in monitoring wells MW20-02 and MW20-07 with values of 739 µg/L and 824 µg/L, respectively.
- Monitoring well MW23-02 was the only well to exceed the EPH screening level (1,000 µg/L) with a value of 3,430 µg/L. An EPH fractionation analysis indicated MW23-02 did not have EPH fractionation constituents above respective RBSLs.
- Monitoring well MW20-04 had LNAPL present and was not sampled during the April 2023 sampling event. There was no LNAPL present during subsequent monitoring well gauging between August 2024 and December 2024. The difference in groundwater elevation between April 2023 and August 2024 to December 2024 was greater than 1 foot. The difference in groundwater conditions may be influencing the presence of LNAPL.
- The product recovery well PRW-01 was destroyed during repairs to the sewer line at the facility.
- Monitoring wells were not installed downgradient of the site as originally proposed in Work Plan #34511 due to site construction on the adjoining downgradient property.

On February 26, 2026, DEQ issued a remedial investigation work plan request (Work Plan #34840) to further investigate the extent and magnitude of the petroleum contamination and address known data gaps identified in previous reports (i.e., downgradient extent of the plume), install soil borings, complete soil borings to groundwater monitoring wells at southern adjoining property (area was previously inaccessible due to construction), replace well PRW-01 that was destroyed during a sewer line repair, complete soil sampling, establish a free-product recovery program, complete semi-annual monitoring events for groundwater, and propose additional work needed to resolve Release #5411. This work plan details the tasks required to address data gaps associated with Release #5411 and determine path forward to resolve the release.

2 OBJECTIVES OF CORRECTIVE ACTION WORK PLAN

The primary objective of this work plan is to further investigate the extent and magnitude of the petroleum contamination and address known data gaps identified in previous reports (i.e., downgradient extent of the plume) and to recommend remediation work required to clean up and resolve the release.

3 PROPOSED SCOPE OF SERVICES

In summary, this work plan involves advancing soil borings near the tank basin and downgradient of the site and completing soil borings as groundwater monitoring wells,

installing a product recovery well, performing semi-annual groundwater monitoring, completing free-product recovery actions, and preparing a remedial investigation report, updating the RCP, and composing a free-product recovery summary letter upon completion of all activities. These activities are detailed in this work plan.

This work plan proposes the following actions to achieve these goals:

- Advance soil borings and complete soil borings as monitoring wells near the tank basin to better define the extent of free product and on the southern property to determine the downgradient extent and magnitude of petroleum contamination in soil and groundwater.
- Install a product recovery well near the former MW20-05 location.
- Establish a free-product recovery program.
- Perform two groundwater monitoring events: one event during high-groundwater conditions and a second event during low-groundwater conditions.
- Validate all laboratory analytical data using DEQ's Data Validation Summary Form.
- Discuss work plan tasks and results with DEQ's project manager; any modifications required to complete the work plan objectives will be submitted and agreed upon.
- Prepare and submit a remedial investigation report detailing the results of the investigation and two groundwater monitoring events.
- Update the RCP and discuss the results with DEQ's project manager.
- Prepare a free-product recovery summary letter detailing the results of the free-product recovery program.
- Work plan and reports will be submitted electronically following the Petroleum Tank Cleanup Section submittal requirements.

These investigation activities will be used to delineate the magnitude and extent of the release and provide the necessary information to resolve Release #5411. As requested by DEQ, Pioneer proposes the following scope of work:

- Task 1: Project Management and Planning
- Task 2: Soil Boring and Well Installation
- Task 3: Establish a Free Product Recovery Program
- Task 4: Surveying
- Task 5: Groundwater Monitoring
- Task 6: Reporting

The following sections describe each task for the proposed work along with Pioneer's cost estimate and proposed schedule.

3.1 Task 1 – Project Management and Planning

Task 1 Project Management and Planning work will include:

- Preparing a work plan and cost estimate.
- Coordinating utility locates.
- Project scheduling.
- Preparing a Health and Safety Plan.
- Coordinating with subcontractors, owners, and regulators.
- Coordinating with the adjoining landowner to install monitoring wells.
- Site work preparation.

Pioneer will notify 811 for utility locates prior to drilling activities. Pioneer will use a subcontractor to locate and mark the sewer line at the Conomart #2 facility. Pioneer field personnel will document the locations of marked underground and aboveground utilities on the figures provided with the final report.

3.2 Task 2 – Soil Boring and Well Installation

The work plan includes advancing five soil borings and constructing four of these soil borings into monitoring wells and one of these soil borings into a product recovery well. Pioneer is proposing advancing three soil borings on the south adjoining property, one soil boring immediately downgradient of the tank basin, and one soil boring near the former MW20-05 monitoring well location. Final boring locations will be determined in the field after consulting Montana DEQ's project manager and will be based on accessibility, underground utilities, the presence of unforeseen impedances, or other factors. The Site Map (Figure 2 in Attachment 1) shows the location of the proposed soil borings.

The anticipated total depth of the soil borings is 15 feet bgs. This is based on groundwater measured at 8 to 10 feet bgs at the site. Pioneer will advance the soil borings using Pioneer's direct-push Geoprobe® drill rig and associated equipment to conduct the soil investigation. Using a direct-push drill rig will minimize site disturbance, minimize the amount of investigation derived waste (cuttings), and allow access for drilling near and around the existing site infrastructure.

For the groundwater monitoring well installation phase, the team will use the Geoprobe® drill rig to construct the monitoring wells. The monitoring wells will be constructed with 2-inch-diameter schedule 40 polyvinyl chloride (PVC) pipe and the recovery well will be constructed with 4-inch PVC pipe. All well screens and piping will be delivered to the site factory wrapped. Each well will be constructed using a prepack well screen consisting of 0.010-inch, factory-slotted PVC screen covered with a 65-mesh stainless steel screen and filled with 20/40 mesh silica sand. The wells will be screened from 5 to 15 feet bgs. The remainder of the borehole will be completed with PVC riser pipe to grade. The annular space between the prepack well screen

and the borehole will have 0.10- to 0.20-inch sand completion to 1 foot above the screen, and the remaining annular space between the well casing and the borehole will have a bentonite seal. The wells will be secured with flush mount bolt-down covers set in concrete. The newly constructed wells will be developed after construction. Each well will be considered developed once clear of sediment or after being pumped with a submersible pump or surface pump for 1 hour.

A Pioneer geologist will supervise drilling operations and be present to collect, screen, and log soil types. Soil samples will be collected at continuous intervals, and personnel will log the soil type and consistencies and document any visible signs of petroleum impacts. Standard headspace readings will be collected using a photoionization detector (PID) meter. A portion of each soil sample will be placed into an airtight container, labeled, and allowed sufficient time for the hydrocarbons, if present, to volatilize. After the equilibration period, each sample will be scanned with a PID meter by inserting the sampling probe into the headspace of the container. The PID readings from each soil sample collected from each borehole will be reviewed and recorded. The sample with the highest reading or with other signs indicating petroleum impacts will be selected for laboratory analysis. In addition to the sample with highest presumed petroleum impact, analytical samples will also be collected at the groundwater interface for each boring. A maximum of two soil samples from each boring and one duplicate sample will be submitted for laboratory analysis for a total of 11 submitted soil samples. The selected samples will be placed into a laboratory-supplied container, labeled, stored on ice, and submitted to Energy Laboratories, Inc. (Energy) in Billings, Montana, for VPH and EPH screen analyses. If the EPH screen result for soil is greater than 200 mg/kg, the sample will be submitted for EPH fractionation analysis without polycyclic aromatic hydrocarbons (PAHs). For this work plan, we are assuming that half of the samples will require EPH fractionation. Chain of custody documentation will accompany the samples.

3.3 Task 3 – Establish a Free-Product Recovery Program

Pioneer will install a product recovery well near MW20-05 to enable a more effective product recovery process. The recovery well will be constructed of 4-inch-diameter schedule 40 PVC pipe. The recovery well will be constructed with the Pioneer's direct-push Geoprobe® drill rig and will extend 15 feet bgs. The recovery well will be screened from 5 feet to 15 feet bgs. The remaining well construction parameters will be the same as the previously discussed groundwater monitoring wells.

The 4-inch-diameter recovery well will allow insertion of the Geotech® GeoSorb sorbent sock. The GeoSorb will allow for passive recovery of free product within the well. Pioneer will perform up to 12 LNAPL recovery events after installing the recovery well. At each recovery event, the recovery well will be gauged for the presence of LNAPL and depth to water measurements will be taken using an electronic interface probe capable of detecting water or LNAPL hydrocarbons to within 0.01 feet. Following the initial gauging, product will be pumped from the recovery well with a peristaltic pump and disposable tubing. The recovered product

will go into a steel drum located on the site. For the purposes of this work plan, we assume one product and impacted water pickup and disposal event will occur after the twelfth recovery event; we propose to use Safety-Kleen for this service. After the focused pumping and skimming are complete, a GeoSorb sock will be placed in the recovery well and will remain there until the next recovery event. After the twelfth recovery event, Pioneer will consult the DEQ project manager to discuss the results and determine how to progress the free-product recovery program.

3.4 Task 4 – Surveying

Following well installation and development, the new wells will be surveyed by a licensed surveyor, and the top of casings will be determined to be within 0.01 feet of mean sea level. The survey crew will also survey nearby structures, utilities, site features, and appurtenances.

3.5 Task 5 – Groundwater Monitoring

This work plan proposes performing two groundwater monitoring events. The first groundwater monitoring event will be conducted at least 1 week after the new monitoring wells are developed. The second groundwater monitoring event will be completed approximately 6 months after the first, or whenever groundwater conditions differ from the first sampling event (i.e., high versus low groundwater conditions).

Prior to groundwater sample collection, Pioneer will gauge all existing monitoring wells (MW20-01, MW20-02, MW20-03, MW20-04, MW20-06, MW20-07, MW20-08, MW23-01, MW23-02, and MW23-03), the newly installed monitoring wells (MW26-12, MW26-13, MW26-14, and MW26-15), and the product recovery well (PRW-01B) for the presence of LNAPL. Each well will be gauged using an electronic interface probe capable of detecting water or LNAPL hydrocarbons to within 0.01 feet. If the well does not contain LNAPL, the sampling team will collect groundwater samples. If LNAPL is detected, the team will not collect any samples, will note the conditions on a field data sheet, and notify the DEQ project manager.

The groundwater samples will be collected according to DEQ's low-flow sampling guidance (DEQ, 2018). To ensure representative groundwater samples are collected, Pioneer will monitor the water quality parameters for the following intrinsic bioremediation indicators and allow them to stabilize during the purging process prior to sample collection: temperature (plus or minus 3%), pH (plus or minus 0.1), dissolved oxygen (plus or minus 10%), specific conductivity (plus or minus 3%), oxidation reduction potential (plus or minus 10 millivolts), and turbidity (plus or minus 10%). The wells will be gauged at each field parameter monitoring interval with a water level meter to ensure that excessive drawdown (plus or minus 0.3 feet) does not occur prior to sampling.

Pioneer will collect the groundwater samples with a peristaltic pump and disposable tubing and transfer the samples to the appropriate laboratory containers. New, decontaminated

containers will be supplied by the laboratory prior to sample collection. Groundwater samples from all 14 wells will be submitted for laboratory analyses of VPH and EPH screen. For the purpose of this work plan, it is assumed that no wells will have LNAPL and that half of the EPH samples will require EPH fractionation without PAHs.

Analysis of groundwater samples will be in accordance with DEQ's *Risk-Based Corrective Action (RBCA) Guidance for Petroleum Releases* (DEQ, 2024). One field duplicate sample will be collected during the sampling event. Each sample container will be preserved as directed by the laboratory, labeled, and packaged on ice. The samples will be hand delivered to Energy in Billings, Montana. Chain of custody documentation will accompany the samples.

Purge water generated during the sampling activities will be infiltrated into the grassy areas available at the site in accordance with Montana DEQ standards.

3.6 Task 6 – Reporting

Following advancement of the soil borings, construction of the new monitoring wells and recovery well, and two groundwater monitoring events, Pioneer will prepare and submit a remedial investigation report according to DEQ's Montana Remedial Investigation Guidance for Petroleum Releases (DEQ, 2017). The report will include:

- Updated site maps illustrating the locations of the new and existing monitoring wells, underground utilities, and surface features.
- Cumulative tables summarizing field data and laboratory analytical data for both soil and groundwater.
- Laboratory analytical reports for soil and groundwater samples.
- Logs, field data sheets, and related field data.
- Laboratory data validation.
- Recommendations relevant for further investigation or remedial action.
- Data validation forms.
- Updated RCP.

Following completion of all 12 free-product recovery events, Pioneer will submit a summary letter describing the methods and total product recovery from the recovery well.

All reports will be submitted electronically following the Petroleum Tank Clean-Up Section submittal requirements.

4 COST ESTIMATE

A detailed cost estimate to perform this scope of work is presented on the worksheet in Attachment 2.

5 SCHEDULES

Pioneer proposes to perform the well installation (Task 2), surveying (Task 4), and initial groundwater sampling (Task 5) during the early summer of 2026. The final groundwater sampling event will be completed in the late fall/early winter of 2026. The remedial investigation report will be completed and submitted within 45 days of receipt of all laboratory analytical reports for groundwater samples from the final monitoring event. The final product recovery event is anticipated to take place in December 2026. The full duration of the project is approximately 10 months, and the final report will be issued in the late spring 2027.

6 REFERENCES

- Antea Group, 2020. Phase I/II Environmental Site Assessment. Antea Group. February 21, 2020.
- DEQ, 2017. Montana Remedial Investigation Guidance for Petroleum Releases. Montana Department of Environmental Quality. October 2017. https://deq.mt.gov/files/Land/LUST/Documents/downloadables/RI_Guidance_Draft_3Oct17.pdf.
- DEQ, 2018. Groundwater Sampling Guidance. Montana Department of Environmental Quality. March 2018. <https://deq.mt.gov/files/Land/LUST/Documents/downloadables/GWSamplingGuidance-FINAL.pdf>
- DEQ, 2020. Montana Risk-Based Corrective Action Guidance for Petroleum Releases. Montana Department of Environmental Quality. July 2020.
- DEQ, 2024. Montana Risk-Based Corrective Action Guidance for Petroleum Releases. Montana Department of Environmental Quality. February 2024. https://deq.mt.gov/files/Land/LUST/Documents/RBCA/2024_Update/Final%202024%20RBCA%20Guide/Final%20RBCA%202024%20Update_Compiled%20PDF.pdf.
- Pioneer, 2021a. Standard Initial Remedial Investigation Report Conomart SuperStore #2 Facility. Pioneer Technical Services, Inc. January 2021.
- Pioneer, 2021b. LNAPL Testing and Recovery Summary. Pioneer Technical Services, Inc. April 15, 2021.
- Pioneer, 2023. Remedial Investigation Report, Conomart #2 Superstore Facility. Pioneer Technical Services, Inc. August 4, 2023.
- Pioneer, 2025. Product Gauging Summary, Former Conomart Superstore #2 Facility. Pioneer Technical Services, Inc. February 17, 2025.

Attachment 1

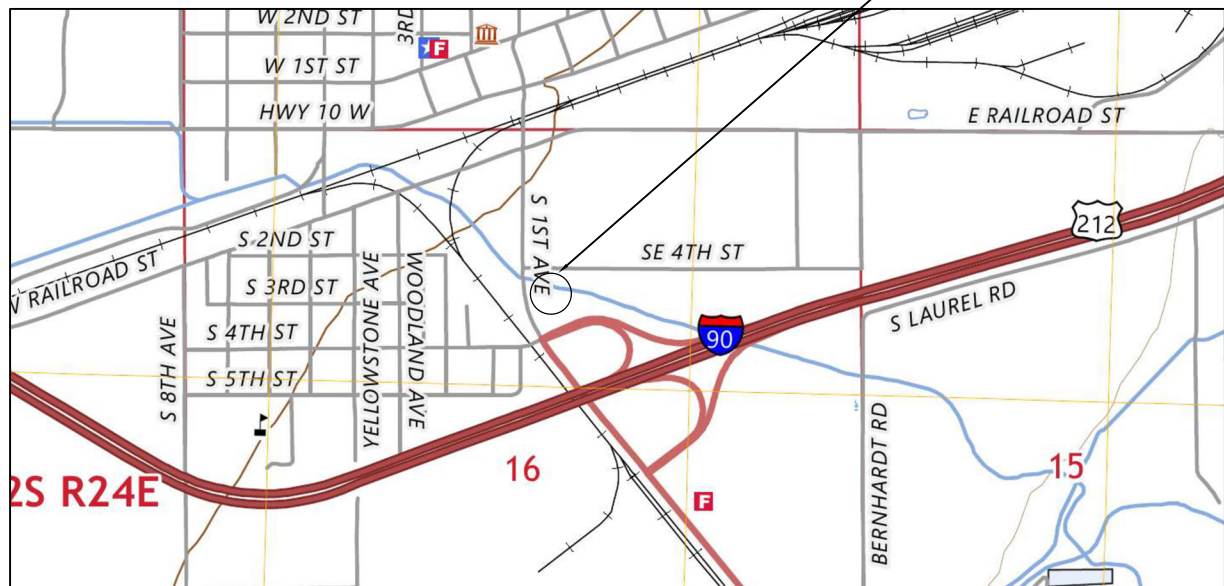
Figures

Figure 1. Location and Vicinity Map

Figure 2. Site Map



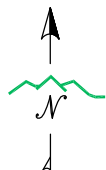
**PROJECT
LOCATION**



SITE VICINITY MAP

DEQ FACILITY ID: 56-06966
 RELEASE NUMBER: 5411
 WORK PLAN NUMBER: 34840

CONOMART SUPERSTORE #2
 411 SOUTH 1ST STREET
 LAUREL, MONTANA 59044



DISPLAYED AS:
 COORD SYS/ZONE: NAD83, NAVD88
 DATUM: MSP
 UNITS: INT. FEET
 SOURCE: BING

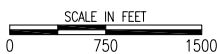


FIGURE 1



(406) 545-4805

CONOMART SUPERSTORE #2
 SITE LOCATION AND
 VICINITY MAP

DATE: APRIL 2026



LEGEND:

- MONITORING WELL
- SOIL BORING LOCATION
- PROPOSED MONITORING WELL
- PROPOSED RECOVERY WELL
- HISTORIC GROUNDWATER FLOW DIRECTION

DISPLAYED AS:

COORD SYS/ZONE: NAD83, NAVD88

DATUM: MSP

UNITS: INT. FEET

SOURCE: ESRI

SCALE IN FEET

0 25 50

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FIGURE 2

CONOMART SUPERSTORE #2 SITE MAP

DATE: APRIL 2026