



If You Have It! We Can Sell It!

National Auction USA

3625 S 56th St W • Billings, MT 59101
(406) 671-4503 • sales@nationalauctionusa.com • bids.nationalauctionusa.com

SEALED BID PACKAGE

1 MacArthur Ave, Billings, MT 59101

3,420 Sq Ft Commercial Building • 0.51 Acre Corner Lot • CC Zoning
Auction #45692

SEALED BID DEADLINE	LIVE AUCTION
Monday, April 13, 2026 5:00 PM MT	Wednesday, April 15, 2026 4:00 PM MT
<i>Email, Hand-Deliver, or Mail</i> (Received by deadline — postmark does not count)	<i>National Auction USA</i> 3625 S 56th St W, Billings, MT 59101

A sealed bid is required to participate in the live auction. No exceptions will be made.

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Cash Seal, Auctioneer • (406) 671-4503 • sales@nationalauctionusa.com

SECTION 1

Auction Terms & Conditions

1 MacArthur Ave, Billings, MT 59101 | National Auction USA | Cash Seal, Auctioneer | April 15, 2026 — 4:00 PM

SEALED BID REQUIREMENTS

Submission of a sealed bid by the deadline is required for entry into the live auction. No exceptions will be made.

Participation requires a sealed bid submitted by Monday, April 13, 2026 at 5:00 PM MT. Minimum sealed bid is \$135,000. All sealed bids must be submitted in increments of \$5,000. Bids not conforming to the required increment will not be accepted. In the event of a tie, the first sealed bid received is the high bidder.

Each participating bidder is assigned a bidder number. Bidder names are confidential. The current high bidder number will be announced during the auction.

AUCTION FORMAT

The auction opens at the highest sealed bid received. Bidding continues live until no further advances are made. Bid increments during the live auction are at the sole discretion of the auctioneer.

Bidders who are unable to attend in person must arrange phone bidding in advance by contacting Cash Seal at (406) 671-4503 or sales@nationalauctionusa.com no later than 10:00 AM on April 15, 2026. Phone bids will be accepted during the live auction.

SELLER CONFIRMATION

This auction is conducted with seller confirmation. The seller has the right to accept or reject the final high bid.

BUYER'S PREMIUM

A 10% buyer's premium is added to the winning bid. Total contract price equals winning bid plus 10%.

DEPOSIT & PURCHASE AGREEMENT

Upon seller confirmation, the high bidder must immediately execute the Auction Purchase Agreement and submit a \$10,000 nonrefundable deposit. Deposit may be paid by cash, personal check, business check, or certified check.

CLOSING

Closing must occur within 30 days of auction conclusion. Full balance due at closing in cash or collected funds. Time is of the essence.

- Real estate taxes prorated to the date of closing
- Seller provides Warranty Deed and marketable title at closing
- Seller pays their own closing costs
- Buyer pays their own closing costs

NO CONTINGENCIES

This sale has no contingencies of any kind. Purchase is not contingent on financing, appraisal, inspection, or any other condition whatsoever.

AS-IS, WHERE-IS

The property is sold as-is, where-is, with all faults. No warranties are made regarding condition, description, or suitability. All bidders are responsible for their own due diligence prior to bidding.

ENVIRONMENTAL DISCLOSURES

Each participating bidder has received and reviewed the full environmental disclosure package for this property, including all DEQ and PTRCB documents. Upon closing, the buyer expressly assumes all environmental conditions associated with the property, including but not limited to DEQ Release #523. Neither the seller nor National Auction USA has any liability for the environmental status of the property after closing.

DEFAULT

Failure to close results in forfeiture of the \$10,000 deposit in full. The seller may pursue additional legal remedies including suit for specific performance. Outstanding balances accrue 1.5% interest per month.

INDEMNIFICATION

Each bidder agrees to indemnify and hold harmless National Auction USA, its agents and representatives, and the seller from any and all claims, damages, losses, or expenses arising from the purchase, the condition of the property, or the environmental status of the property.

AUCTIONEER AUTHORITY

All auctioneer decisions are final. The auctioneer reserves the right to pause, extend, or restart bidding at any time. The auctioneer's records are conclusive in any dispute.

AGENCY

National Auction USA represents the seller exclusively in the capacity of auctioneer. Buyer representation is not provided. Bidders are encouraged to seek independent counsel if desired.

GOVERNING LAW

These terms and any disputes arising from this auction are governed by the laws of the State of Montana. Venue for any legal proceedings shall be Yellowstone County, Montana.

By bidding, each participant acknowledges having read, understood, and agreed to be bound by these terms and conditions. Placing a bid constitutes a legally binding agreement to purchase under these terms if confirmed as the high bidder.

SECTION 2

Sealed Bid Submission Form

Auction #45692 | Sealed Bid Deadline: Monday, April 13, 2026 at 5:00 PM MT

BIDDER INFORMATION

Name

Address

City, State, Zip

Phone

Email

Government-Issued ID Type & Number

ENTITY INFORMATION (If Applicable)

Complete this section only if submitting on behalf of an LLC, Corporation, Trust, or other entity.

Entity Name

Entity Type: (LLC / Corporation / Trust / Other)

Responsible Party Name

Title / Authority

SEALED BID AMOUNT

Bid Amount (Numbers): \$

Bid Amount (Written)

Minimum bid is \$135,000. All bids must be submitted in increments of \$5,000. Bids not conforming to the required increment will not be accepted.

SECTION 2 (continued)

Acknowledgment & Signature

TERMS ACKNOWLEDGMENT

By submitting this sealed bid, I acknowledge and agree to the following:

1. I have received and reviewed the full Sealed Bid Package for 1 MacArthur Ave, Billings, MT 59101, including the Auction Terms & Conditions, all DEQ documents, and all PTRCB documents.
2. I understand the property is sold As-Is, Where-Is, with no contingencies of any kind.
3. I understand that a 10% buyer's premium will be added to the winning bid. My total contract price will be my winning bid plus 10%.
4. I understand that if named the winning bidder and seller confirmation is granted, I must immediately execute the Auction Purchase Agreement and submit a \$10,000 nonrefundable deposit payable by cash, personal check, business check, or certified check.
5. I understand that closing must occur within 30 days of auction conclusion with no financing contingency.
6. I understand that my sealed bid, if the highest received, will serve as the opening bid at the live auction on April 15, 2026 at 4:00 PM at the National Auction USA auction office.
7. I understand that submission of a sealed bid by the deadline is required for entry into the live auction. No exceptions will be made. Sealed bids not received by Monday, April 13, 2026 at 5:00 PM MT will not be accepted and I will not be permitted to participate in the live auction on April 15, 2026.
8. I certify that I have the financial ability to close this transaction under the terms stated above.
9. I understand that if named the winning bidder and seller confirmation is granted on April 15, 2026, I am entering into a legally binding agreement to purchase the property under these terms.

SIGNATURE

Signature

Printed Name

Date

SUBMISSION INSTRUCTIONS

Sealed bids must be received by Monday, April 13, 2026 at 5:00 PM MT by one of the following methods:

- Email: sales@nationalauctionusa.com
- Hand-Delivered or Mail: National Auction USA | 3625 S 56th St W | Billings, MT 59101

Mailed bids must be received by the deadline — postmark does not count.

Questions: Cash Seal | (406) 671-4503 | sales@nationalauctionusa.com

SECTION 3

DEQ Site Information Report

Release #523 — 1 MacArthur Ave, Billings, MT | Dated: March 5, 2026



SUPERPUMPER INC 29 Information Report

Facility Code	Legacy Facility ID	Release ID	Is Fed Fac	Is On Reservation
30035	56-05550	523	Yes	No
Priority Ranking	County	City	Latitude	Longitude
PTC - 3.3	Yellowstone	Billings	45.75935807437676	-108.54692857051795

Release Summary

SECTION 4

PTRCB Release Summary

Release #523 — E Z Shoppe 3 | Dated: June 11, 2025



Petroleum Tank Release Compensation Board

Release Summary

TID: 30035

Facility ID: 5605550

Facility Name: E Z Shoppe 3

Release ID	Discovered Date	Resolved Date	Application Received	Eligible Status	Ratified Date
523	11/13/1990		01/18/1991	Eligible	06/03/1997

Reimbursement Cap

\$982,500.00 after deductible with no penalty

Claim Count	Claim Id	Amount	Reimbursed	Status	Status Date
1	19910118C	\$10,232.74	\$4,550.00	Paid	06/29/1991
2	19911028C	\$9,792.33	\$4,858.17	Paid	04/25/1992
3	19920526F	\$6,368.55	\$3,116.08	Paid	12/05/1992
4	19930126C	\$3,323.62	\$1,636.44	Paid	09/04/1993
5	19940311J	\$8,136.56	\$6,123.22	Paid	09/03/1994
6	19941012A	\$2,616.45	\$2,585.25	Paid	05/08/1995
7	19950614A	\$1,564.45	\$1,564.45	Paid	01/01/1996
8	19960315A	\$341.86	\$243.10	Paid	09/02/1996
9	19960620B	\$2,277.90	\$2,277.90	Paid	11/04/1996
10	19960730D	\$227.40	\$227.40	Paid	02/03/1997
11	19960910B	\$1,652.00	\$1,652.00	Paid	01/06/1997
12	19970129B	\$275.50	\$275.50	Paid	05/19/1997
13	19970220B	\$93.30	\$93.30	Paid	06/23/1997
14	19970512B	\$999.60	\$999.60	Paid	09/01/1997
15	19970917D	\$1,527.35	\$1,470.85	Paid	03/09/1998
16	19980227D	\$1,682.50	\$1,682.47	Paid	07/13/1998
17	19980709C	\$1,265.30	\$1,265.30	Paid	01/04/1999
18	19990520E	\$5,502.05	\$5,483.05	Paid	10/04/1999
19	19991222A	\$1,477.12	\$1,452.31	Paid	04/24/2000
20	20000321B	\$2,951.06	\$2,951.06	Paid	08/28/2000
21	20000501A	\$437.35	\$437.35	Paid	10/30/2000
22	20000803G	\$861.40	\$861.40	Paid	12/25/2000
23	20000830C	\$319.40	\$319.40	Paid	12/11/2000
24	20001004A	\$255.80	\$255.80	Paid	01/15/2001
25	20001016A	\$1,204.20	\$1,196.60	Paid	01/15/2001
26	20001120E	\$5,355.33	\$5,229.33	Paid	04/23/2001
27	20010108D	\$397.00	\$397.00	Paid	05/07/2001
28	20010302A	\$337.40	\$337.40	Paid	08/20/2001
29	20010413A	\$650.30	\$650.30	Paid	08/13/2001
30	20010524P	\$272.79	\$272.79	Paid	10/22/2001



Petroleum Tank Release Compensation Board

Release Summary

TID: 30035

Facility ID: 5605550

Facility Name: E Z Shoppe 3

Release ID	Discovered Date	Resolved Date	Application Received	Eligible Status	Ratified Date
523	11/13/1990		01/18/1991	Eligible	06/03/1997

Reimbursement Cap

\$982,500.00 after deductible with no penalty

Claim Count	Claim Id	Amount	Reimbursed	Status	Status Date
31	20010710B	\$2,226.50	\$2,226.50	Paid	02/25/2002
32	20020107B	\$2,188.26	\$2,188.26	Paid	04/22/2002
33	20020122B	\$2,487.50	\$2,487.50	Paid	04/22/2002
34	20020226F	\$1,883.27	\$1,883.27	Paid	04/29/2002
35	20020503J	\$288.00	\$288.00	Paid	07/15/2002
36	20020628A	\$1,855.50	\$1,855.50	Paid	09/02/2002
37	20021115C	\$1,006.50	\$1,006.50	Paid	02/10/2003
38	20030102B	\$1,840.00	\$1,840.00	Paid	04/07/2003
39	20030804C	\$3,065.00	\$3,065.00	Paid	10/06/2003
40	20031205C	\$1,546.00	\$1,546.00	Paid	02/02/2004
41	20040109A	\$3,142.00	\$3,142.00	Paid	03/08/2004
42	20040524E	\$1,404.00	\$1,404.00	Paid	07/12/2004
43	20040716J	\$3,347.00	\$3,347.00	Paid	08/23/2004
44	20050118P	\$5,005.00	\$5,005.00	Paid	03/07/2005
45	20050428A	\$892.00	\$892.00	Paid	06/06/2005
46	20050810F	\$4,518.35	\$4,518.35	Paid	09/19/2005
47	20050823B	\$1,187.83	\$1,187.83	Paid	10/10/2005
48	20051031B	\$4,333.42	\$4,333.42	Paid	12/05/2005
49	20051130A	\$7,607.87	\$7,607.87	Paid	01/02/2006
50	20051216E	\$2,180.85	\$2,180.85	Paid	01/23/2006
51	20060213B	\$1,877.80	\$1,877.80	Paid	04/10/2006
52	20060404A	\$1,210.11	\$1,210.11	Paid	05/15/2006
53	20060502A	\$2,025.17	\$2,025.17	Paid	06/26/2006
54	20060519T	\$3,067.00	\$3,067.00	Paid	07/03/2006
55	20060803G	\$2,870.28	\$2,870.28	Paid	09/11/2006
56	20061113G	\$4,680.47	\$4,680.47	Paid	01/08/2007
57	20070104E	\$9,656.51	\$9,656.51	Paid	03/05/2007
58	20070129J	\$4,253.56	\$4,253.56	Paid	04/30/2007
59	20070625J	\$12,157.56	\$12,157.56	Paid	11/19/2007
60	20071213A	\$7,436.18	\$7,436.18	Paid	03/31/2008
61	20080617P	\$7,986.00	\$7,986.00	Paid	07/28/2008



Petroleum Tank Release Compensation Board

Release Summary

TID: 30035

Facility ID: 5605550

Facility Name: E Z Shoppe 3

Release ID	Discovered Date	Resolved Date	Application Received	Eligible Status	Ratified Date
523	11/13/1990		01/18/1991	Eligible	06/03/1997

Reimbursement Cap

\$982,500.00 after deductible with no penalty

Claim Count	Claim Id	Amount	Reimbursed	Status	Status Date
62	20090223B	\$5,861.00	\$5,861.00	Paid	07/13/2009
63	20090710B	\$3,018.00	\$3,018.00	Paid	10/26/2009
64	20090721N	\$3,495.00	\$3,495.00	Paid	11/02/2009
65	20091209A	\$5,701.00	\$5,701.00	Paid	01/25/2010
66	20100816A	\$2,877.00	\$2,877.00	Paid	09/27/2010
67	20100830C	\$3,185.75	\$3,185.75	Paid	10/18/2010
68	20101109E	\$2,091.00	\$2,091.00	Paid	12/20/2010
69	20101201G	\$2,815.00	\$2,815.00	Paid	01/17/2011
70	20110503A	\$1,459.50	\$1,459.50	Paid	06/13/2011
71	20110601C	\$6,226.50	\$6,226.50	Paid	07/18/2011
72	20111012A	\$1,119.98	\$1,119.98	Paid	11/14/2011
73	20111114C	\$1,833.00	\$1,833.00	Paid	12/19/2011
74	20111228A	\$3,815.00	\$3,815.00	Paid	02/06/2012
75	20120208B	\$1,121.83	\$1,121.83	Paid	03/19/2012
76	20120509A	\$1,381.62	\$1,381.62	Paid	06/11/2012
77	20120710A	\$410.00	\$410.00	Paid	08/13/2012
78	20120906C	\$2,395.23	\$2,395.23	Paid	10/15/2012
79	20120927B	\$3,030.00	\$3,030.00	Paid	10/29/2012
80	20121217E	\$357.92	\$357.92	Paid	01/21/2013
81	20130228A	\$328.96	\$328.96	Paid	04/01/2013
82	20130322D	\$829.39	\$829.39	Paid	04/29/2013
83	20130624N	\$2,402.59	\$2,402.59	Paid	07/22/2013
84	20130719K	\$2,985.92	\$2,985.92	Paid	08/26/2013
Total:		\$240,365.29	\$222,431.50		

SECTION 5

PTRCB Reimbursement Eligibility Letter

Signed by Lydia Blinn, Fund Cost Specialist | Dated: March 19, 2026



Petroleum Tank Release Compensation Board

STATE OF MONTANA

P.O. Box 200902 • Helena, MT 59620-0902 • (406) 444-9710

Website: <https://deq.mt.gov/cleanupandrec/programs/ptrcb>

March 19, 2026

Subject: Reimbursement of future Corrective Action costs associated with the Department of Environmental Quality petroleum release #523, E Z Shoppe #3, 1 MacArthur Ave, Billings MT, 59103 (DEQ Facility #55-05550).

To whom it may concern:

As of this date, the Petroleum Tank Release Compensation Board (PTRCB) has reimbursed \$222,431.50 in costs associated with the corrective action directed by the Department of Environmental Quality (DEQ or Department) for DEQ Release #523 and completed by the owner's environmental consultants. The PTRCB owner of record for this release, also known as the responsible party, is Montana Petroleum Supply in Billings, MT. The Board determined DEQ release #523 was **eligible** for financial assistance on June 3, 1997, under §75-11-307(4)(b)(i), MCA.

The Petroleum Tank Release Cleanup Fund (Fund) is a reimbursement fund administered by the Board. The law requires a co-payment consisting of 50% of the first \$35,000 of eligible costs. Since the co-payment has been met for DEQ Release #523, the owner who complies with §75-11-309, MCA, and any rules adopted to implement those laws, will receive 100% of all future **eligible** costs found to be actually, necessarily, and reasonably incurred for the preparation or implementation of a corrective action plan approved by the Department for DEQ Release #523, up to a maximum total reimbursement of \$982,500.00 (or a reduced amount if there is a penalty assessed for noncompliance).

This assistance is available to a new property owner who purchases this property and assumes liability for the release. The new property owner must complete a Transfer of Petroleum Release Eligibility **Form 1-T** to complete the transfer of responsibility. The form is available in the Forms and Worksheets accordion on the PTRCB website at:

https://deq.mt.gov/files/DEQAdmin/PET/Documents/Forms/Form_1T.pdf

Questions pertaining to any future corrective actions that may be required should be directed to the Petroleum Tank Cleanup Section of DEQ, Attention: Jonathan Love, Petroleum Tank Cleanup Section, Project Manager, 406-247-4450 and Jonathan.Love@mt.gov.

If you have questions or require additional information about this letter or Fund reimbursement, contact me at Lydia.Blinn@mt.gov or via phone 406-444-6468.

Sincerely,

A handwritten signature in cursive script that reads "Lydia Blinn".

Fund Cost Specialist
Petroleum Tank Release Compensation Board

SECTION 6

PTRCB Form 1-T

Transfer of Petroleum Release Eligibility

Montana Petroleum Tank Release Compensation Board
Transfer of Petroleum Release Eligibility
Form 1-T

This form is to be utilized by a new owner or operator to advise the Petroleum Tank Release Compensation Board that the ownership of the listed property has changed and the new owner or operator has *assumed responsibility* for the petroleum release cleanup. This form should be utilized if this release has been deemed eligible by the Petroleum Tank Release Compensation Board. If this release has not been determined eligible by the Board, the owner or operator must complete and submit an Application for Petroleum Release Eligibility (Form 1-R). Submission of this form indicates that the new owner or operator of the petroleum storage tanks will be requesting reimbursement for corrective action and/or third party bodily injury or property damage costs. The owner will be advised when the Board staff has completed the review of the application. If you require assistance, call 406-444-9710.

1. Contact Information – Please record names of the tank owner and operator.

New Owner (Release/Tank)	New Operator (if tanks are present)
Name: <input style="width: 90%;" type="text"/>	Name: <input style="width: 90%;" type="text"/>
Contact Name: <input style="width: 90%;" type="text"/>	Contact Name: <input style="width: 90%;" type="text"/>
Address: <input style="width: 90%;" type="text"/>	Address: <input style="width: 90%;" type="text"/>
City, State, Zip: <input style="width: 90%;" type="text"/>	City, State, Zip: <input style="width: 90%;" type="text"/>
Phone Number: <input style="width: 90%;" type="text"/>	Phone Number: <input style="width: 90%;" type="text"/>
Email Address: <input style="width: 90%;" type="text"/>	Email Address: <input style="width: 90%;" type="text"/>

Property Owner (if different)	
Name: <input style="width: 90%;" type="text"/>	Contact: <input style="width: 90%;" type="text"/>
Address: <input style="width: 90%;" type="text"/>	Phone Number: <input style="width: 90%;" type="text"/>
City, State, Zip: <input style="width: 90%;" type="text"/>	Email Address: <input style="width: 90%;" type="text"/>

2. Facility Information – Please record facility and release information.

Facility Name: <input style="width: 90%;" type="text"/>	DEQ Facility ID Number: <input style="width: 90%;" type="text"/>
Street Address: <input style="width: 90%;" type="text"/>	County: <input style="width: 90%;" type="text"/>
City, State, Zip: <input style="width: 90%;" type="text"/>	DEQ Release Number: <input style="width: 90%;" type="text"/>

3. **Certification** - Have you, as the owner/operator of the tank that leaked, been convicted of a substantial violation of state or federal law or rule that relates to the installation, operation, or management of petroleum storage tanks?

Yes

No

I, the owner or operator of the above-described property, certify the information contained within this form is true and correct under penalty of law. (**Section 45-7-202, MCA False Swearing**). I fully understand that any fraudulent or erroneous information may jeopardize the eligibility for reimbursement from the Petroleum Tank Release Cleanup Fund for this release.

Property Owner, Tank Owner or Tank Operator Signature

Date

Property Owner, Tank Owner or Tank Operator Name (Typed or Printed)

State of _____
County of _____

Signed and Sworn before me on _____ by _____.

(SEAL)

Notary Public

Printed or typed

Notary Public for the state of _____

Residing at _____

My Commission Expires _____

Submit completed form to:

**PETROLEUM TANK RELEASE COMPENSATION BOARD
PO BOX 200902
HELENA, MT 59620-0902**

SECTION 7

DEQ UST Tank Closure Confirmation

All 10 Underground Storage Tanks Permanently Removed and Closed

Below is the summary of the UST systems that were located at this property/regulated UST facility: SUPERPUMPER INC 29 (30035)(FID # 56-05550)

Tank ID	Tank Tag	Above Ground	Product Stored	Compartmented	OP Permit Status
01	3714	No		No	
02	3715	No		No	
03		No		No	
04		No		No	
05		No		No	
06		No		No	
08	3082	No		No	
09	3083	No		No	
10	3084	No		No	
2		No		No	

All Ten (10) regulated UST systems have been removed from the ground and closed per the information listed in the database.

The UST systems regulatory status - regulated by Federal and State UST regulations with the State of Montana being the lead regulatory agency. Each of the UST systems tank status is "Permanently Out of Use"& closed.