

EXECUTIVE SUMMARY

J3 Environmental Company (J3) conducted a Phase 1 Environmental Site Assessment (ESA) for Tri-State Generation and Transmission Association, Inc. (Tri-State), for the Block 5, lots 4 and 5 of the North Ogallala Business Park in Ogallala, Nebraska. The purpose of the ESA was to collect and interpret available data to identify any recognized environmental conditions (RECs) associated with the subject property in accordance with ASTM Standard E 1527-05, prior to the purchase of the property. The findings are summarized herein:

- ▲ The site was visited and existing uses and conditions observed on July 30, 2011.
- ▲ A regulatory database report was compiled by Satisfi, Inc., following their review of historical and regulatory records and databases. The report was filed on August 4, 2011.
- ▲ The property owner, Jeff Headley, with Keith County Area Development Society, was interviewed as part of this assessment
- ▲ The lots are located on the northeast corner of the intersection of WH Street and West 32nd Street north of Ogallala, Nebraska.
- ▲ The lot remains undeveloped.

Notable features include the following:

- ▲ Active agricultural land that has been farmed with wheat.
- ▲ The water source for the town of Ogallala is taken from two municipal wells and treatment facilities that are located north and east of the two lots being assessed and within the Ogallala North Business Park boundaries
- ▲ The property is bordered to the south by a residential community, to the west by agricultural land, and to the north and east by the remainder of the business park which currently has one developed lot.
- ▲ No RECs were identified in the course of our observations.