

Utility Infrastructure

KEY FINDINGS:

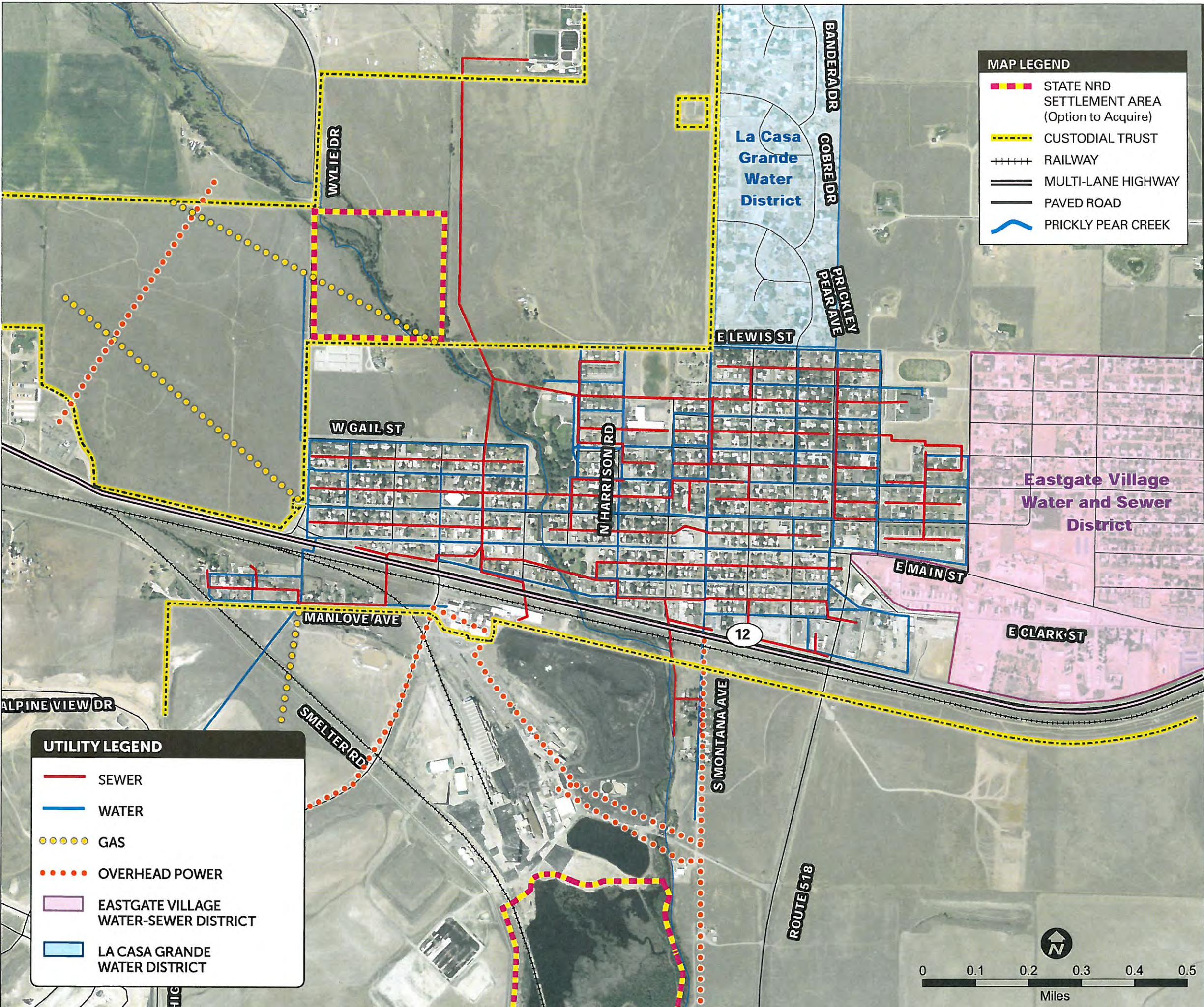
- The majority of the trust property is without water and sewer lines. Any improvements would be the responsibility of the property developer to construct the needed infrastructure.

Sewage System

- Currently the wastewater plant operates at 50% of its design capacity. Indicated expansion size for approximately 500 new residences, or an equivalent commercial combination. The city has provisions in place to accommodate expansion of the facility at the existing location.
- Filtration system upgrades are in the works to reduce the levels of nitrates being released. This upgrade will need to be completed by 2013 per the current MPDES regulations.
- On-going discussion to incorporate the La Casa Grande subdivision with the municipal system. Currently, each residence has an individual on-site septic system with a shared well. This will affect the available capacity.

Water Supply

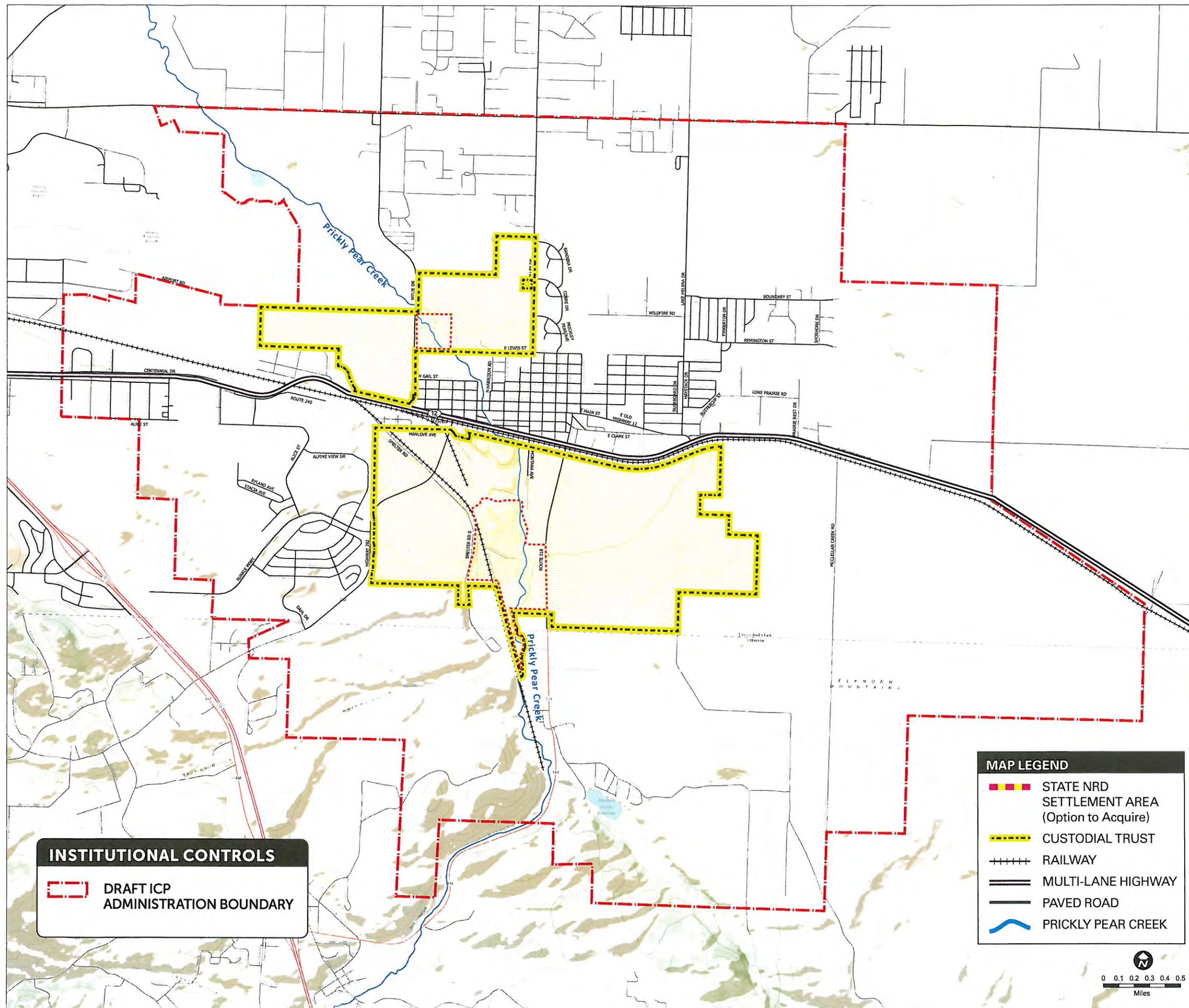
- Capacity to serve twice the existing population. Water sourced from groundwater with 2 storage reservoirs.
- No known issues with current drinking water supply. The DEQ keeps a close eye on the public water system due to its environmentally sensitive nature.



Institutional Controls

KEY FINDINGS:

- Institutional Controls (ICs) mandated by OU-2 ROD to prevent human health exposure (inhalation and ingestion) to lead/arsenic in surface soils.
- ICs to include education, administration, monitoring and enforcement.
- ICs set forth in ICs Program (ICP) to be adopted/enforced by Lewis & Clark County BOH, Jefferson County BOCC and administered by LEAP.
- ICP governs remediation per OU-2 ROD cleanup levels for:
 - changes in existing land use;
 - demolition and new construction;
 - previous refusals;
 - public works maintenance and new projects;
 - rights-of-way (rail, roads, alleyways) use and adjacent land use changes; and
 - erosion.
- Draft ICP Administrative Boundary (established by Lewis & Clark County) defines area subject to ICs.
- ICP includes protocols for sampling, remediation and documentation.



Existing Conditions — RCRA Corrective Action To Date

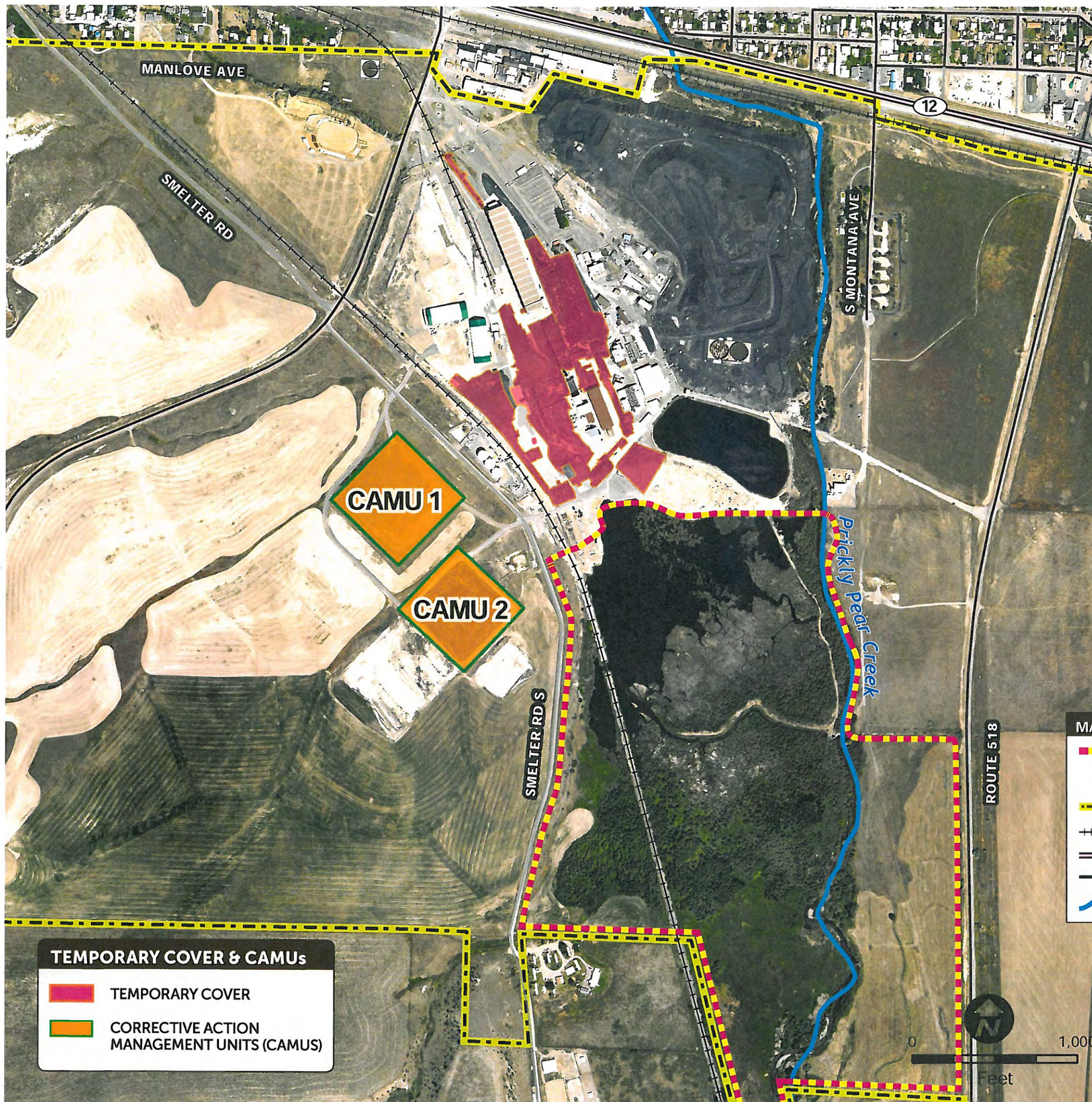
KEY FINDINGS:

Caps and Covers:

- Covers prevent infiltration of precipitation through contaminated soils
- Temporary covers
 - ~15 acres installed on source areas demolition sites (2008/09)
 - To be replaced by Permanent ET Cover System
- Permanent ET Cover System
 - ~80 acres total to receive Permanent ET Cover System
 - Permanent covers will limit/restrict future uses

Corrective Action Management Units (CAMUs)

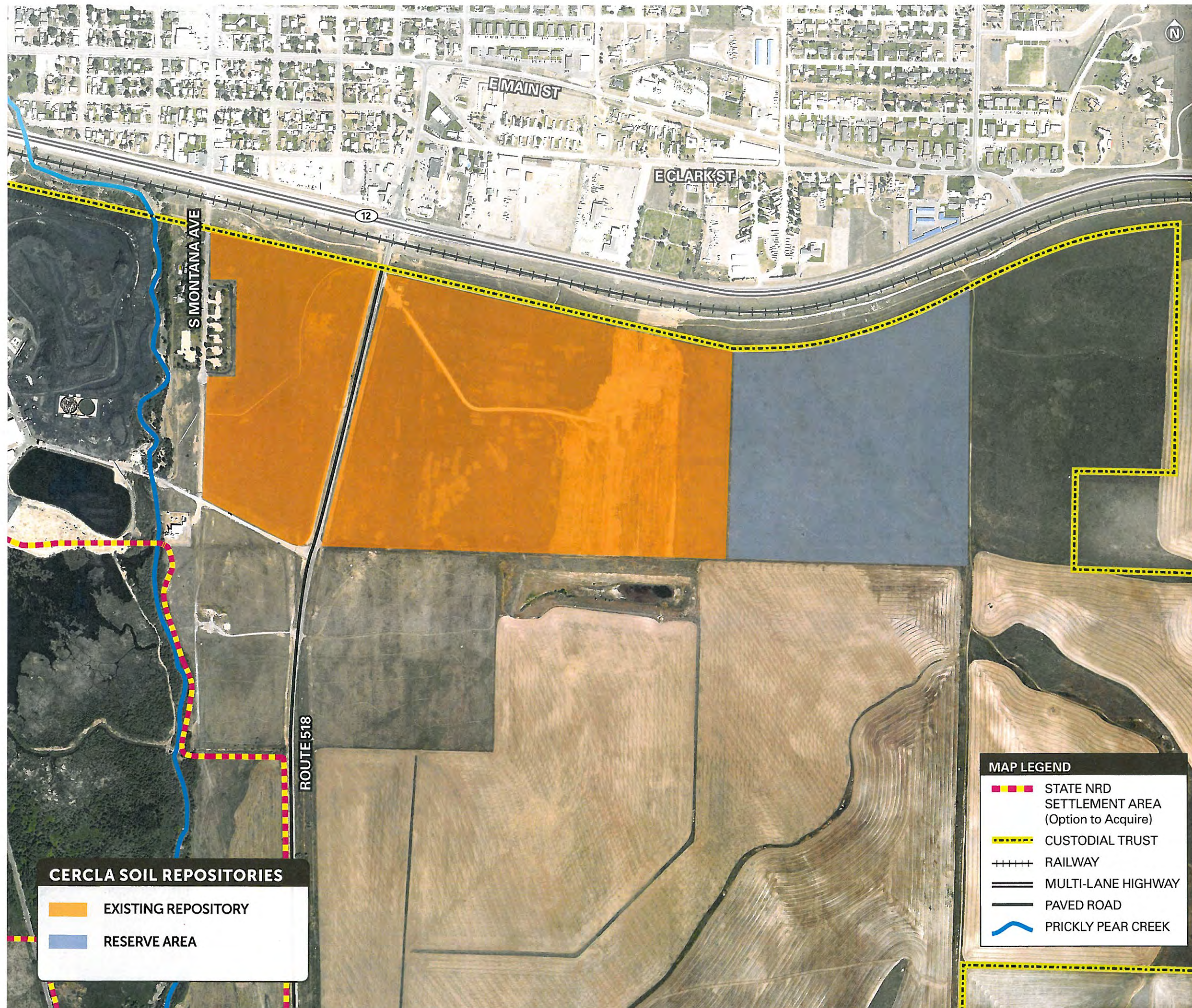
- CAMU #1
 - Closed 5.8 acre cell
 - Ongoing leachate pumping and gw/vegetation monitoring/repair
- CAMU #2
 - Open 5.4 acre cell
 - ~1/3 capacity remaining
 - Ongoing leachate pumping and gw/vegetation monitoring/repair
- Possible CAMU #3
- CAMUs require "perpetual" maintenance



CERCLA Soil Repositories

KEY FINDINGS:

- 160-acre East Fields soil repository has received residential yard soils since 1991
- EPA-established Reserve Area not required
- Restricted future use unless soils remediated or removed (high organic content) for permanent ET cap on smelter
- City and County requested small "permanent soil repository" for future disposal (possibly sited near CAMU #1 and CAMU #2)



CERCLA & RCRA Remedial Status

KEY FINDINGS:

CERCLA REMEDIAL STATUS

- Unowned East Helena properties substantially remediated
- EPA completed three Five-Year Reviews
- ICs under development
- Outstanding OU-1 ROD activities (smelter property) transferred from CERCLA to RCRA
- Non-CMS Parcels to be remediated per OU-2 ROD based on future use

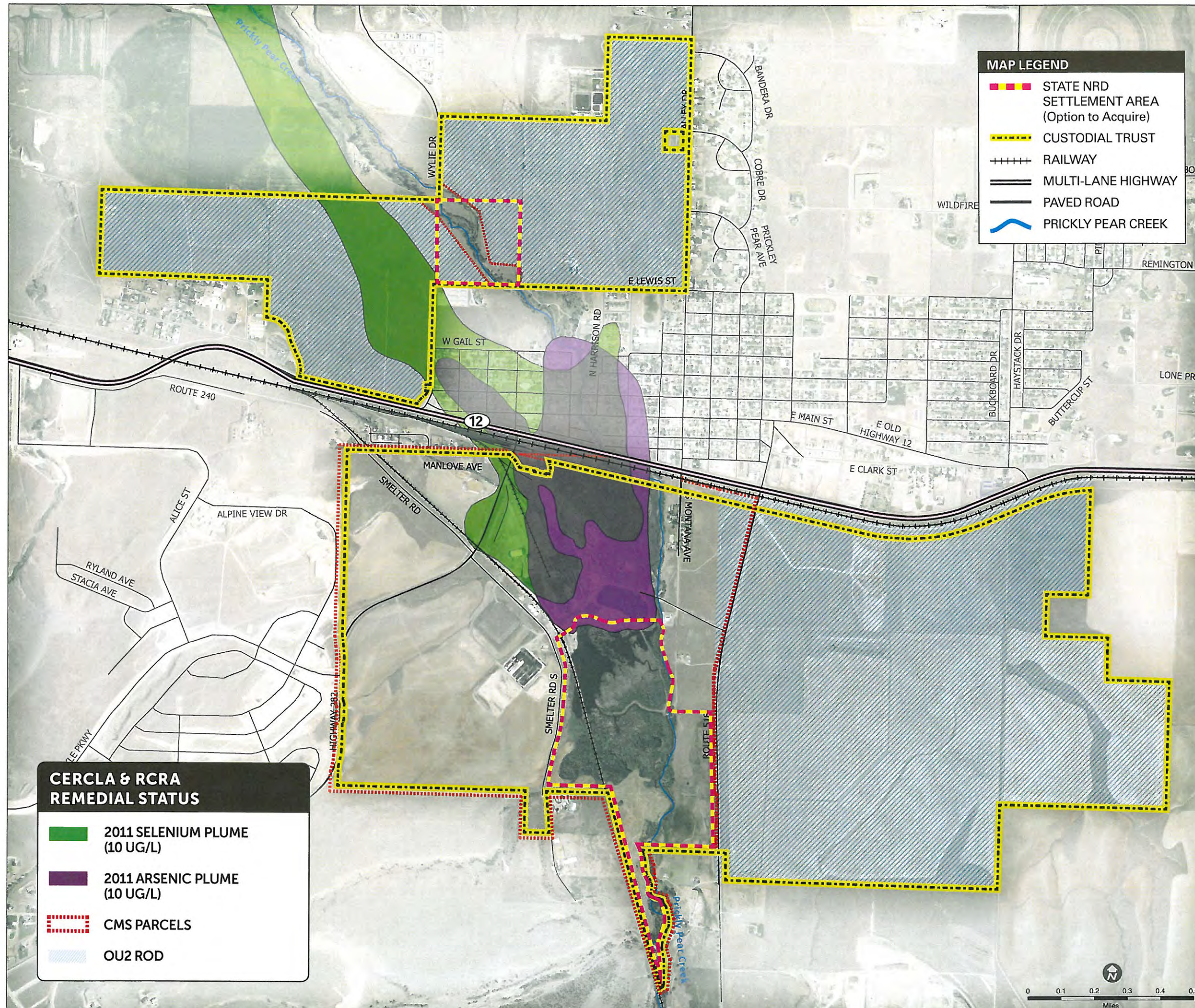
RCRA REMEDIAL STATUS

- Pre-Custodial Trust Corrective Action focused on site characterization and limited source area removals
 - *Two CAMUs constructed*
 - *Some structures demolished and temporary covers installed*
 - *EPA-pilot slurry walls and PRB installed/monitored*
 - *Nature/extent of arsenic plume*
- Custodial Trust Corrective Action focused on groundwater contamination (all likely COCs)
- Complete site characterization (FSAP, Phase II RFI, risk assessments, gw model)
- Proposed IMs to reduce groundwater in contact with highly contaminated soils including South Plant Hydraulic Control
 - *Lower water levels in Upper and Lower Lakes*
 - *Remove dams/diversion structures and re-align Prickly Pear Creek*
 - *Remove select source areas and consolidate wastes in on-site CAMU*
- IMs to reduce infiltration of precipitation and prevent exposure to surface soil contaminants
 - *Demolish remaining structures on-site*
 - *Install permanent ET Cover System*
 - *Eliminate HDS WTP*
- CMS and final CMs
- Future Land Uses of Smelter Property:
 - *On-site re-processing of unfumed slag*
 - *Expanded Chemet operations*
 - *Enhanced Habit and Open Space (ET Cover System areas, SPHC wetlands, etc.)*

CERCLA & RCRA Remedial Status

KEY FINDINGS:

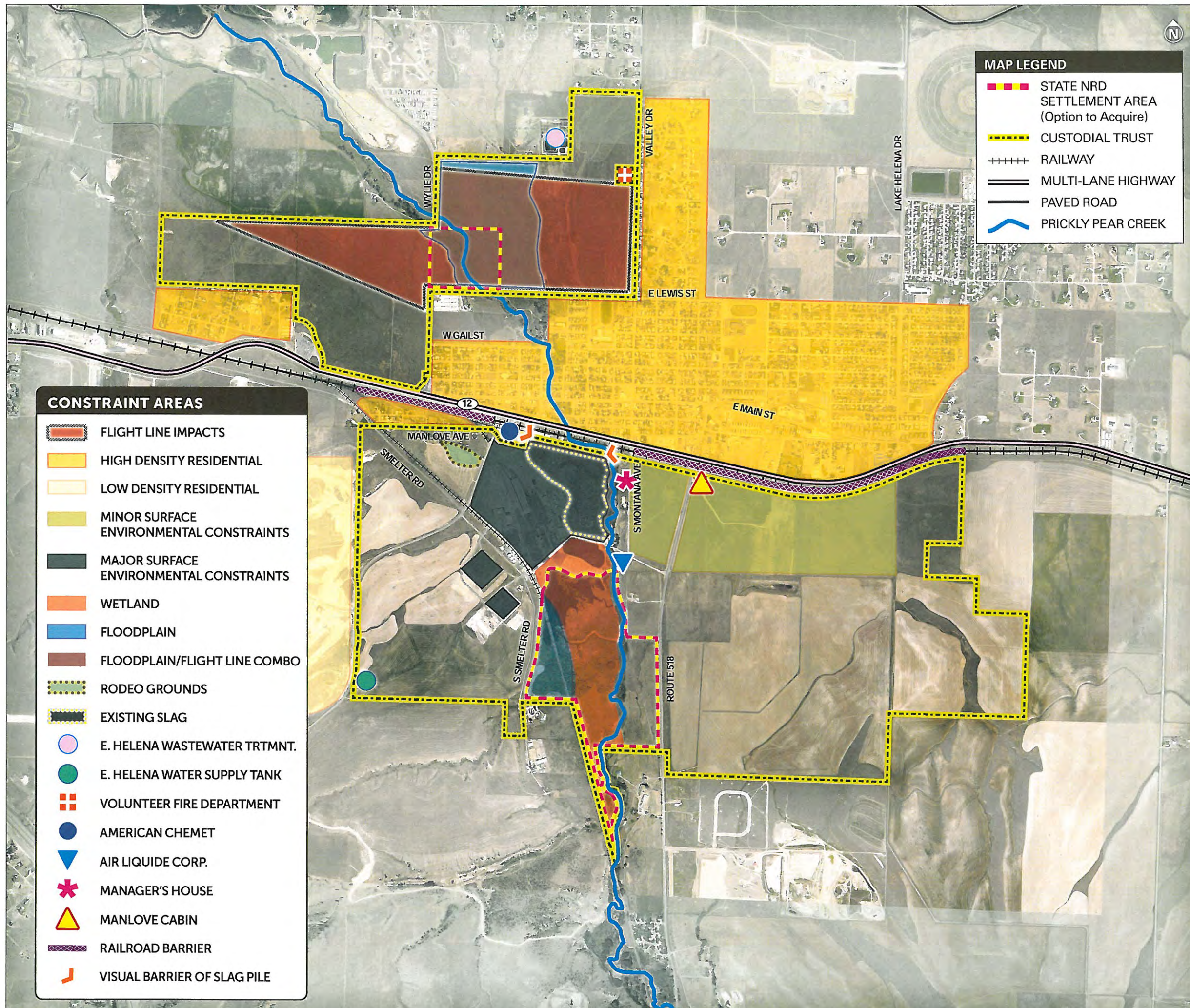
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Constraints

KEY FINDINGS:

- Railroad: barrier to access south of Highway 12 (although asset for industrial use)
- Floodplain: large areas of Dartman Field undevelopable or marginally developable.
- Flight Line: constrains development and potential value of Lamping and Dartman
- Lack of Infrastructure: majority of property lacks utilities, roads, etc.
- Soil Contamination:
 - Restricts East Field redevelopment/ reduces sale value (unless soils used for ET Cap)
 - Property subject to ICs
- Wetlands (including NRD property): preclude redevelopment
- Slag Pile: size/location creates visual and physical liability
- Former Asarco Manager's House: maintenance and re-location costs (due to floodplain and re-alignment of PPC)
- Rodeo Grounds: impede redevelopment (unless eliminated or re-located)
- ET Cap: restricts use without cost premium
- American Chemet facility is landlocked.



Opportunities

PASSIVE RECREATIONAL

- Recreational Trails
- Fishing Access
- Museum/Other Reuse of Former Asarco Manager's House

COMMERCIAL

- Retail Commercial
- Transition to Potential Office

COMMERCIAL/ LIGHT INDUSTRIAL/MIXED USE

- Commercial near Intersection
- Light Industrial Bordering Railroad
- Mixed Use away from Road/ Railroad
- On-Site Slag Re-Processing

NEAR-TERM/ THEMATIC RESIDENTIAL

- Large Lot Residential
- Themed Development - Dartman Parcel

INTERIM LAND USE

- Potential Shooting Sports Complex
- Dog Trails Area
- Potential Golf Course
- Potential Relocated Rodeo Grounds

RESTRICTED/ RECREATIONAL USE

- Park
- Dog Park
- Recreational Fields
- Outdoor Amphitheater

RESIDENTIAL USE

- Near Term Residential Use
- Potential Future Residential Use in the Interim Land Use areas

MAP LEGEND

- STATE NRD SETTLEMENT AREA (Option to Acquire)
- CUSTODIAL TRUST
- RAILWAY
- MULTI-LANE HIGHWAY
- PAVED ROAD
- PRICKLY PEAR CREEK

OPPORTUNITY AREAS

- COMMERCIAL
- INTERIM LAND USE
- COMMERCIAL/
LIGHT INDUSTRIAL/ MIXED USE
- NEAR-TERM
THEMATIC RESIDENTIAL
- PASSIVE RECREATION
- RESTRICTED/
RECREATIONAL USE
- RESTRICTED USE
- POTENTIAL INDUSTRIAL
EXPANSION
- SLAG REPROCESSING SITE
- MANAGER'S HOUSE
- MANLOVE CABIN
- PEDESTRIAN / BIKE TRAIL
- BOZEMAN ROAD EXTENSION

Acronyms

Typical abbreviations and acronyms used in this document.

ACRONYM/ITEM	DESCRIPTION/DEFINITION
AOC	Area of Contamination
ASARCO	American Smelting & Refining Company
BOCC	Board of County Commissioners
BOH	Board of Health
CAMU	Corrective Action Management Unit
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
COC	Contaminant Of Concern
DEQ	Department of Environmental Quality
EPA	Environmental Protection Agency
ET	Evapotranspiration
FSAP	Field Sampling and Analysis Plan
GW	Groundwater
HDS WTP	High Density Sludge Water Treatment Plant
HEC-RAS	Hydrologic Engineering Center River Analysis System
IC	Institutional Controls
ICP	Institutional Controls Program
LEAP	Lead Education & Abatement Program
MPDES	Montana Pollution Discharge Elimination System
NON-CMS	Non Corrective Measures Study
NRD	Natural Resource Damage
OU-1-ROD	Operational Unit 1 Record of Decision
OU-2-ROD	Operational Unit 2 Record of Decision
PPC	Prickly Pear Creek
RCRA	Resource Conservation and Recovery Act
RFI	RCRA Facility Investigation
ROD	Record of Decision
SPHC	South Plant Hydraulic Control
FLOODWAY	The regulatory channel of a river or other watercourse and the adjacent land.
100-YEAR FLOOD	Base Flood Elevation having a 1 percent chance of occurring each year.
500-YEAR FLOOD	Flood Elevation having a .02 percent chance of occurring every year.
ZONE C	An area that is determined to be outside the 100 and 500-year floodplains.

