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6-28-2024

Dale Roo

Big Sky Tire and Auto

495 US Highway 93 N

Eureka, MT 59917

EJ Properties LLC, Dale Roo

PO Box 629, Eureka MT 59917

Dale@bigskytire.com

Subject:

Remedial Investigation Work Plan for Big Sky Tire and Auto, 496 US Hwy 93 N, Eureka, Lincoln, MT 59917. DEQ Facility ID #27-02343(TID 24114), Release 6648, Work Plan ID 34825.

Remedial Investigation Work Plan created by Adam Carlson with All Tank Compliance LLC

Big Sky Tire and Auto had 6 tanks underground and 10 dispensers. They UST system was removed at the end of October 2023. Energy Laboratories testing showed that some samples came back over the threshold of 200ppm VPH. These results were confirmed and submitted to DEQ on November 22nd 2023. These locations are located underneath 3 of the back dispensers. The area where the tanks and the dispenser were located has been filled in with a clean fill/pit run and just have a gravel covering over that area. It is believed that the contamination is located just under the dispenser locations as they had dirt under them with no containment sumps. Contamination was possibly from small spills over time when changing filters and work was being conducted on the dispensers. The unleaded dispenser was hit by a car a couple years prior to the removal where the shear valves were activated and only what was in the dispenser spilled out but not enough to meet reporting requirements. There was no contamination found under the tanks, piping or under the front dispensers.

Objective of Remedial Investigation Work Plan:

- Determine the extent of contamination
- Determine the environmental impact that it might have.
- Determine the extent of a cleanup area and plan in needed.

Investigation Method:

The method is to take soil samples and perform field testing and collect samples to go to the laboratory for testing. Field sample testing will be conducted using the Hanby Environmental Soil TPH Test www.HanbyEnvironmental.com to provide a field assessment of the samples and the contamination location. Soil samples of 4oz jars, 2 per location, will be taken at the test locations and sent to Energy

Laboratories Inc for a more detailed analysis of the soil samples and any contamination. Energy Laboratories Inc will perform EPH, VPH and Lead Scavengers tests. This will be for the confirmation and for the final report.

Investigation Work Plan:

The plan is to take a sample of where the dispensers were located by digging a test pit down to 6 feet below or next to the dispenser location. If the field sample indicates contamination, then we will proceed another 2 feet and take another sample to determine contamination or no contamination. Estimating to take a total of 3 to 6 samples in this portion of the investigation of the plan. If there are other areas of concern that arises while on site additional sample will be taken to meet those concerns.

Please refer to the site map for the area of work to be done. Energy Laboratories Inc Soils Analysis indicates that the contamination is located at the following: 1B Gas Dispenser, and 21 DSL2 High Back Dispenser.

Schedule of this work is TBA as we are waiting approval if this plan, we are estimating to schedule to work in August to September time frame and no later then October.

Budget:

The below budget is estimated for the event that there is more contamination than expected. This mainly will reflect the number of samples that are taken will have the greater adjustment to the budget.

Item #	Description	Units	Unit price	Total
1	Excavation Labor	10	\$75.00	\$750.00
2	Mobilization of Equipment	1	\$1,200.00	\$1,200.00
3	35 John Deere Excavator/Compactor with Operator	8	\$120.00	\$960.00
4	Hanby Environmental Field Soil Samples	8	\$17.50	\$140.00
5	Energy Laboratories Soil Samples	8	\$485.00	\$3,880.00
6	Inspector/Remover Labor	10	\$125.00	\$1,250.00
7	Plan and Report Preparation/Administrative Costs	3	\$75.00	\$225.00

Total estimated cost: \$8405.00

Conclusion:

This investigation plan should provide sufficient information on the extent to which the area is contaminated. It will provide the extent of contamination to determine the environmental effect and any hazard it might pose to the public and environment. With this information and laboratories analysis provided from this investigation we can determine what extent of a cleanup is needed for this release.

Respectfully Submitted



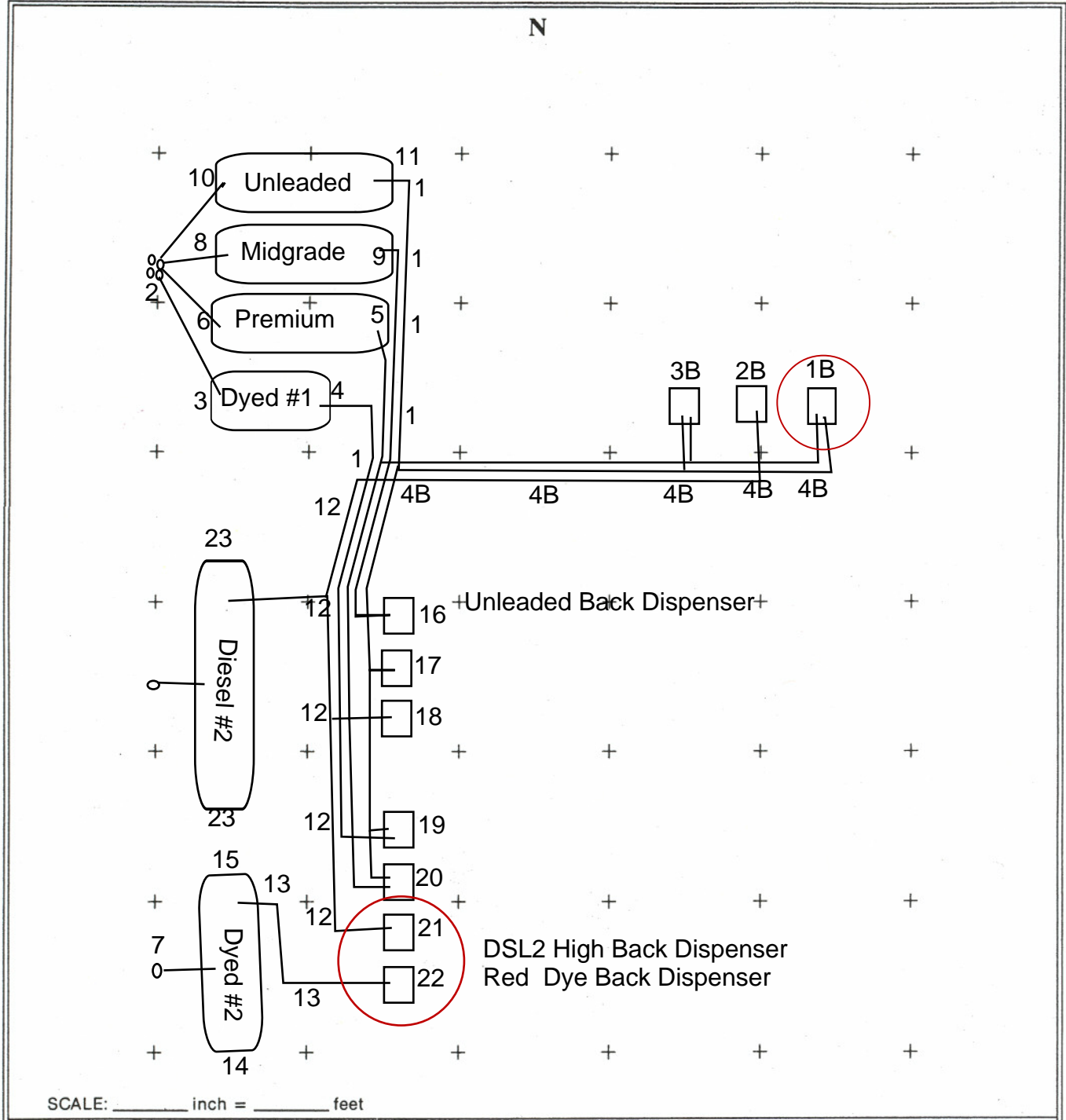
Adam Carlson

All Tank Compliance LLC

UNDERGROUND STORAGE TANK CLOSURE SITE PLAN

FACILITY #: _____ PERMIT #: _____ DATE: _____ I/R/INITIALS: _____

Show location of all tanks, piping (include length) and related appurtenances which were left in place, removed or closed in-place. Show location of buildings at the facility. Also show the collection location of each soil sample and which, if any, were blended into a composite sample. Provide any comments on this sheet or a separate page, if necessary.



COMMENTS _____
