

1.0 EXECUTIVE SUMMARY

On March 10, 2006, EARTHWORKS, Inc., performed a Phase I Environmental Site Assessment (ESA) site reconnaissance of the proposed Minot Intermodal Facility - North Area, located in the northeast area of Minot, Ward County, North Dakota (herein after referred to as the "Site"). The Site includes approximately 400 acres generally located north of Railway Avenue (County Road 12) and west of 42nd Street Northeast. The Site is utilized as cultivated farmland. The area surrounding the Site is also undeveloped farmland. The Site includes the southeast quarter of Section 8, the northeast quarter of Section 17, and the north half of the southeast quarter of Section 17, Township 155 North, Range 82 West (see Figures 1 and 2 in Appendix B of this report).

The main objective of this Phase I ESA was to identify the presence or likely presence, use, or release on the Site of hazardous substances or petroleum products as defined in ASTM Practice E 1527-00 as a *recognized environmental condition (REC)* or a *historical recognized environmental condition (HREC)*. Although beyond the purview of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) of 1980, a visual survey to identify suspect asbestos-containing materials (ACMs), and a limited inspection of the Site for potential issues of environmental non-compliance, were included within this assessment's scope of work.

The Phase I ESA was performed for the benefit of Minot Area Development Corporation, and EARTHWORKS acknowledges that Minot Area Development Corporation may rely upon this report's contents and conclusions. The assessment was conducted in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E 1527-00) issued by the American Society for Testing and Materials (ASTM). A brief summary of the assessment findings is presented below.

- No hazardous chemicals or indications of past treatment, storage, or usage of such chemicals were observed on site during the Site visit. Furthermore, a review of the regulatory database report and historical information indicated the Site was not used for solid waste or chemical storage in the past.
- No visual evidence (e.g., pipes, vents, pumps, stains) that would indicate past or present USTs on Site was apparent during the Site investigation. Furthermore, a review of the regulatory database report (see Attachment G), as well as historical research, revealed no historical USTs to have been located on the Site.
- No visual evidence (e.g., pipes, pumps, stains, concrete saddles, AST foundations, etc.) that would indicate past or present ASTs on Site was apparent during the Site investigation. Furthermore, a review of the regulatory database report (see Attachment G), as well as historical research, revealed no historical ASTs to have been located on the Site. Additionally, no evidence of an AST was identified on the adjoining properties.
- The records review and interviews did not disclose any information indicating that activities relating to hazardous wastes, or landfill activities, have historically occurred at the Site.
- No solid municipal waste receptacles were observed on Site property.

- No buildings have been constructed on the Site; therefore, no fluorescent lights have been used at the Site.
- No transformers or PCB-contaminated equipment are located on the Site property.
- According to building inspection records, there has never been City water, City sewer, or natural gas services installed at the Site.
- According to the review of historical records at local agencies, no current or historical wells or septic systems are/were located on the Site.
- The review of available city directories identified no environmental concerns related to the Site property or the adjoining properties.
- Information regarding environmental liens was researched at the Minot Recorders and Assessors Offices. According to the records, there are no environmental liens against the Site. Additionally, no environmental liens against the Site were reported in the environmental database report.
- The Site does not appear on any federal or state databases of environmental concern (i.e., underground storage tank [UST] facility, leaking underground storage tank [LUST] facility, etc.).

Recognized Environmental Conditions

In the professional opinion of EARTHWORKS, all appropriate inquiry has been made into the previous ownership and uses of the Site consistent with good commercial and customary practice in an effort to minimize liability, and no evidence or indication of *recognized environmental conditions* (RECs) has been revealed.

Historical Recognized Environmental Conditions

This assessment has not revealed any *historical recognized environmental conditions* (HRECs) in connection with the Site.

Non-CERCLA Issues

Although beyond the purview of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) of 1980, a visual survey of suspect asbestos-containing materials (ACMs), and a limited inspection of the Site for potential issues of environmental non-compliance were included within this assessment's scope of work.

Asbestos-Containing Material (ACMs)

EARTHWORKS did not observe any miscellaneous materials located at the Site; therefore, no suspect asbestos-containing materials were identified during the Site reconnaissance.

Environmental Non-Compliance

Although this Phase I ESA should not be construed as a formal compliance audit, EARTHWORKS did not note obvious issues of potential environmental (e.g., regulatory or material) non-compliance during the Site reconnaissance.