

BGES, INC.

ENVIRONMENTAL CONSULTANTS

**4220 BAXTER ROAD
ANCHORAGE, ALASKA**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

JUNE 2024

Submitted to: Cook Inlet Housing Authority
3510 Spenard Road, Suite 100
Anchorage, Alaska 99503

Submitted by: BGES, INC.
1042 East 6th Avenue
Anchorage, Alaska 99501
Phone: (907) 644-2900
WWW.BGESINC.COM

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1.0 INTRODUCTION

BGES, Inc. (BGES) was retained by Cook Inlet Housing Authority (CIHA), to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 4220 Baxter Road, in Anchorage, Alaska (hereafter referred to as the subject property). The purpose of this assessment was to evaluate the potential for environmental impacts to the subject property from potential on-site or off-site sources, and to assess related environmental conditions at the property.

This report presents the results of our findings. Aerial photographs of the subject property are included as figures at the end of the report text. A City Directory Image Report by the Envirosite Corporation (Envirosite) is included in Appendix A; recent photographs of the property are included in Appendix B; information from Alaska Department of Environmental Conservation (ADEC) databases and an Environmental Radius Report prepared by NETROnline are included in Appendix C; an environmental questionnaire completed by the owner of the subject property is included in Appendix D; and an excerpt pertaining to Phase I ESAs from our term contract with CIHA is included in Appendix E.

This Phase I ESA was performed in April and May of 2024, in accordance with our term contract proposal dated March 2, 2023. The Phase I ESA was conducted in general accordance with American Society for Testing Materials (ASTM) Standard E 1527-21 and the local standards of practice. The assumptions made while performing this Phase I ESA and the limitations of our scope of work are detailed in Section 6.0 (Exclusions, Considerations, and Qualifications) of this report. Exceptions to the ASTM-prescribed procedures include the following:

- The ASTM specifies that the Federal Resource Conservation and Recovery Act (RCRA) generators list be researched. For this assessment, we researched the U.S. Environmental Protection Agency (EPA) Enviromapper database.

Our Phase I ESA included a combination of research, interviews, and site reconnaissance. Based on the conditions observed during our site activities and our research, no recognized environmental conditions were identified with respect to the subject property.

2.0 SITE DESCRIPTION

The subject property is comprised of an irregularly shaped parcel; located along the west side of Baxter Road, between Eastwood Court and East Tudor Road; in the eastern portion of Anchorage, Alaska (Figure 1). According to the Municipality of Anchorage (MOA) Property Information database, the subject

property is 119,383 square feet in total size, and it is currently undeveloped.

2.1 Legal Description

The legal description of the subject property is listed by the MOA Property Information database as, Tract B, Valetskaya Subdivision Addition #1. The subject property is located primarily in the Southeast Quarter of the Southwest Quarter, Section 26, Township 13 North, Range 3 West, Seward Meridian, Alaska.

2.2 Geologic and Surface Description

According to the United States Geological Society (USGS) Geologic Map of Alaska, the surficial geology at the subject property is described as “consist[ing] predominantly of sand in a low-lying belt. [The area] may include some glacial deposits”. The subject property is not located within an area characterized as having “seismically induced ground failure susceptibility”. According to the Web Soil Survey, the soil type at the subject property is characterized as “Cryorthents and urban land” with “0 to 5 percent slopes”.

A review of the United States Fish & Wildlife Service’s (USFWS) wetlands mapping application did not indicate the presence of identified wetlands or floodplains located on the subject property. The nearest surface water body is Reflection Lake, which was located approximately 0.15 mile to the northwest of the subject property.

2.3 Vicinity Description

The subject property is bordered by Eastwood Court to the north, Baxter Senior Living Center to the south, Baxter Road to the east, and McLean Place to the west. Additional information pertaining to surrounding properties is included in Section 4.2, below.

2.4 Past and Current Usage

According to the MOA Property Information database, the subject property is currently undeveloped, and the property is listed as being owned by Baxter Independent Living LLC.

Excerpts from historical directories containing listings for properties in the vicinity of the subject property were provided by EnviroSite. These excerpts were reviewed to identify any businesses that have operated at the subject property; as well as any businesses that have operated in the vicinity of the subject property that have an increased potential for environmental impact. Listings for Marshall Drive, Wagon Wheel Trailer Court, and Baxter Road were reviewed. These roadways were selected because of their proximity to the subject property. The directories were generally reviewed in 5-year intervals.

The subject property was listed as being occupied by “Wagon Wheels Trailer Court” with several residents in the 1969, 1976, 1979, 1983, and 1988 directory excerpts. The subject property was not listed in any of the other directory excerpts that were reviewed.

Businesses with an increased potential for environmental concern were identified in the vicinity of the subject property; however, no direct evidence of adverse environmental impact having occurred as a result of operations at these properties (other than those as may be identified and discussed in the ADEC Contaminated Sites database which are discussed in Sections 3.9 and 3.11, below) was identified during the course of our research. The City Directory Image Report is included in Appendix A.

2.5 Review of Aerial Photographs

Aerial photographs of the vicinity of the subject property taken in 1950, 1962, 1970, 1972, 1984, 1988, 1990, 1996, 2002, 2014, and 2023 were briefly reviewed; and the 1962, 1970, 2002, 2014, and 2023 aerial photographs were chosen to print. They are included as Figures 2 through 6.

The July 17, 1950 aerial photograph showed the subject property as being undeveloped and covered with vegetation. Baxter Road and East Tudor Road were visible in this photograph, and both appeared to be unpaved at the time. A few scattered residential properties were present further to the north of the subject property, but the area immediately surrounding the subject property (like the subject property itself) was undeveloped and covered with vegetation.

The May 17, 1962 aerial photograph, included as Figure 2 showed the subject property as containing several mobile homes and what may be a couple of small permanent structures in the southeast portion of the property. Some indiscernible items are also present in the western portion of the properties, among the trees. The remainder of the property appeared to be undeveloped and covered with vegetation. Additional mobile homes and residential buildings are present to the south and west of the subject property, and more residential development is present further to the south and southwest, along East Tudor Road. A single residential building was present on the land adjacent to and north of the subject property, and Baxter Road was visible to the east of the property. What may have been some gravel mining appeared to have been occurring further to the north.

The October 14, 1970 aerial photograph, included as Figure 3, showed the subject property as being fully developed and occupied by a trailer court with numerous mobile homes. The property to the northwest of the subject property had been cleared for development. Properties south and southwest of the subject property contained several residential buildings. The property to the north was undeveloped and covered with vegetation. McLean Place was now visible to the west of the subject property, and it (along with

Baxter Road) appeared to be unpaved.

The August 9, 1972 aerial photograph, showed the subject property and surrounding properties as being similar to their appearances in the 1970 aerial photograph. The August 1984 aerial photograph showed the subject property as being relatively unchanged in its appearance in the 1972 and 1970 photographs. Significant residential development had occurred to the north, northeast, and east of the subject property (beyond Baxter Road). Additional commercial development was present along East Tudor Road, particularly to the southwest of the subject property.

The August 4, 1988 aerial photograph, showed that the roads surrounding the subject property are now paved. Additional residential development was evident in several directions around the subject property. The Bruin Apartment complex was present further to the south of the western portion of the subject property, along the north side of East Tudor Road.

The August 12, 1990 aerial photograph showed the subject property as containing fewer mobile homes that were present in the 1988 photograph. The surrounding properties were similar in their appearances as to what was observed in the 1988 aerial photograph.

The September 4, 1996 aerial photograph showed the subject property and immediately surrounding properties as being similar to their appearances in the 1990 aerial photograph.

The August 31, 2002 aerial photograph, included as Figure 4, showed the subject property as containing several mobile homes, buildings that appeared to be single-family homes near the east and west ends of the property; and numerous sheds, parked vehicles, and indiscernible items and debris surrounding the mobile homes and residential structures on the property. Similar (in appearance) trailers and residential buildings were present on the lot adjacent to, and south of, the subject property. The majority of the surrounding area was similar in appearance to what was observed in the 1996 aerial photograph, with a notable exception being a lot approximately 250 feet to the southwest of the subject property (at the northwest corner of the intersection of McLean Place and East Tudor Road), which had been cleared of vegetation and structures, and was undergoing significant earthwork. This was being done in advance of the construction of 18 duplexes that would be constructed on this lot by the following year.

The July 1, 2014 aerial photograph, included as Figure 5, showed that all of the mobile homes had been removed from the property since the time of the 2002 aerial photograph, and that only the semi-permanent residential buildings and a few small sheds or ancillary buildings remained on the lot. The property adjacent to and south of the subject property remained relatively unchanged from its appearance in the 2002 aerial photograph. The lot south of the east side of this adjoining lot now contained eight duplexes.

The June 3, 2023 aerial photograph, included as Figure 6, showed the subject property no longer containing any buildings, and as being similar to its appearance at the time of our site reconnaissance. Some white, indiscernible items or debris was present near the center of the east side of the property. The Baxter Senior Living Center and its parking areas and driveway had been constructed on the property directly to the south of subject property; replacing all of the residential buildings and mobile homes that had been present on this lot in the previous aerial photographs. What appeared to be a settling/retention pond was located on this adjoining lot, just to the south of the west end of the subject property's southern border. The area surrounding the subject property remained mostly residential in nature, and it was similar to its appearance at the time of our site reconnaissance.

3.0 RECORDS REVIEW

BGES conducted a review of numerous records and databases to research the potential for known contamination on or near the subject property. The following sections describe the results of these reviews.

3.1 U.S. EPA National Priority List (NPL)

The EPA's NPL sites database was reviewed on April 30, 2024 via an Environmental Radius Report (ERR) prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within 1 mile of the subject property.

3.2 U.S. EPA Delisted NPL Sites

The EPA's delisted NPL sites database was reviewed on April 30, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within 1 mile of the subject property.

3.3 U.S. EPA Federal List of ICs Sites

The EPA Federal List of IC Sites database was reviewed on April 30, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within ½ mile of the subject property.

3.4 U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List

The U.S. EPA CERCLIS list was reviewed on April 30, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within the database were identified in the ERR as

being located within ½ mile of the subject property.

3.5 U.S. EPA CERCLIS No Further Remedial Action Planned (NFRAP) List

The U.S. EPA CERCLIS NFRAP list was reviewed on April 30, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within ½ mile of the subject property.

3.6 U.S. EPA RCRA Corrective Action Detail Report (CORRACTS)

The U.S. EPA RCRA CORRACTS list was reviewed on April 30, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within ½ mile of the subject property.

3.7 U.S. EPA RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities

The U.S. EPA RCRA Non-CORRACTS TSD Facilities for Alaska was reviewed April 30, 2024 via an ERR prepared by NETROnline (included in Appendix C). According to the ERR, no sites within the database were located within ½ mile of the subject property.

3.8 ADEC Registered Underground Storage Tank (UST) Database

The ADEC Registered UST database, which is updated regularly, was reviewed on April 30, 2024. The subject property and adjoining properties were not identified within this database as having contained Registered USTs.

3.9 ADEC Contaminated Sites Database

The ADEC Contaminated Sites Database, which is updated regularly, was reviewed on April 30, 2024. A total of 11 contaminated sites entries were identified as being located at nine sites within ½ mile of the subject property. Six of these entries have been issued a “Cleanup Complete” status by the ADEC, indicating that contamination associated with these entries has been remediated to the satisfaction of the ADEC, and therefore any further assessment or remediation activities in association with these entries are not required. As such, it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from documented contamination associated with these entries; and that contamination does not constitute recognized environmental conditions with respect to the subject property.

One of the sites, the “Riviera Terrace” site (Site 8 on Figure 7), located approximately 0.46 mile to the north-northwest of the subject property, was designated as “Cleanup Complete – Institutional Controls” by the ADEC; indicating that measures are currently being taken to monitor the remediation of contaminated media at the site. According to the ADEC Cleanup Chronology report pertaining to this site, groundwater contamination concentrations at this site are now below ADEC cleanup levels, as of 2018. For this reason, and because of the considerable distance between this site and the subject property (with respect to the potential for contaminant migration via soil, groundwater, and/or soil vapor); it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from this site, and it is not considered to be a recognized environmental condition for the subject property.

Five of the entries (at two sites) were designated as “Active” by the ADEC, indicating that further characterization and/or remediation of contaminated media is required at these sites (Sites 1 and 2 on Figure 7). These entries are associated with Alaska Department of Transportation (ADOT) facilities located along the south side of East Tudor Road, at least 0.24 mile to the southwest of the subject property. Soil and groundwater contamination have been identified at these sites; and assessment, monitoring, and cleanup activities are ongoing. Because of the considerable distance between these facilities and the subject property (with respect to the potential for contaminant migration via soil, groundwater, or soil vapor); it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from documented contamination at these sites, and that contamination does not constitute recognized environmental conditions for the subject property.

Additional information pertaining to these sites is included in Table 1 and Appendix C, and their locations are represented in Figure 7.

3.10 State of Alaska Voluntary Cleanup and Brownfields Sites

The State of Alaska does not maintain specific databases of voluntary cleanup sites or Brownfields sites that are also not included within the ADEC Contaminated Sites database. This database was reviewed, and no incidents having occurred on the subject property, or adjoining properties were identified.

3.11 ADEC Statewide Oil and Hazardous Substance Spills Database

The ADEC Statewide Oil and Hazardous Substance Spills Database contains records concerning spills of oils and other hazardous substances that have occurred throughout Alaska. Records of spills that have occurred since July of 1995 are included in this database. The database is updated regularly and was

reviewed on April 30, 2024.

One Spills event was identified as having occurred at a site within ¼ mile of the subject property. This event involved the release of an estimated 20 gallons of diesel in 2013, at the previously-discussed ADOT facility, located greater than 0.24 mile to the southwest of the subject property. The event was granted a status of “Case Closed” by the ADEC; likely either indicating that it is the opinion of the ADEC that the spills no longer pose an unacceptable risk to human health or the environment, or that oversight of characterization and remediation related to the release has been transferred to the Contaminated Sites Division (and is therefore included in a broader discussion in Section 3.9, above). It is therefore our opinion that there is a reduced potential for adverse environmental impact to the subject property from this Spills event, and it does not constitute a recognized environmental condition with respect to the subject property.

Additional information pertaining to these sites is included in Table 1 and Appendix C, and the locations of these sites are represented in Figure 6.

3.12 National Response Center (NRC)

The Emergency Response Notification System (ERNS) which is operated through the NRC and is managed as a division of the United States Coast Guard (USCG), maintains records of releases of toxic and hazardous substances that were reviewed on April 30, 2024, via an ERR prepared by NETROnline (included in Appendix C). No incidents having occurred on the subject property or adjoining properties were identified in the ERR.

3.13 U.S. EPA Envirofacts/Enviromapper

In response to the Emergency Planning and Community Right to Know Act of 1986 (EPCRA) [42 U.S.C. 11001 et seq. (1986)], also known as Title III of Superfund Amendments and Reauthorization Act (SARA), the EPA maintains a database of hazardous material transporters, storage facilities, solid waste, air, and generators of hazardous waste. The database, which is updated regularly, was reviewed on April 30, 2024. The subject property was not identified in this database as being a generator of hazardous waste.

3.14 U.S. EPA Toxic Release Inventory (TRI) Sites Database

The TRI is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain industry groups as well as federal facilities. This inventory was established under the EPCRA and was expanded by the Pollution Prevention

Act of 1990. The TRI sites database was reviewed on April 30, 2024 via an ERR prepared by NETROnline (included in Appendix C). The TRI database includes information for the years 1988 to 2022, and no sites were identified by the ERR as being located within ¼ mile of the subject property.

3.15 Alaska State List of Landfills and Solid Waste Facilities

The ADEC Division of Environmental Health, Solid Waste Management list of currently and formerly permitted facilities was reviewed on April 30, 2024. No landfills or regulated solid waste facilities were identified as being located within ½ mile of the subject property.

3.16 Alaska Department of Natural Resources (DNR) Recorder's Office Records Database

The Alaska DNR Recorder's Office Records Database, which is updated daily, was reviewed on April 30, 2024, for records of environmental liens against the subject property. No records of any environmental liens outstanding against the subject property were identified during our search of the database.

3.17 Sanborn Fire Maps

No Sanborn Fire Maps that depicted the area of the subject property could be located during the preparation of this Phase I ESA.

4.0 SITE RECONNAISSANCE AND INTERVIEWS

Reconnaissance of the subject property was conducted on May 1, 2024. Weather conditions were overcast, with an ambient temperature of approximately 50 degrees Fahrenheit. Three representatives from BGES were on site to perform this reconnaissance. The following paragraphs discuss our findings and observations with respect to the site reconnaissance.

4.1 Subject Property

The subject property was accessed from Baxter Road and is undeveloped, aside from a paved driveway that is reportedly now used as a walking path by the residents of Baxter Senior Living (senior center on adjoining property to the south).

The property grounds were covered in vegetation, aside from a small walking path that crossed the subject property. The subject property contained some earthen mounds were present on the subject property, which may have been created by past earthwork performed during the removal of structures from the subject property.

A pad-mounted transformer was present along the north edge of the subject property (Photographs 1 and 2 in Appendix B). No overt evidence of releases was noted in association with the transformer. The northeast corner of the subject was very flat with sparse vegetation and trees. Construction materials including pipes and concrete blocks are present in this corner of the property (Photograph 3 in Appendix B). The eastern side of the property had braided wiring protruding from the ground, the nature of which is unknown (Photograph 4). A portion of a cutoff pipe that had been mounted in cement was located on the northwest portion of the property, and was located adjacent to some boulders (Photograph 5 through 7 in Appendix B).

On the southern portion of the subject property were three railroad ties (Photograph 8 in Appendix B), which may be treated with creosote. No staining on the surrounding ground surface was noted. What appeared to be a septic vent/cleanout pipe was located on the southwest portion of the property (Photograph 9 in Appendix B). A pile of snow and gravel was present on the southeast portion of the lot (Photograph 10 in Appendix B).

4.2 Surrounding Properties

The area surrounding the subject property was comprised mostly of residential properties. Located to the southeast of the subject property was a drainage pipe, roughly 2-3 feet in diameter (Photograph 11 in Appendix B) draining into a settling pond. A blocky sheen was apparent on the pond, however, it appeared to be biogenic in nature, and it did not have the appearance of typical sheen that is petroleum-based (Photograph 12 in Appendix B).

The subject property was bordered by Eastwood Court to the north, McLean Place to the, and Baxter Road to the east (Photographs 13 through 15 in Appendix B). Baxter Senior Living LLC and its associated parking lot bordered the subject property to the south and southwest.

No recognized environmental conditions were visually identified on any adjoining properties at the time of our reconnaissance, as viewed from our vantage points on the subject property.

4.3 Interviews

Interviews were conducted with individuals knowledgeable about current or historic site conditions. The following sections provide pertinent information gathered from the interviews.

4.3.1 Walter J. Wilcox, Manager, Baxter Independent Living LLC (Owner of Subject Property)

Walter Wilcox, Manager of Baxter Independent Living LLC (the current owner of the subject property),

was interviewed on April 30, 2024 via an environmental questionnaire. Mr. Wilcox stated that the current ownership of the subject property began in 2024, and that it was formerly owned by Baxter Senior Living (since 2017). Prior to that, the property was owned by Lee Renfrew and the Marshall K. Coryell Trust.

Mr. Wilcox was unaware of any potentially environmentally-impactful spills, hazardous materials, or storage tanks (aboveground or underground); having occurred or existing on the subject property. Mr. Wilcox was aware that a trailer court was once on the subject property, but it had been removed prior to his involvement with the property. He stated that during Baxter Senior Living Assisted Living Communities construction, gravel and soil were excavated from the adjacent parcel and used to create the landscaping on the subject property.

Mr. Wilcox was unaware of any environmental liens outstanding against the subject property. Mr. Wilcox stated that there are two water supply wells on the property that have both been abandoned; and that water, sewer, and natural gas lines are located immediately adjacent to the subject property on both McLean and Baxter Roads.

Mr. Wilcox was not aware of any oil/water separators or subfloor hydraulic lifts on the subject property, nor was he aware of any signs of contamination having ever been present at the subject property. A copy of the environmental questionnaire completed by Mr. Wilcox is included in Appendix D.

4.3.2 Family Member of Resident, Baxter Independent Living

A family member of a resident of Baxter Independent Living (adjoining property to the south) was interviewed on May 1, 2024. She stated she had not seen any evidence of dumping or any other environmental concerns on the subject property or adjoining properties. She indicated that she has been visiting Baxter Independent Living off and on since December of 2023.

4.3.3 Receptionist, Baxter Independent Living

The receptionist of Baxter Independent Living was interviewed on May 1, 2024. She indicated that since she has been employed at this location, she has not witnessed any items or evidence that might be suggestive of an environmental concern, having existed or occurring at the subject property or surrounding areas.

4.3.4 Jarod, Head Maintenance Worker, Baxter Independent Living

Jarod, the head maintenance worker of the Baxter Independent Living facility, was interviewed on May 1, 2024. He indicated that he has not witnessed any items or evidence that might be suggestive of an

environmental concern, having existed or occurred at the subject property or surrounding areas, since he has been working at this location (since 2021).

4.3.5 ENSTAR Natural Gas Company (ENSTAR)

An emailed request for information concerning the connection of the subject property to natural gas was submitted to ENSTAR on April 30, 2024. In their response, a representative of ENSTAR indicated that natural gas was originally connected to the subject property in June of 1973.

4.3.6 Anchorage Water and Wastewater Utility (AWWU)

An emailed request for information concerning the initial connection dates for the connection of the subject property to municipal water and sewer services (if any) was submitted to AWWU on April 30, 2024. In their response, a representative from AWWU indicated that water services were initially connected to the subject property in 1973, and that sewer services were initially connected to the subject property in 1980.

5.0 FINDINGS AND CONCLUSIONS

5.1 Subject Property

Research and reconnaissance pertaining to the history and present condition of the subject property were performed. The following paragraphs summarize our findings.

Based on a review of historical aerial photographs and site research, the subject property was initially developed as a trailer court, and this occurred sometime between 1950 and 1962. Semi-permanent buildings were also constructed on the subject property at different times thereafter, and all buildings had been removed from the subject property by 2021. The earliest-known connection dates for the subject property to natural gas and municipal water were in 1973, and the connection for sewer services occurred in 1980.

Because the development of the subject property occurred well before the earliest-known availability of natural gas, it is likely that an alternative heating source(s) was used prior to 1973; such as coal, wood, electricity, or heating fuel. If heating fuel was used, it is likely that UST(s) or aboveground storage tanks (ASTs) would have been part of those systems. In our experience, older trailer parks in Anchorage (similar to the one previously located on the subject property) frequently used heating fuel that was delivered by a combination of individual USTs, or a network of underground piping that carried heating fuel to the trailers from a central UST or AST. However, during the preparation of this Phase I ESA, we have not

found, nor been provided with, any documentation or evidence pertaining to the actual nature of past onsite heating systems at the subject property. Therefore, while it is reasonable to suggest that there is an increased potential for UST(s) and/or underground heating fuel piping to have been present (or currently exist) at the subject property (and by extension, the potential for related subsurface contamination due to leakage or releases); the actual presence or absence of these items would be purely speculative without any additional research and/or site investigative activities, and does not rise to the level of a confirmed recognized environmental condition for the subject property. At a minimum, care should be exercised during any future excavation or construction activities at the subject property, should any of these heating fuel-related features be present below the ground surface at the subject property.

Because public water and sewer services were not known to be connected to the subject property at the time of its initial development, there is an increased potential for water supply wells and onsite septic systems to have been present at the subject property. Reportedly, two water supply wells were present at the subject property, and they have been abandoned. Additionally, what appeared to be a vent pipe associated with a septic system was present on the southwest portion of the property at the time of our site reconnaissance. Care should be exercised during any future excavation or construction activities at the subject property, should any of these features remain beneath the ground surface.

A pad-mounted transformer was present at the subject property; however, no overt evidence of releases having occurred in association with this transformer was noted at the time of our site reconnaissance.

No recognized environmental conditions were positively identified for the subject property, stemming from onsite sources.

5.2 Surrounding Properties

The area surrounding the subject property was mostly comprised of residential properties. The Baxter Senior Living facility is adjacent to, and south of, the subject property. This property contained what appeared to be a drainage collection/settling pond, and the surface of the water exhibited a sheen at the time of our reconnaissance; however, the sheen appeared to be biogenic (as opposed to petroleum-based) in nature. While there would be an increased potential for contaminants to drain into this pond via surface water drainage through an observed drainpipe that extends to the east beneath Baxter Road, it is likely that any such contaminants would be greatly diluted by the water, and this would decrease the potential for these contaminants to migrate to the subject property in a significant way. It is therefore not considered to represent a recognized environmental condition for the subject property. No other evidence of

recognized environmental conditions was visually identified on any of the adjoining properties during our reconnaissance efforts, as viewed from our vantage points on the subject property.

The ADEC Contaminated Sites Database listed 11 Contaminated Sites entries at nine sites that were located within ½ mile of the subject property. Based on the information obtained pertaining to these sites, as described above in Section 3.9, it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from documented contamination at these sites, and that contamination does not constitute recognized environmental conditions with respect to the subject property.

One ADEC Spills event was identified as having occurred at a site located within ¼ mile of the subject property. Based on the information pertaining to this event, as discussed above in Section 3.11, it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from documented contamination associated with this Spills events, and that contamination does not constitute recognized environmental conditions with respect to the subject property.

No other sites were identified within any of the remaining reviewed databases (as discussed in Section 3.0, above), as being within the respective prescribed search distances for these resources.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 at 4220 Baxter Road in Anchorage, Alaska: the subject property. Any exceptions to or deletions from this practice are described in Sections 1.0 and 6.0 of this report. This assessment has revealed no recognized environmental conditions with respect to the subject property, stemming from on or offsite sources.

6.0 EXCLUSIONS, CONSIDERATIONS AND QUALIFICATIONS

This Phase I ESA did not include a title search or sampling to identify the potential presence of asbestos, lead, radon or other contaminants at this property. Further, subsurface evaluation, including soil and groundwater sampling was not part of the scope of work.

This report was prepared for our client Cook Inlet Housing Authority. The scope of work and level of effort were in accordance with the provisions in our term contract with CIHA, dated March 2, 2023. It is not intended for third parties to rely on the information provided in this report, except at their own risk. This report presents facts, observations, and inferences based on conditions observed during the period of our project activities, and only those conditions that were evaluated as part of our scope of work. Our conclusions and recommendations are based on our observations and the results of our research, and as

such, rely on the accuracy of the databases that were reviewed, and the information provided by the individuals that were interviewed. In addition, changes to site conditions may have occurred since we completed our initial project activities. These changes may be from the actions of man or nature. Changes in regulations may also impact on the interpretation of site conditions. BGES will not disclose our findings to any parties other than our client as listed above, except as directed by our client, or as required by law.

This Phase I ESA was completed by Amanda Kemp and Melanie Wilson, Environmental Scientists at BGES. This report was reviewed by Brian Braunstein, Senior Environmental Scientist of BGES. Ms. Kemp has and Ms. Wilson have performed several Phase I ESAs in south-central Alaska. Mr. Brian Braunstein has nearly 20 years of professional environmental consulting experience, and he has conducted and managed hundreds of Phase I ESAs throughout Alaska, and in other U.S. States.

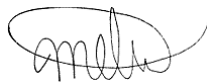
We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in Section 312.10 of 40 Code of Federal Regulations (CFR) Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all requests in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



Amanda Kemp
Environmental Scientist I

Prepared by:

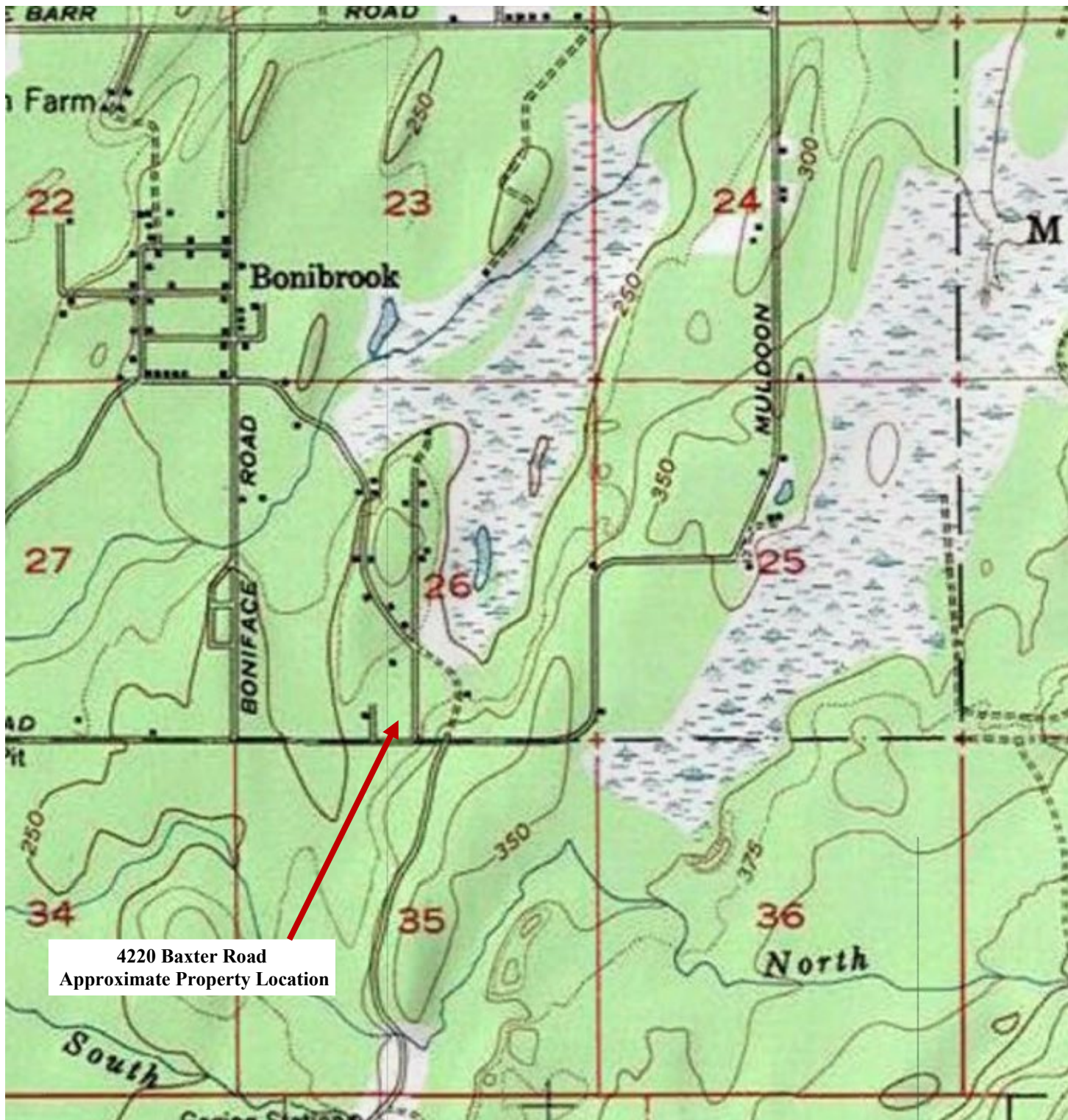


Melanie Wilson
Environmental Scientist I

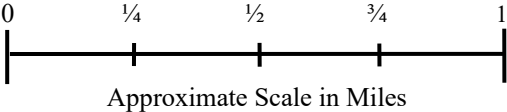
Reviewed by:



Brian Braunstein
Senior Environmental Scientist



Source: USGS Map, Anchorage, Alaska 1963



4220 Baxter Road
 Anchorage, Alaska
Property Vicinity Map



June 2024

Figure 1



Approximate Location of Subject Property

Baxter Road

East Tudor Road

Source: USGS Database



Approximate Scale in Feet



4220 Baxter Road
Anchorage, Alaska
May 17, 1962 Aerial Photograph



June 2024

Figure 2



Approximate Location of Subject Property

Baxter Road

McLean Place

Source: USGS Database



Approximate Scale in Feet



4220 Baxter Road
Anchorage, Alaska
October 14, 1970 Aerial Photograph

BGES, INC.
ENVIRONMENTAL CONSULTANTS

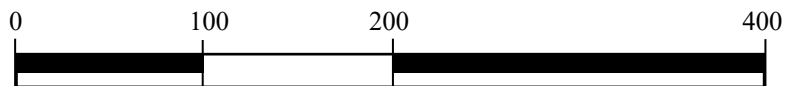
June 2024

Figure 3




Approximate Location of Subject Property

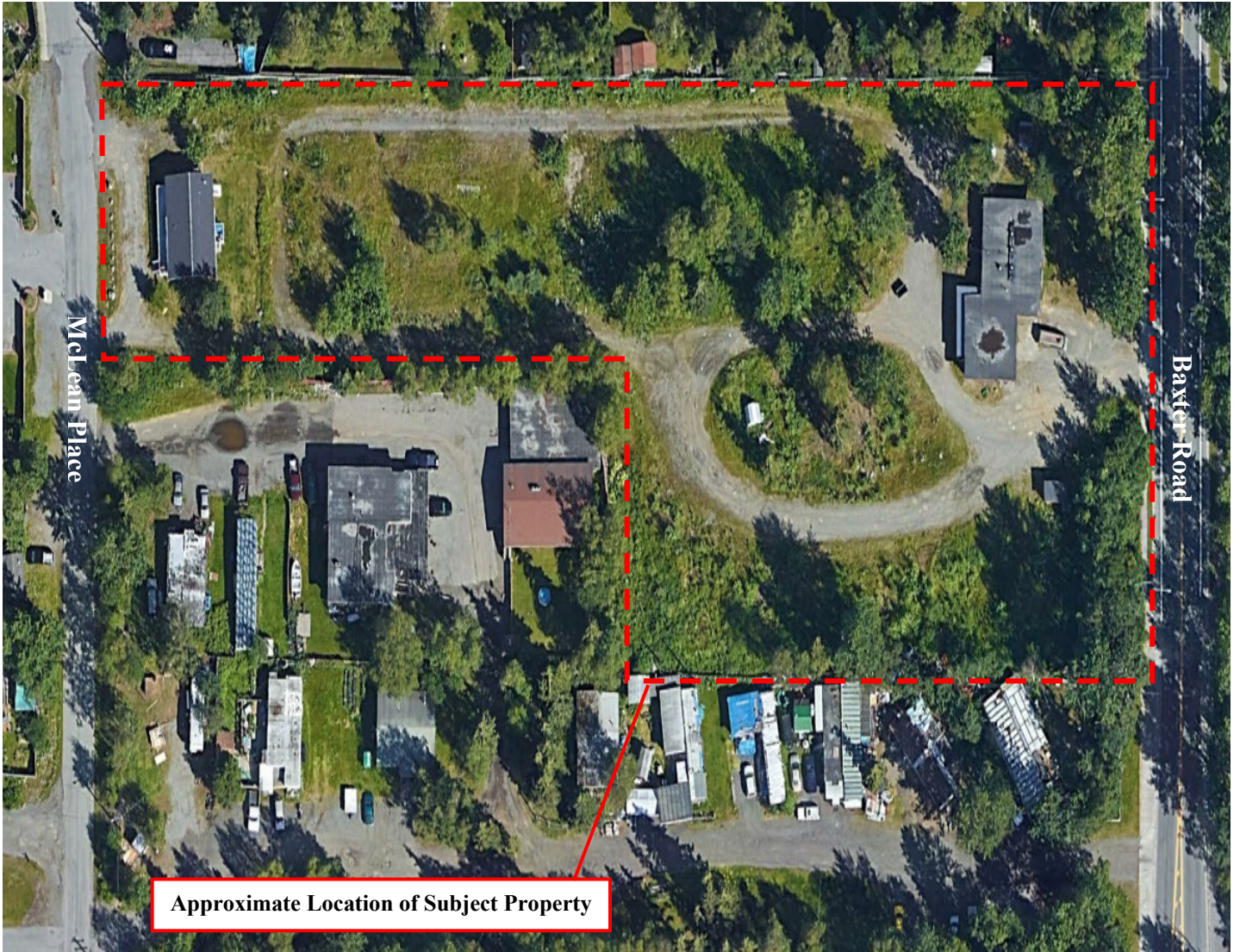
Source: Google Earth Pro ©



Approximate Scale in Feet



4220 Baxter Road Anchorage, Alaska August 31, 2002 Aerial Photograph		
 BGES, INC. <small>ENVIRONMENTAL CONSULTANTS</small>	June 2024	Figure 4



McLean Place

Baxter Road


Approximate Location of Subject Property

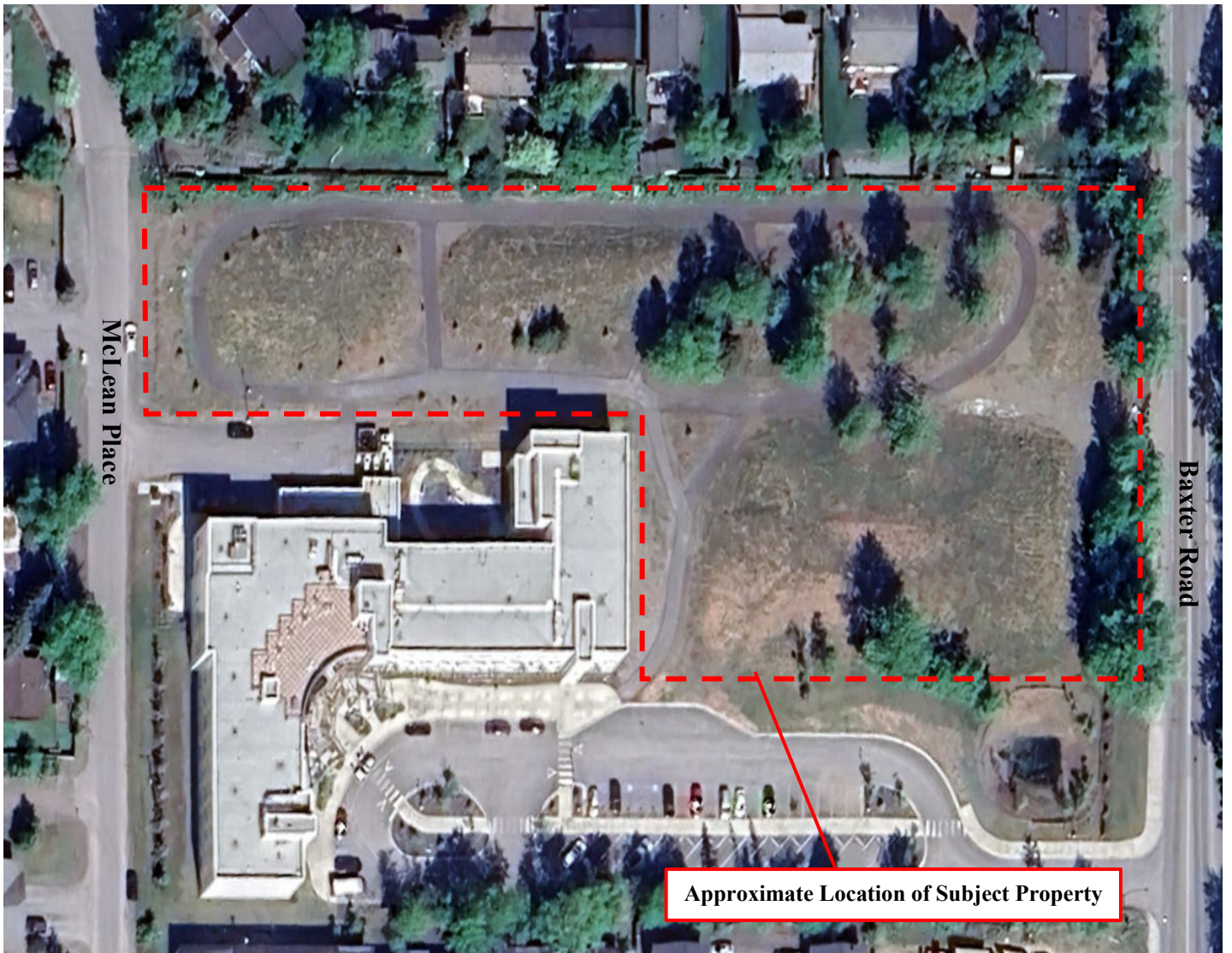
Source: Google Earth Pro ©



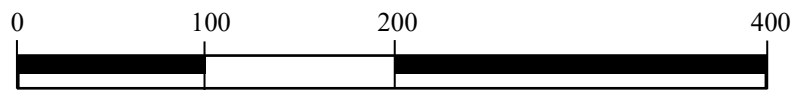
Approximate Scale in Feet



<p>4220 Baxter Road Anchorage, Alaska</p> <p>July 1, 2014 Aerial Photograph</p>		
 BGES, INC. <small>ENVIRONMENTAL CONSULTANTS</small>	<p>June 2024</p>	<p>Figure 5</p>




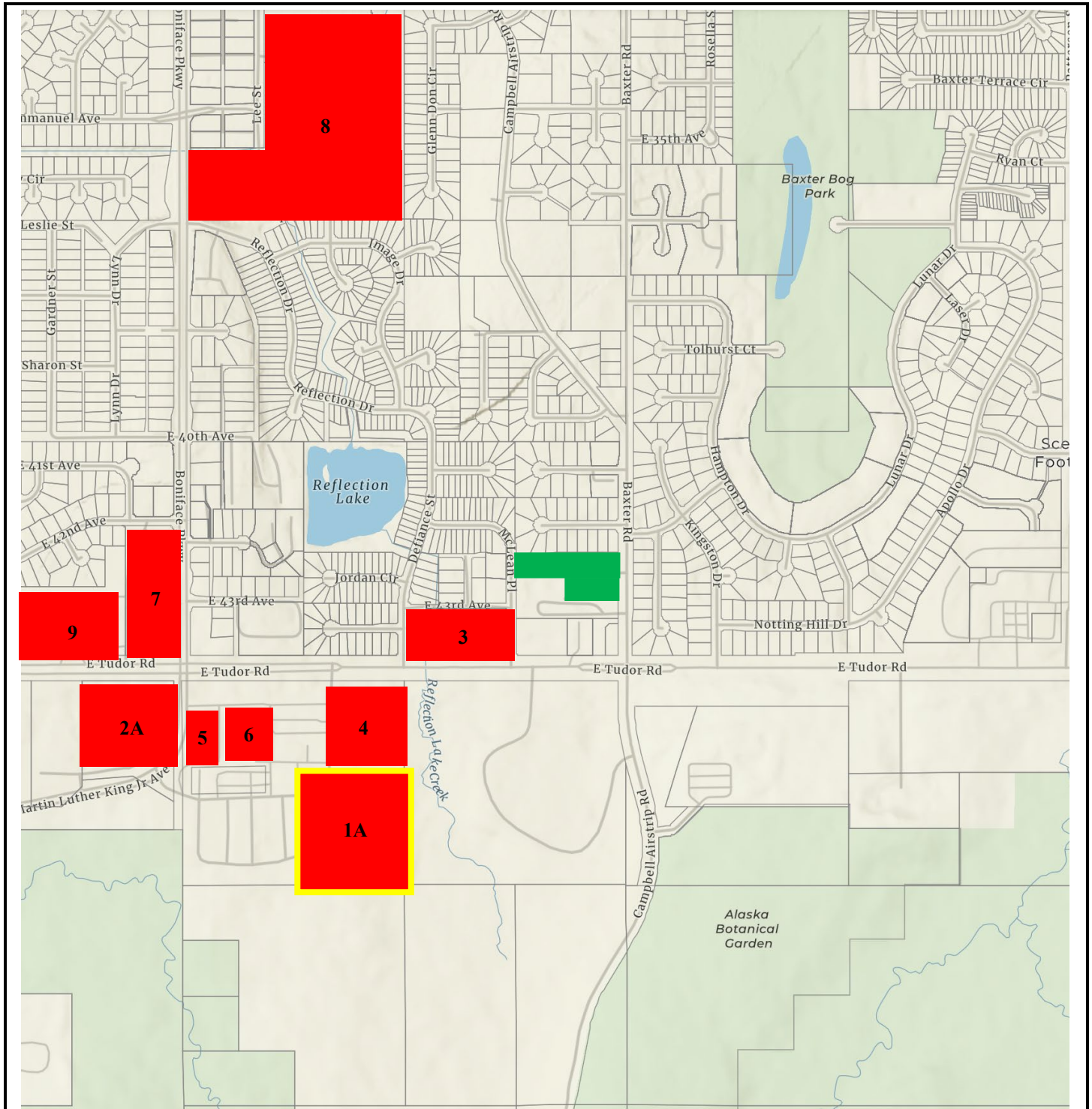
Source: Google Earth Pro ©



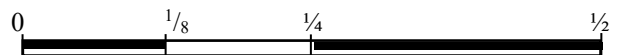
Approximate Scale in Feet



4220 Baxter Road Anchorage, Alaska June 3, 2023 Aerial Photograph		
 ENVIRONMENTAL CONSULTANTS	June 2024	Figure 6



Source: MOA Parcel Viewer



Approximate Scale in Miles

KEY

- = Subject Property
- = ADEC Contaminated Site
- = ADEC Spills Site
- “A” = Active Site

ADEC = Alaska Department of Environmental Conservation



4220 Baxter Road
Anchorage, Alaska
**ADEC Contaminated & Spills Sites
Location Map**


BGES, INC.

June 2024

Figure 7

TABLE 1
4220 Baxter Road
Anchorage, Alaska
ADEC Contaminated & Spills Sites Data

Site No.	Contaminated Site Facility	Site Location	HAZARD ID No.	Contaminated Site Information	Contaminated Site Status
1	ADOT&PF Tudor Maintenance Facility	5820 E Tudor Road	926	Numerous contaminant source areas are located at the ADOT&PF Tudor Road Maintenance Facility including a former disposal pit at the Materials Lab that resulted in solvent contamination in soil and groundwater, a floor hoist at Building 4801 that released hydraulic fluid to the subsurface, and buried drums and containers of paint and other chemicals in the SE corner of the facility, most of which have been removed. Groundwater contamination infiltrated the storm water system at the facility resulting in petroleum and/or solvent contamination in surface water and sediment at a storm water pond near the northeast corner of the facility. Prior to the construction of the sand storage building, salt had migrated from the facility into the surrounding wetland resulting in dead vegetation and salt deposition in offsite areas.	Active
1	ADOT&PF Tudor Maintenance Facility	5820 E Tudor Road	24776	See above.	Active
2	ADOT&PF Tudor Maintenance Facility	4801 Boniface Parkway	24779	USTs and dispensers north of Building 4801 contributed to soil and groundwater contamination at this site.	Active
2	ADOT&PF Tudor Maintenance Facility	4801 Boniface Parkway	24777	USTs and dispensers north of Building 4801 contributed to soil and groundwater contamination at this site.	Active
2	ADOT&PF Tudor Maintenance Facility	4801 Boniface Parkway	23956	USTs and dispensers north of Building 4801 contributed to soil and groundwater contamination at this site.	Active
3	Vandemere Trailer Park HHO	6033 E Tudor Road	1783	A 250-gallon heating oil UST adjacent to an abandoned frame building, possibly a residence, was removed in 1993. Soil contamination associated with the tank was documented. Three 8 inch diameter drinking water wells exist on the property.	Cleanup Complete
4	Communication Building	5900 E Tudor Road	24635	A leaking UST was identified at this site in 1993. After site characterization and remediation activities were completed to the satisfaction of ADEC, the site was granted closure in 2000.	Cleanup Complete
5	Alaska Department of Public Safety Crime Lab	5500 E Tudor Road	25490	In 2009, petroleum impacted soil was encountered during the removal of a regulated 20,000 gallon diesel underground storage tank (UST) and associated piping. A total of five soil samples were collected. Four samples were collected beneath the former UST at 12 feet below ground surface, and one sample, beneath the piping. The sample collected beneath the piping contained the highest result with DRO up to 22.1 mg/kg. Groundwater was not encountered. The UST supplied the Alaska Department of Public Safety Crime Lab generator building located at 5500 East Tudor Road Anchorage, Alaska.	Cleanup Complete
6	Department of Public Safety	5700 E Tudor Road	23349	During a 1999 reconfiguration of a 20,000 gallon UST and piping used to store	Cleanup Complete
7	Teamster Building	4300 Boniface Parkway	24613	A 500 gal diesel UST was removed on Oct 21, 1997. Tank was found to be in good condition with no indication of leaks. No groundwater contamination was encountered. One sample from excavated soils showed contamination below level "A". Soil returned to excavation.	Cleanup Complete
8	Riviera Terrace	3307 Boniface Parkway	4078	Widespread soil and groundwater contamination at the site resulted from releases from an underground piped fuel oil storage and distribution system that included a 25,000-gallon underground storage tank formerly located in the northeast corner of the 29.5-acre mobile home park property. The heating fuel system was reportedly installed in the late 1960s to early 1970s, with heating oil from the main 25,000-gallon tank piped to individual mobile homes. The site includes portions of two residential lots north of the northeast area of the property. Solvent contamination was documented in near-surface soil adjacent to the garage door of the mobile home park maintenance shop.	Cleanup Complete - Institutional Controls
9	Alaska Club	5201 E Tudor Road	23195	A leaking UST was identified at this site in 1993. After site characterization and remediation activities were completed to the satisfaction of ADEC, the site was granted closure in 2000.	Cleanup Complete
Site No.	Spill Site Name	Site Location	Incident Description		Site Status
1	Anchorage DOT, M&O Sand Storage Site	5820 E Tudor Road	One event, in which 20 gallons of diesel were released, and 50 were recovered, was reported for this site.		Case Closed

APPENDIX A
ENVIROSITE CITY DIRECTORY IMAGE REPORT



Platinum City Directory Report | 2024

Order Number: 97223

Report Generated: April 26, 2024

BGES

4220 Baxter Rd
Anchorage, AK 99504

56 Broome Corporate Parkway
Conklin, NY 13748

Prepared for EnviroSite Corporation By:



Property Archives

Toll Free: 866-211-2028
www.envirositecorp.com

Platinum City Directory Report

Envirosite's Platinum City Directory Report is a screening tool designed to assist in historical use determination of a subject property and adjacent properties. It includes a search of Property Archives digital datasets, national book collections including the Library of Congress and/or the Allen County Public Library and nationwide microfilm collections at five year intervals or the closest available intervals.

RESEARCH SUMMARY:

The following research sources were consulted in the preparation of this report:

<u>SOURCE:</u>	<u>YEAR:</u>
Property Archives	2020, 2015, 2011, 2010, 2006, 2001, 1998, 1993
Anchorage City Directory	1988, 1983, 1979, 1976, 1973, 1969, 1963

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This report was prepared by Property Archives, LLC for Envirosite Corporation



Property Archives

SUBJECT PROPERTY:

4220 Baxter Rd , Anchorage, AK 99504

ADJOINING PROPERTIES:

Marshall Dr, Anchorage, AK

Wagon Wheel Trailer Ct, Anchorage, AK

4000-4500 Baxter Rd, Anchorage, AK 99504

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All information contained in this report is based on data available from various public, government and other sources and are based upon the best data available from those sources. The information available in this report may be available from other sources and is not exclusive or the exclusive property of Property Archives, LLC

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2020 4000-4500 Baxter Rd, Anchorage, AK 99504

RICHARD CLAUNCH	4220 Baxter Rd
DEBORAH BUNCH	4308 Baxter Rd
JAMES NEWTON	4308 Baxter Rd
MARY BROWN	4308 Baxter Rd
SCOTT MYERS	4308 Baxter Rd

2015 4000-4500 Baxter Rd, Anchorage, AK 99504

DEBORAH BUNCH	4308 BAXTER RD
JAMES NEWTON	4308 BAXTER RD
SCOTT MYERS	4308 BAXTER RD

2010: 4000-4500 Baxter Rd, Anchorage, AK 99504

No results

2006 4000-4500 Baxter Rd, Anchorage, AK 99504

Danny L Keough	4220 Baxter Rd
Frank Southard	4220 Baxter Rd
Leonard H Joyce	4220 Baxter Rd
Raymond Senk	4220 Baxter Rd
Scott R Stanifer	4220 Baxter Rd
Richard L Sr Hart	4308 Baxter Rd

2001 4000-4500 Baxter Rd, Anchorage, AK 99504

Danny L Keough	4220 Baxter Rd
Frank Southard	4220 Baxter Rd
Richard L Sr Hart	4308 Baxter Rd

1998 4000-4500 Baxter Rd, Anchorage, AK 99504

Danny L Keough	4220 Baxter Rd
Frank Southard	4220 Baxter Rd
Leonard H Joyce	4220 Baxter Rd
Raymond Senk	4220 Baxter Rd
Scott R Stanifer	4220 Baxter Rd
Richard L Sr Hart	4308 Baxter Rd

1993 4000-4500 Baxter Rd, Anchorage, AK 99504

COMPTON JAY	4220 BAXTER RD
COTTER HERMAN L	4220 BAXTER RD
CURTIN S	4220 BAXTER RD
FIGLEY STEPHEN D	4220 BAXTER RD
HUNTSMAN MARK J	4220 BAXTER RD
KEOUGH DANNY L	4220 BAXTER RD
TERRELL GARY W	4220 BAXTER RD
WILSON C M	4220 BAXTER RD
HART RICHARD L	4308 BAXTER RD
NEWTON JIM	4308 BAXTER RD

3855 Garrand Dick A © 338-5047
 CAMPBELL AIRSTRIP RD INTERSECTS
 E 41ST AV INTERSECTS
 EASTWOOD CT INTERSECTS
 4220 Wagon Wheels Trailer Court 338-0210
 Lots
 1 Vacant
 2 White Mitch D
 3 Vacant
 4 Parry Jackson M
 5 Munsel Gary W
 6 Lane Mary ©
 7★Figley Stephen D 333-6893
 8 No Return
 9 Keough Kim S © 337-2280
 10 Huntsman Mark 337-7162
 11 Vacant
 12 Murphy Malynda
 13★Steelgray E 338-1881
 14 Jensen Eric R 338-1465
 15 Vacant
 16★White Horace 337-2594
 17 Cook Terry D © 337-5803
 18 Hamilton Merlin ©
 20 Young Louise J
 22 Vacant
 23★Van Meeter Martin L 337-8708
 24 Vacant
 25 Weidner Chas R 338-0336
 26 Wilson C M © 338-0309
 27 Vacant
 28 Vacant
 29 Vacant
 30 Sullivan K
 31 Smith Gordon D 338-5778
 33 Shaw Don C
 34 Vacant
 Apartments
 1★Roach Jos P 338-0210
 2 Vacant
 4 Bennett Donna G
 5 Kawell Richd A
 4308 Baxter Road Trailer Court 337-2622
 Spaces
 1 Newton Jim © 337-5235
 2 Patrick Debbie 333-1826
 3 Vacant
 4 La Chance Dorothy M Mrs
 5 Hart Richd L 333-2147
 6 Myers Julia B Mrs 337-6955
 7★Myers Jeff
 8 Vacant
 9★Clouser Bonnie R
 10★Bakeford Rhonda
 4332 Young Carol A 333-6544
 TUDOR RD INTERSECTS

IMAGE: 1 of 1
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1988

3855 Andrews Gerald A © 333-7244
 4220 Wagon Wheels Trailer Court 265-4137
 Lots
 1★Lind Eric
 2★Thomas Bill
 3 Vacant
 5 Lindgren Monica
 6 Lane Mary ©
 7 Reynolds Robt F © 333-0947
 8 Lowther Thos C 337-1804
 9 No Return
 11★Luther Greg
 12 Arrington Ralph 337-2133
 13★Nelson Chris L
 14 Evans Geo G
 15 No Return
 17★Griffin Michl W © 333-1974
 20★Stewart K A ©
 23 No Return
 24★Young L
 25★Erickson Allen
 26 Wilson Colleen M © 338-0309
 27 Vacant
 31 Vacant
 33 Miller Kris
 Apartments
 1★Gruskiewitz Paula
 2★Parry Wm
 4 Mills Steven S 337-5709
 5 Johnson Alicia
 5★Mueller Dennis J 337-0262
 4308 Baxter Trailer Court 337-2622
 Lots
 1 Watson Travis © 333-8004
 2 Vacant
 3★Howard Betsy W 337-0924
 4 Peddie Harold W
 5★Murphy Floyd R 337-0123
 6 Davisson Vincent 337-3856
 7 Mc Collister Kenneth W © 333-2700
 8★Ball Susan 337-3365
 9 Eaton David
 10 Clapp Steve
 Apartments
 1★Chipman Bobby L
 1b Johnson Douglas L 337-4238
 1c★Reisdorf Jeff 338-5548
 2★Pelch Dave 337-4821
 2★Deason Terry ©
 2b Sammons Paul 333-4262
 3a Macarthur D
 Langner S N
 4332★Mooney Jim P 337-0071
 TUDOR RD INTERSECTS

IMAGE: 1 of 1
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1983

3855 Mc Caslin Jess F
4120 Forest Village Condominiums
4220 Wagon Wheels Trailer Court 274-3363
Lots
1★Fisher Erik B 337-5945
2 Vacant
3 Lowe John H ©
4★Skinner Ron E 333-0651
5 Vacant
6★Lane Mary
7★Reynolds Robt F 333-0947
8 Lowther Thos C
9 Rowell Larry © 333-1517
11★Hendrix Wayne E © 337-7915
12★Mongeau Wm J Jr 333-2729
14 Vacant
15★Sagar Robt 337-0624
16 Vacant
17 Vacant
18★Krull Donald T © 333-0538
19 Vacant
20 Eisenmenger John W © 337-7226
21 Vacant
22 Vacant
23 Skinner Kenneth A © 333-0100
24 Vacant
25 Melrose Herb A
26 Wilson Judy A © 333-2490
27 Koutchak Bessie J 333-9902
28 Vacant
29 Paul Sharon L 333-1653
30 Cooper Laurence A © 333-2060
31 Vacant
32 Parham R Darrell 333-2229
33★Gusman Michl
Apartments
1 Staats Steph L
2 Vacant
3 Vacant
Dee's Custom Draperies 337-7915
5 Vacant
11 No Return
4308 Baxter Trailer Court 337-2622
Lots
1★Goines Robt D © 333-1532
2 Douglas Dennis R
3 Mc Hugh Jim R © 333-2340
4★Peddie Harold W 337-3780
5 No Return
6 Callaway Robt G

IMAGE: 1 of 2
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1979

7 Mc Collister Kenneth W © 333-2700

8 Plunkett Clyde D contr © 333-7776

Apartments

1a Frost Sue A ©

1b No Return

2a Bostick Geo E

2b Haigh Walter T 333-4802

3a Thompson Robt G 337-1668

1c★Alvarez Gene B 337-2963

4332 Caswell Steve D 337-3028

TUDOR RD INTERSECTS

IMAGE: 2 of 2
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1979

3855★Andrews Gerald

4020★Stoddard Merrill L ©

IMAGE: 1 of 2
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1976

4220 Wagon Wheels Trailer Court 337-5614
Lots
1★Griffith Vernon R 333-4318
2★Austin James B 333-0960
3 No Return
4★Gilchrest Johnny J 337-6125
5★Sachs Douglas B
6 Tasselli
7★Dionese Carl L 337-7992
8★Jones Tim C 333-8450
9★Rowell Larry © 333-1517
11★Kerns Ray E 337-6872
12★Mongeau Wm J 333-2729
14 Vacant
15 No Return
16★Watson Clarence I
17★Duncan Phil V 333-6190
18 No Return
19★Benner Robt E 337-4175
21★Hunt Marden M
22★Moore Scott K 337-5613
23★Skinner Kenneth A 333-0100
24★Dameon Joleen
25 Vacant
26 Vacant
27★Koutchak Bessie J 333-9902
28★Hallowell Jim 333-7816
29★Paul Sharon L 333-1653
30★Cooper Laurence A
32★Parham R Darrell 333-2229
Apartments
1★Staats Steph 337-6135
2★Obahl Rick
3★Hardy Garg 333-5209
4308 Baxter Trailer Court 337-2622
Lots
1★Barnhardt Clarence W
2★Cole Charles K 333-2349
3 Vacant
4★Bassett P L
5 No Return
6★Callaway Robt G
7★Mc Collister Kenneth W 333-2700
8★Plunkett Clyde D contr
Apartments
1a Frost Sue A © 333-2349
1b No Return
2a Shahan Paul W © 337-5770
2b No Return
3a★Thompson Robt 277-1668
4332★Caswell Steve
TUDOR RD INTERSECTS

IMAGE: 2 of 2
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1976

3855 NO RETURN
4020 BASTIAN CLYDE L ● 333-6726
4220 WAGON WHEELS TRAILER COURT
333-6725
FERGUSON WM M ● 333-6725
LOTS
1 NELSEN DONALD ●
2 VACANT
3 STERLING JAN N
4 VACANT
5 HEAPE LAPRY
6 ALLISON WM 333-4105
7 VACANT
8 MC GORAN GERALD R 333-4634
9 WILLIAMS JAMES ● 333-6980
10 NO RETURN
11 WADE KEN L

IMAGE:

1 of 2

SOURCE:

Anchorage City Directory

STREET:

4000-4500 Baxter Rd, Anchorage, AK 99504

YEAR:

1969

**BAXTER RD--CONTD
WAGON WHEELS TRAILER COURT--
CONTD**

12 VACANT
14 VACANT
15 CLARE WARREN E 333-7745
16 PERKINS HENRY J 333-6769
17 WILLIAMS CHARLES L 333-4288
18 PADILLA GUADALUPE
19 WILLIAMS DAVID R 333-4748
20 PERRY MYRON
21 PERKINS DAVE
22 VACANT
23 CLEMENT R E 333-4213
24 VACANT
25 CRAIG JAMES
26 MITCHELL BURLY
27 BRAGG DONALD 333-9984
28 NO RETURN
31 DUNCAN THOS ● 333-9768

APARTMENTS

1 VEST NATHAN
2 GILLILAND DENIS
3 DONELLY DENNIS J III
4308 BAXTER TRAILER COURT 333-5886

LOTS

1 SIGRIST CHARLES R
2 STANTON ROBT J 333-8837
3 NO RETURN
4 FONVILLE ROBT B
5 VACANT
6 VACANT
7 CHAUDIOR H J 333-7522
8 POOR M R
COMEGYS MOHLER ● 333-6747

LAWHORN JARRETT L ● 333-6827

YOUNG WM C ● 333-5186

---TUDOR RD INTERSECTS

IMAGE: 2 of 2
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1969

BAXTER ROAD-Begins 1 mile east of
Boniface from Tudor rd north
Bastin Clyde L © FE3-2726
Buttedahl Eug © FE3-4103
Donald Jack M © FE3-1911
Elli Harold S ©
Ferguson Wm M © FE3-2725
Guess W Eug © FE3-1431
Jerde Walter E © FE3-1181
Johnson Gustav V © FE3-2218

IMAGE: 1 of 2
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1963

Lawhorn Jarrett L FE3-2827
Moline Myrtle E © FE3-2313
Roth Maver O © FE3-1179
Stevens James H FE3-4276
Thimsen Dean F © FE3-1908
Wooten Clyde M

IMAGE: 2 of 2
SOURCE: Anchorage City Directory
STREET: 4000-4500 Baxter Rd, Anchorage, AK 99504
YEAR: 1963

2020: Marshall Dr, Anchorage, AK

No results

2015: Marshall Dr, Anchorage, AK

No results

2006: Marshall Dr, Anchorage, AK

No results

2001: Marshall Dr, Anchorage, AK

No results

1998: Marshall Dr, Anchorage, AK

No results

1993: Marshall Dr, Anchorage, AK

No results

SOURCE: Anchorage City Directory
STREET: Marshall Dr, Anchorage, AK
YEAR: 1988
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Marshall Dr, Anchorage, AK
YEAR: 1983
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Marshall Dr, Anchorage, AK
YEAR: 1979
INFO: Street not listed

SOURCE: Anchorage City Directory
STREET: Marshall Dr, Anchorage, AK
YEAR: 1976
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Marshall Dr, Anchorage, AK
YEAR: 1969
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Marshall Dr, Anchorage, AK
YEAR: 1963
INFO: Street not listed.

2020: Wagon Wheel Trailer Ct, Anchorage, AK

No results

2015: Wagon Wheel Trailer Ct, Anchorage, AK

No results

2006: Wagon Wheel Trailer Ct, Anchorage, AK

No results

2001: Wagon Wheel Trailer Ct, Anchorage, AK

No results

1998: Wagon Wheel Trailer Ct, Anchorage, AK

No results

1993: Wagon Wheel Trailer Ct, Anchorage, AK

No results

SOURCE: Anchorage City Directory
STREET: Wagon Wheel Trailer Ct, Anchorage, AK
YEAR: 1988
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Wagon Wheel Trailer Ct, Anchorage, AK
YEAR: 1983
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Wagon Wheel Trailer Ct, Anchorage, AK
YEAR: 1979
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Wagon Wheel Trailer Ct, Anchorage, AK
YEAR: 1976
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Wagon Wheel Trailer Ct, Anchorage, AK
YEAR: 1973
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Wagon Wheel Trailer Ct, Anchorage, AK
YEAR: 1969
INFO: Street not listed.

SOURCE: Anchorage City Directory
STREET: Wagon Wheel Trailer Ct, Anchorage, AK
YEAR: 1963
INFO: Street not listed.

APPENDIX B
PROPERTY PHOTOGRAPHS



Photo 1. North Side of Subject Property, Looking East



Photo 2. Pad-Mounted Transformer Along N Side of Property



Photo 3. Pipes and Concrete Blocks, Looking East



Photo 4. Wiring on East End of Subject Property



Photo 5. Pipe and Boulders at NW Corner of Subject Property



Photo 6. Discarded Cement Blocks and Pipe

4220 Baxter Road
Anchorage, Alaska

Property Photographs



Photo 7. Northwest Portion of Property, Looking Northwest



Photo 8. Railroad Ties on Subject Property



Photo 9. Possible Septic Vent Pipe



Photo 10. Snow & Gravel Piles (east end of property)



Photo 11. Drainage Pipe and Apparent Settling Pond, Looking SE



Photo 12. Apparent Biological Sheen/"Scum" on Settling Pond

4220 Baxter Road
Anchorage, Alaska
Property Photographs



June 2024

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Photo 13. View of Eastwood Court, Looking North



Photo 14. View of McLean Place, Looking Southwest



Photo 15. View of Baxter Road, Looking East

4220 Baxter Road
Anchorage, Alaska
Property Photographs



June 2024

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APPENDIX C
ADEC CONTAMINATED & SPILLS SITES REPORTS; & NETRONLINE
ENVIRONMENTAL RADIUS REPORT

SITE REPORT: ADOT&PF TUDOR ROAD MAINTENANCE FACILITY

SITE NAME: ADOT&PF Tudor Road Maintenance Facility

ADDRESS: 5820 East Tudor Road, Anchorage, AK 99507

**FILE
NUMBER:** 2100.38.415

HAZARD ID: 926

STATUS: Active

STAFF: * Currently Not Assigned, 9072693057 bill.oconnell@alaska.gov

LATITUDE: 61.179398

LONGITUDE: -149.774849

**HORIZONTAL
DATUM:** WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Numerous contaminant source areas are located at the ADOT&PF Tudor Road Maintenance Facility including a former disposal pit at the Materials Lab that resulted in solvent contamination in soil and groundwater, a floor hoist at Building 4801 that released hydraulic fluid to the subsurface, and buried drums and containers of paint and other chemicals in the SE corner of the facility, most of which have been removed. Groundwater contamination infiltrated the storm water system at the facility resulting in petroleum and/or solvent contamination in surface water and sediment at a storm water pond near the northeast corner of the facility. Prior to the construction of the sand storage building, salt had migrated from the facility into the surrounding wetland resulting in dead vegetation and salt deposition in offsite areas. Included in this site are leaking underground storage tank Event IDs 301, 1701, 1691, and 1692.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
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5/31/1990	Update or Other Action	(Old R:Base Action Code = SI - Site Investigation). Site inspection revealed observations of evidence of petroleum and heavy oil spills adjacent to the storm drain settling pond.	Scott Bailey
7/5/1990	Site Added to Database	Paints and chlorinated solvents have been discharged into the stormwater system that flows into the pond.	Former Staff
11/28/1990	Notice of Violation	Letter requesting corrective action for the hydraulic fluid release at building 4801 sent to Charles R. Cosper. Need to have workplans submitted identification of vertical/lateral level extent of surface/subsurface contamination, cleanup area soil/groundwater contaminated from site activities, and disposal of contaminated soils. All workplans to be accompanied with a quality assurance/control plan.	Former Staff
12/13/1990	Update or Other Action	Hydraulic fluid release at building 4801 listed in database.	Former Staff
11/5/1991	Update or Other Action	Release of solvents, lubricants, pressure cans of various materials as a result of a fire at building 4801.	Former Staff
12/10/1991	Update or Other Action	An estimated five drums of paints and thinners have been reported buried in the southeast corner of the site which require investigation.	Former Staff
3/19/1992	Update or Other Action	(Old R:Base Action Code = CORR - Correspondence (General)). Followup with current DOT environmental staff after DOTPF Coordinator left. Current Environmental Analyst is updating DOTPF management on cleanup plan for the drum site. Funding is needed.	Former Staff
6/16/1995	Site Ranked Using the AHRM	Initial ranking. Action code added because it wasn't when the site was originally ranked.	Former Staff
6/27/1996	Site Ranked Using the AHRM	Site reranked because it was on Top 30 List. Air Exposure Index Value changed from 1 to 0.1. New score = 111.	Eileen Olson
2/11/1998	Update or Other Action	UST program issued a letter to ADOT with comments regarding the removal of 5 USTs and notifying them that CS program will be overseeing the site activities.	David Pikul
4/22/1998	Update or Other Action	Memorandum from ADEC to ADOT - Requesting to schedule a meeting to discuss the issues associated with this project.	David Pikul
5/13/1998	Meeting or Teleconference Held	Meeting between ADEC and ADOT to get site update from ADOT.	David Pikul

6/4/1998	Meeting or Teleconference Held	Meeting between CS and UST programs. CS will assume the UST removal cleanups.	David Pikul
7/28/1998	Update or Other Action	RFP out to Hart Crowser.	David Pikul
7/31/1998	Meeting or Teleconference Held	Preproposal meeting with Hart Crowser.	David Pikul
8/17/1998	Update or Other Action	ADEC accepted Hart Crowser cost proposal to the 7-28-98 RFP.	David Pikul
8/27/1998	Meeting or Teleconference Held	Meeting with Hart Crowser, discussed the issues in their draft and agreed for them to final the work plan.	David Pikul
8/31/1998	Update or Other Action	Funding approval requested.	David Pikul
9/2/1998	Update or Other Action	NTP signed, scoping meeting with Hart Crowser and site visit conducted.	David Pikul
9/10/1998	Update or Other Action	Site work began.	David Pikul
9/22/1998	Update or Other Action	Memorandum from ADEC to ADOT: During a site visit on September 2, 1998, DOTPF personnel were seen draining waste cleaning water from the truck used to clean the roadside storm water collection basins directly into the yard catch basins at the Tudor Road facility. Memorandum requested ADOT cease such discharge activities and requested closure of the final floor drain from the storm drain system.	David Pikul
9/25/1998	Update or Other Action	Site visit to position new monitoring wells. Memorandum sent to ADOT regarding proper storage of stockpiled contaminated soils from the removal of five USTs.	David Pikul
11/16/1998	Meeting or Teleconference Held	Meeting with Hart Crowser to discuss data.	David Pikul
12/14/1998	Update or Other Action	ADEC approval for Task I and II for hydrocarbon recovery study, additional monitoring well installation and monitoring well abandonment.	David Pikul
12/16/1998	Update or Other Action	Funding approved for the next phase of work.	David Pikul
12/18/1998	Update or Other Action	NTP signed for hydrocarbon recovery/additional monitoring well sampling and monitoring well abandonment.	David Pikul
12/23/1998	Update or Other Action	ADEC issued approval to transport soils generated during the 1997 monitoring well installation at building 4801 and sump sediments to ASR.	David Pikul

5/3/1999	Update or Other Action	Site visit conducted.	David Pikul
5/24/1999	Update or Other Action	Funding approved for tasks include: stockpile removal; ORC injection/groundwater sampling; installation of monitoring well and sampling; and continuation of product recovery pilot study.	David Pikul
5/25/1999	Update or Other Action	NTP signed for additional site assessment activities.'	David Pikul
6/3/1999	Update or Other Action	Site visit to position a nested well at the former Materials Testing Lab Disposal Pit.	David Pikul
6/7/1999	Site Characterization Workplan Approved	Work plan ADOT&PF Tudor Road Maintenance Facility Anchorage, Alaska, June 2, 1999 - approved.	David Pikul
6/9/1999	Update or Other Action	ADEC issued approval for transport and disposal of sump and floor drain sediments.	David Pikul
10/8/1999	Update or Other Action	Site visit found several monitoring wells to be paved over by ADOT including two which have product recovery instruments in them.	David Pikul
10/15/1999	Update or Other Action	Site visit - attempt to locate several monitoring wells that have been covered over with asphalt chips by ADOT.	David Pikul
11/22/1999	Meeting or Teleconference Held	Preproposal meeting with Hart Crowser.	David Pikul
11/29/1999	Update or Other Action	RFP out for additional FY 2000 work.	David Pikul
11/29/1999	Site Number Identifier Changed	Site information from three other sites at the Tudor Road Facility (Reckeyes) consolidated into this Reckey.	David Pikul
1/11/2000	Meeting or Teleconference Held	ADEC scoping meeting with Hart Crowser.	David Pikul
2/9/2000	Update or Other Action	RFP issued to Hart Crowser for additional work.	David Pikul
3/9/2000	Meeting or Teleconference Held	Meeting this day with contractor regarding ADEC's expectations for this years fieldwork.	David Pikul
3/13/2000	Meeting or Teleconference Held	ADEC scoping meeting with Hart Crowser.	David Pikul
4/12/2000	Update or Other Action	ADEC issued a letter to Hart Crowser requesting amendment to their proposal to include Tasks V and VI.	David Pikul
4/19/2000	Update or Other Action	Funding approval granted for: Well assessment Free-phase hydrocarbon recovery - Building 4801 ORC evaluation Stockpile removal data submittal Stormwater	David Pikul

		detention pond Wells and sampling at Building 5750 Mechanical excavation of buried drums Testing for geochemistry parameters in in GW Reporting	
4/20/2000	Update or Other Action	NTP signed, funding approved for this years fieldwork.	David Pikul
4/24/2000	Update or Other Action	ADOT notified ADEC that they would be starting to disconnect the floor drain in building 5820 from the stormwater system.	David Pikul
4/26/2000	Update or Other Action	First of four rounds of groundwater elevation measurements collected.	David Pikul
5/2/2000	Update or Other Action	Staff conducted a site visit and on-site meet to determine the locations for additional monitoring wells to be installed in June 2000.	David Pikul
5/11/2000	Meeting or Teleconference Held	Meeting at the site between ADEC, ADOT, and Hart Crowser to determine the location to start investigating the buried drum area.	David Pikul
5/11/2000	Update or Other Action	Staff conducted a site visit and on-site meeting with consultant and ADOT personnel.	David Pikul
5/16/2000	Update or Other Action	13 new monitoring wells installed at the site.	David Pikul
5/18/2000	Site Characterization Workplan Approved	ADEC approved workplans for further investigation at buildings 5750, 4801, 5280 and the on-site settling pond.	David Pikul
5/30/2000	Update or Other Action	NTP signed.	David Pikul
5/31/2000	Update or Other Action	First of two rounds of groundwater and surface water samples collected beginning today over the next three days.	David Pikul
6/1/2000	Update or Other Action	The second round of groundwater elevation measurements and the first of two rounds of groundwater and surface water samples collected from all site wells.	David Pikul
6/14/2000	Interim Removal Action Approved	ADEC approved the work plan to investigate the buried drum area.	David Pikul
6/19/2000	Update or Other Action	Investigation of buried drum area begins and proceeds for 5 days. 60 drums recovered.	David Pikul
6/22/2000	Update or Other Action	ADEC issued approval to transport and dispose of sump sediments from building 4801.	David Pikul
6/26/2000	Update or Other Action	HazCat and consolidation of drum contents.	David Pikul

7/7/2000	Update or Other Action	ADEC requested Hart Crowser submit proposal to replace well monuments destroyed by ADOT personnel.	David Pikul
8/2/2000	Update or Other Action	Site visit conducted to inspect drum site excavation status. Moose keep breaking caution tape and walking through the drum excavation area. With the rain and wind the poly blew off part of the overpack staging area. Also, the cover on the excavation as a considerable amount of rain accumulation that will require a pump to remove it. Site was resecured.	David Pikul
8/15/2000	Update or Other Action	Third round of groundwater elevation measurements collected.	David Pikul
9/26/2000	Update or Other Action	Fourth round of groundwater elevation measurements and second round of groundwater and surface water samples collected.	David Pikul
10/4/2000	Meeting or Teleconference Held	Meeting with Shannon and Wilson regarding drum disposal.	David Pikul
10/17/2000	Update or Other Action	NTP signed with Shannon and Wilson for disposal of buried drums removed and completion of excavation and stockpile activities.	David Pikul
11/1/2000	Update or Other Action	Staged drums were transported from the site by Phillips Services for disposal at Burlington Environmental Inc. in Seattle, WA.	David Pikul
11/3/2000	Interim Removal Action Approved	ADEC approved the workplan to complete the removal of impacted soils from the drum excavation.	David Pikul
1/25/2001	Meeting or Teleconference Held	ADEC had a meeting with HartCrowser to discuss changes to the site characterization report and outstanding budget issues.	David Pikul
5/18/2001	Meeting or Teleconference Held	On-site meeting to position new wells in the former buried drum area.	David Pikul
5/22/2001	Site Characterization Workplan Approved	ADEC approved "Work plan for additional soil and groundwater assessment spring 2001 dated May 18, 2001.	David Pikul
6/16/2001	Update or Other Action	ADEC issued and NTP 1820121323A to Hart Crowser for additional soil and groundwater assessment.	David Pikul
6/22/2001	Update or Other Action	NTP amended - 1820121323B - end date extention.	David Pikul
6/29/2001	Update or Other Action	ADEC received the draft report for the additional site assessment.	David Pikul

8/2/2001	Update or Other Action	ADEC approval to transport and dispose of eighteen 85-gallon over pack drums containing sump sediments generated during the cleaning of a sump at the light duty maintenance building	David Pikul
8/6/2001	Meeting or Teleconference Held	Meeting with contractor to discuss upcoming site work.	David Pikul
10/4/2001	Meeting or Teleconference Held	On-site meeting with contractor to site new wells.	David Pikul
11/28/2001	Meeting or Teleconference Held	Meeting with contractor to review site data.	David Pikul
12/20/2001	Meeting or Teleconference Held	Meeting with contractor to go over storm water/ sewer hookup options.	David Pikul
1/16/2002	Update or Other Action	ADEC approval to transport and dispose of 6, 55 gallon drums of purge water containing dissolved petroleum.	David Pikul
1/17/2002	Update or Other Action	ADEC completed review of the additional environmental assessment report (12/01) and held a meeting with the contractor to discuss the results.	David Pikul
1/23/2002	Update or Other Action	Funding increase: proposed disposal of two drums of PH IDW soil, actual number of drums requiring disposal at ASR will be nineteen. Approved increase to the existing NTP of \$2,900.00.	David Pikul
12/8/2003	Update or Other Action	Approve for final "Continuing Environmental Assessment Spring 2003 ADOT&PF Tudor Road Maintenance Facility" September 2003.	David Pikul
6/29/2004	Update or Other Action	DEC has completed review of the report titled: Draft Fall 2003 Groundwater Monitoring ADOT&PF Tudor Road Maintenance Facility, Anchorage, Alaska dated May 2004 and approves the report for final.	David Pikul
6/29/2004	Update or Other Action	DEC completed review of the report titled: Groundwater Modeling ADOT&PF Tudor Road Maintenance Facility, Anchorage, Alaska dated June 2004 and approves the report for final subject to DEC comments conveyed to HartCrowser during a meeting this day.	David Pikul
6/30/2004	Update or Other Action	File number changed from CS65.08 to 2100.38.415	Sarah Cunningham
9/10/2004	Update or Other Action	Staff conducted a site visit to find bollards on MW-18 destroyed and MW-21 bollards and well destroyed. MW-21 stand been hit, cover broken off, a 5-foot section of 2" well broken and loose in the stand.	David Pikul

1/18/2006	Site Characterization Report Approved	<p>Staff completed review of the Fall 2005 Groundwater Monitoring report, attended a brief meeting with the CS term contractor to discuss comments and approved the report for finalization. In summary: Work performed during fall 2005 included update of the site-wide groundwater assessment and stormwater detention pond. Water samples were collected from twenty-one selected site groundwater monitoring wells. Groundwater samples were laboratory analyzed and field measurements for intrinsic remediation parameters were recorded. Water samples were also collected from the inflow and outfall of the stormwater detention pond for laboratory analysis. Review of the data indicates that groundwater conditions for the Building 4801 release area are generally consistent with previous monitoring events or contaminant concentrations are decreasing. Geochemical results indicate that biodegradation may be occurring. Data from groundwater collected for the Building 5820 release area indicate a general stable or decreasing trend. Geochemical results indicate that biodegradation is likely occurring. Data from groundwater collected for the Building 5750 release area indicate a general stable or decreasing trend. Geochemical results indicate that biodegradation may be occurring. Data from surface water collected from the stormwater detention pond indicate that water quality standards are not being exceeded at the outfall, however, water quality standards were exceeded in water flowing into the pond. Historical data for the pond sampling does not indicate a consistent trend for evaluation.</p>	David Pikul
4/23/2007	Update or Other Action	PM Changed from Pikul to O'Connell	Bill O'Connell
4/23/2007	Update or Other Action	<p>Received Groundwater and Surface Water sampling and MW decommissioning work plan. 31 wells are proposed for decommissioning. The final number of wells and their names will be reported after receiving the final report. 24 wells are to be sampled, with the results determining if the well is appropriate for decommissioning. Inflow and outflow surface water samples will be collected from the storm water detention pond and wells in need of repair will be repaired.</p>	Bill O'Connell
4/24/2007	Update or Other Action	Site visit conducted this day. ADEC staff met with Hart Crowser and walked the site.	Bill O'Connell
7/3/2007	Site Characterization Report Approved	<p>Received 2007 Groundwater Monitoring report. QA/QC conducted. 28 monitoring wells that are no longer needed for monitoring purposes were decommissioned. Free product was measured in well RW-1 (0.87') and</p>	Bill O'Connell

MW-4 (0.23'). At Building 4801, benzene was detected up to 86.6 mg/l and GRO up to 556 mg/l, both in MW-16. DRO and TEX also exceed Table C in several wells. At Building 5821, historically contaminated wells could not be sampled due to ice. Other wells did not contain contaminants above Table C cleanup levels. At Building 5750, TCE, TCA, and DCE were detected above Table C cleanup levels, however concentrations show a decreasing trend over time. Inlet and outlet samples from the stormwater detention pond did not contain contaminants above AWQS.

11/13/2007	Update or Other Action	Actions and information recorded on this database are also applicable to four LUST Event IDs: 301,1701, 1691 and 1692	Bill O'Connell
2/27/2008	Meeting or Teleconference Held	Meeting today with Jack Fullerton with ADOT to discuss future work at Tudor Road. Topics discussed included storm sewer sampling, evaluation of stormwater retention pond, free product recovery and salt/sand management.	Bill O'Connell
3/4/2008	GIS Position Updated	Position updated with Google Maps	Grant Lidren
6/26/2008	Site Characterization Report Approved	Received report for Additional Site Assessment. Water samples were collected from the storm water system, storm water detention pond, and from chloride impacted areas near the sand pile. Free product was gauged in select wells. Water samples collected from storm drains contained low concentrations of benzene, toluene, xylenes and 1,2,4-trimethylbenzene. Chlorinated compounds were not detected as in previous samples. Water samples collected from the storm water detention pond contained xylenes and benzo-a-pyrene, but not at concentrations exceeding AWQS. Sediment samples from the pond contained DRO up to 4,390 mg/kg and various PAHs. Sheen was produced when the sediment was disturbed and the surface of the water was covered with an "oily scum". Chloride samples found Chloride up to 24,800 mg/kg in soil and 22 mg/l in surface water. Product gauging found product in two wells, RW-1 at 0.11 feet thick and MW-4 at 0.23 feet thick.	Bill O'Connell
10/24/2008	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 78137 name: Building 5750 Disposal Pit	Bill O'Connell
6/5/2009	Document, Report, or Work plan Review - other	Reviewed work plan for free product recovery at Building 4801. An excavation will be opened in the area of free product to approximately 0.5 feet below the water table and the soil stockpiled on a liner. Free product will be allowed to accumulate in the excavation	Bill O'Connell

and will then be pumped out with a vac truck. This process will be repeated as often as necessary over a two day period. Following product removal, 480 pounds of Regenox® will be mixed and placed into the excavation followed by 50 pounds of ORC Advanced®. The excavation will then be backfilled and re-paved.

7/14/2009	Document, Report, or Work plan Review - other	Reviewed Free Product Recovery Report. Approximately 36 gallons of water/product mixture were removed from the excavation and 480 lbs of Regenox was added in lifts to backfilled soil. Additionally, 25 lbs of ORC was added in each of the two lower lifts. Wells RW-1 and MW-4 were destroyed in the process.	Bill O'Connell
3/22/2012	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 78135 Building 4801 Former USTs.	Bill O'Connell
3/22/2012	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 78136 Building 5820 Former USTs.	Bill O'Connell
3/22/2012	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 78137 Building 5750 Disposal Pit.	Bill O'Connell
5/10/2012	Document, Report, or Work plan Review - other	Reviewed work plan for additional investigation and sampling. One new monitoring well will be installed to replace MW-4 and all remaining monitoring wells will be sampled if possible. One storm water sample will be collected from SDS-1.	Bill O'Connell
11/9/2012	Document, Report, or Work plan Review - other	Reviewed Well Installation and Sampling Report for ADOT&PF Tudor Road Maintenance Facility. One replacement monitoring well, MW-4R was installed near Building 4801, groundwater samples were collected from 16 wells, and one storm water sample was collected. Prior to sample collection, site reconnaissance found six wells in good condition and nine wells in need of repair due to frost jacking or damage to the monument. Well MW-6 could not be located and MW-27 is thought to have been destroyed. MW-4R was installed as a 4-inch well to be utilized as a product recovery well if needed, though no product was encountered in any of the wells during this project. At Building 4801, groundwater samples were collected from seven wells. DRO was detected up to 10.1 mg/l at MW-4R, GRO was detected up to 276 mg/l in the same well, and benzene was detected up to 34.0 mg/l in MW-12. Toluene, ethylbenzene, and xylenes were also detected above cleanup levels in most wells sampled. Contaminant concentrations have not decreased since 2001. At Building 5820, GRO was detected up to 4.87 mg/l and benzene was detected up to 0.601 mg/l. Contaminant concentrations have shown a marked	Bill O'Connell

decrease since monitoring began in the mid 1990's. At Building 5750, TCE was detected up to 3.72 mg/l in MW-22 and PCE was detected up to 0.0116 mg/l in the same well. 1,1,1-TCA, 1,1,2-TCA, or 1,1-dichloroethene were also detected above cleanup levels in each of the wells near the source area. Sentinel well contained detectable concentrations TCE, but below cleanup levels. The sample from storm drain SD-1 contained detectable concentrations of contaminants however none exceeded groundwater or surface water cleanup levels.

4/5/2013	Update or Other Action	ADEC received and reviewed as built drawings of Building 5750, the Materials Lab. The drawings show the various floor drains in the building tied into the sanitary sewer and not the storm sewer. The sanitary sewer exits the building on the south side and joins up with the sewer main.	Bill O'Connell
4/9/2013	Document, Report, or Work plan Review - other	Reviewed proposal/work plan for vapor intrusion assessment at Building 5750. Following completion of a building survey, four sub-slab vapor sampling points will be installed and sampled, and three indoor and one outdoor air sample will be collected. Leak detection at the sub-slab sampling points will consist of a shut-in test and helium will be used as a tracer gas for leak detection during sampling. Indoor and outdoor samples will be collected over a 24 hour period. All samples will be analyzed for TCE using EPA Method TO 15 with a detection limit of 1.5 ug/m3. Indoor and outdoor air samples will be placed on hold pending analysis of sub-slab samples.	Bill O'Connell
7/5/2013	Document, Report, or Work plan Review - other	Reviewed Vapor Intrusion Evaluation for 5750 Tudor Road, ADOT&PF Materials lab. Three subslab vapor monitoring points were installed; one near the source area in the SE corner of the building, and two in the materials lab. Sub slab vapor samples contained PCE above the shallow soil gas screening level of 88 ug/m3 in each of the three samples ranging from 180 ug/m3 to 130,000 ug/m3 near the source area. Indoor air samples were collected in three locations; two in the materials lab and one in the office area. TCE was not detected in the office area sample but was detected above the indoor air target level of 8.8 ug/m3 in the materials lab sample closest to the source area at 9.6 ug/m3. This sample was collected in an area known as the Breakdown Room, which is not continually occupied. ADEC issued a letter to the Materials Lab Manager informing him of the exceedance and recommending workers limit their time in this area and	Bill O'Connell

that pregnant women and women of child bearing age not be allowed in this area.

7/1/2014	Document, Report, or Work plan Review - other	<p>Reviewed Sub-Slab Depressurization System installation report. Following design and diagnostic testing, two separate extraction systems were installed, each consisting of a sub-slab extraction point, piping, inline blower (RadonAway HS5000), and insulated exhaust stack that vents above the roofline on the south side of the materials lab. One week after operation of the system began, sub-slab and indoor air samples were collected to evaluate the effectiveness of the system. Indoor air samples did not contain concentrations of TCE above target levels. The sub-slab sample from the source area beneath the cement lab contained TCE at 3,100 ug/m3 which is above the soil-gas target level of 84 ug/m3 but represents a significant decrease from the 130,000 ug/m3 TCE that was detected in this location before the system was installed indicating the system is operating as designed. Additional air sampling will be conducted as needed to monitor the effectiveness of the system.</p>	Bill O'Connell
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8/18/2015	Cleanup Plan Approved	<p>Approximately 30 cubic yards of contaminated soil was identified during trenching and excavation activities for the Tudor Road Complex lighting upgrades. From this 3 samples were collected and sampled for GRO, DRO, and BTEX. All soil samples collected contained DRO, and GRO, however DRO in only one sample exceeded the ADEC cleanup level. ADEC therefore approved the work plan to spread the soil on the southeast corner of the facility, and allow for natural attenuation.</p>	Chelsy Passmore
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Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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SITE REPORT: ADOT&PF HWY MAINT BLDG TUDOR ROAD

SITE NAME: ADOT&PF Hwy Maint Bldg Tudor Road

ADDRESS: 5820 Tudor Road, Anchorage, AK 99507

FILE
NUMBER: 2100.26.280

HAZARD ID: 24776

STATUS: Active

STAFF: * Currently Not Assigned, 9072693057 bill.oconnell@alaska.gov

LATITUDE: 61.177879

LONGITUDE: -149.773956

HORIZONTAL
DATUM: WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Includes LUST Event ID 1691. Building Leaking USTs at building 5820 led to diesel contamination in soil and groundwater. Monitoring is ongoing. Please see the ADOT&PF Tudor Road Maintenance Facility (Hazard ID 926) and file #2100.38.415 for additional information.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/6/1997	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77902 DEC/CS (Dave Pikol) is involved with this site also, because of other site contamination	Former Staff

10/6/1997	Site Added to Database		Former Staff
6/11/1998	Underground Storage Tank Site Characterization or Assessment	Site report and investigation was turned over to Dave Pikol in CS because of funding and contamination issues.	Former Staff
6/11/1998	Underground Storage Tank Site Characterization or Assessment	entered by JC	Former Staff
6/11/1998	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	Entered by JC (QAQC work)	Former Staff
4/13/2001	Update or Other Action	Reviewed file, confirmed that CSRP is taking the lead, but dependent upon STP staff input. Refer to CS database and file for current status reports.	Lynne Bush
4/13/2001	Update or Other Action	Currently being handled by CSRP through an MoA. See the CS database or the CS file for the most current information.	Lynne Bush
8/7/2006	Update or Other Action	File number issued 2100.26.280 (FKA L65.16).	Aggie Blandford
11/13/2007	Update or Other Action	Actions and info for this site are being tracked under the site ADOT&PF Tudor Road Maintenance Facility (Hazard ID 926) and File #2100.38.415.	Bill O'Connell
3/13/2008	Exposure Tracking Model On Hold	This site was ranked under the contaminated site ADOT&PF Tudor Road Maintenance Facility (Hazard ID 926 and file number 2100.38.415).	Bill O'Connell
12/28/2022	Update or Other Action	Updated location of site on the CS Webmap based on the S&W 1997 UST Site Assesement Report.	Janice Wieggers

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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SITE REPORT: ADOT&PF TUDOR ROAD LIGHT DUTY MAINTENANCE

SITE NAME: ADOT&PF Tudor Road Light Duty Maintenance

ADDRESS: 4801 Boniface Parkway, Anchorage, AK 99507

FILE
NUMBER: 2100.26.340

HAZARD ID: 24779

STATUS: Active

STAFF: * Currently Not Assigned, 9072693057 bill.oconnell@alaska.gov

LATITUDE: 61.178501

LONGITUDE: -149.776465

HORIZONTAL
DATUM: WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

USTs and dispensers north of Building 4801 contributed to soil and groundwater contamination at this site. This site includes LUST Event #1701. Please see ADOT&PF Tudor Road Maintenance Facility (Hazard ID 926) and file #2100.38.415 for additional information.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/9/1997	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77903	Former Staff

10/9/1997	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
10/9/1997	Site Added to Database		Former Staff
4/13/2001	Update or Other Action	Reviewed file; Tank 24 (2.5K gas), Tank 25 (1K used oil), and Tank 26 (3K gas) closure assessment performed as part of closure in September 1997. Should be separated as three events. See Event IDs 301, 1701, and 1692. This is a CSRP issue being handled through a Memorandum of Agreement, with input from STP on tank issues. Refer to Dave Pikul, the CS database and the CS file.	Lynne Bush
3/29/2007	Update or Other Action	File number issued 2100.26.340 (FKA L65.17).	Aggie Blandford
11/13/2007	Update or Other Action	Actions and info for this site are being tracked under the ADOT&PF Tudor Road Maintenance Facility (Hazard ID 926) and file #2100.38.415.	Bill O'Connell
3/13/2008	Exposure Tracking Model On Hold	This site was ranked under the contaminated site ADOT&PF Tudor Road Maintenance Facility (Hazard ID 926) and file #2100.38.415.	Bill O'Connell

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245

SITE REPORT: ADOT&PF TUDOR ROAD LIGHT DUTY MAINTENANCE

SITE NAME: ADOT&PF Tudor Road Light Duty Maintenance

ADDRESS: 4801 Boniface Parkway, Anchorage, AK 99507

**FILE
NUMBER:** 2100.26.340

HAZARD ID: 24777

STATUS: Active

STAFF: * Currently Not Assigned, 9072693057 bill.oconnell@alaska.gov

LATITUDE: 61.178501

LONGITUDE: -149.776465

**HORIZONTAL
DATUM:** NAD83

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

USTs and dispensers north of Building 4801 contributed to soil and groundwater contamination at this site. This site includes LUST Event #1692. Please see ADOT&PF Tudor Road Maintenance Facility, Hazard ID 926, file #2100.38.415 for additional information.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/9/1997	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77900	Former Staff

10/9/1997	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
10/9/1997	Site Added to Database		Former Staff
4/13/2001	Update or Other Action	See CSRP file, database for most recent information. See also EventIDs 301, 1692 and 1701.	Lynne Bush
3/29/2007	Update or Other Action	File number issued 2100.26.340 (FKA L65.17).	Aggie Blandford
11/13/2007	Update or Other Action	Actions and info for this site are being tracked under the site ADOT&PF Tudor Road Maintenance Facility (Hazard ID 926) and file #2100.38.415.	Bill O'Connell
3/13/2008	Exposure Tracking Model On Hold	This site was ranked under the contaminated site ADOT&PF Tudor Road Maintenance Facility, Hazard ID 926, file #2100.38.415.	Former Staff

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973

Physical Location: 410 Willoughby

SITE REPORT: ADOT&PF TUDOR ROAD LIGHT DUTY MAINTENANCE

SITE NAME: ADOT&PF Tudor Road Light Duty Maintenance

ADDRESS: 4801 Boniface Parkway, Anchorage, AK 99507

FILE
NUMBER: 2100.26.229

HAZARD ID: 23956

STATUS: Active

STAFF: * Currently Not Assigned, 9072693057 bill.oconnell@alaska.gov

LATITUDE: 61.178501

LONGITUDE: -149.776465

HORIZONTAL
DATUM: WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

USTs and dispensers north of Building 4801 contributed to soil and groundwater contamination at this site. This site includes LUST Event ID 301. Please see ADOT&PF Tudor Road Maintenance Facility, Hazard ID 926, file #2100.38.415 for additional information.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
7/17/1992	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77901 ADD;	Former Staff

7/17/1992	Site Added to Database		Former Staff
7/18/1992	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; :LCAU Date changed DB conversion	Former Staff
4/13/2001	Update or Other Action	Currently being handled through an MoA by CSRP with input from STP staff. Contact Dave Pikul, the CS database or the CS file for the most recent information. See also EventIDs 301, 1691, 1692, and 1701.	Lynne Bush
11/13/2007	Update or Other Action	Actions and info for this site are being tracked on the Contaminated Sites Database under Reckey 1990210918601, File #2100.38.415.	Bill O'Connell
3/13/2008	Exposure Tracking Model On Hold	This site was ranked under the contaminated site ADOT&PF Tudor Road Maintenance Facility 2100.38.415	Former Staff

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

SITE REPORT: VANDEMERE TRAILER PARK HHO

SITE NAME: Vandemere Trailer Park HHO

ADDRESS: 6033 East Tudor Road, NW Corner of McLean Place, Anchorage, AK 99504

**FILE
NUMBER:** 2100.38.417

HAZARD ID: 1783

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.181194

LONGITUDE: -149.768222

HORIZONTAL

DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

A 250-gallon heating oil UST adjacent to an abandoned frame building, possibly a residence, was removed in 1993. Soil contamination associated with the tank was documented. Three 8 inch diameter drinking water wells exist on the property. This former mobile home park is a three-acre property. Site closure granted on 4-19-2002 applies only to the former heating oil tank adjacent to an existing (in April 2002) abandoned building. Elevation is ~85 meters (~278 feet). The gradient is 2.9 percent. Site was a mobile home park. Groundwater is estimated to be at 15 feet. Most of the mobile homes have been removed as of April 19, 2002, the date of this comment. Additional tanks and/or contamination have not been identified on the property, nor has information regarding the type of fueling system used in the past been supplied to the Department. A consultant noted that air photos on file show a suspect area that appears to be a former UST excavation, that is approximately 4x12 feet in size and about 2 feet deep, located approximately 40 feet northeast of the presently existing mobile home at the south central section of town.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
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12/1/1993	Update or Other Action	"Phase I Environmental Site Assessment, 6033 Tudor Road" dated December 1993 was submitted to ADEC on January 1, 2002.	Eileen Olson
11/8/1994	Update or Other Action	Letter report titled "Soil Assessment at 6033 Tudor Road, Anchorage Alaska" dated November 8, 1994 was submitted to ADEC on January 25, 2002.	Eileen Olson
1/25/2002	Update or Other Action	Letter from owner Daniel Nicholson dated 1/25/2002 hand-delivered by Al Bennett, real estate broker, on same date. Two reports, one dated December 1993 and the other dated November 8, 1994, were submitted to ADEC for the first time along with the letter.	Eileen Olson
2/8/2002	Update or Other Action	ADEC letter sent: File review for former Vandemere Trailer Park site, a three-acre parcel at 6033 Tudor Road, in response to a request for no further action dated 1/25/02. The response requests additional information and site characterization.	Eileen Olson
2/26/2002	Site Ranked Using the AHRM	initial ranking	Elizabeth Stergiou
2/26/2002	Site Added to Database	DRO.	Elizabeth Stergiou
3/14/2002	Update or Other Action	Rec'd via fax work plan dated 3/13/2002 proposing to install a boring and temporary monitoring well.	Eileen Olson
3/14/2002	Update or Other Action	Conditonal approval granted for work plan dated March 13, 2002.	Eileen Olson
3/15/2002	Update or Other Action	Responded to request by trailer court tenant for explanation of contaminated site status, since his grant for a new roof for his trailerhome was denied because the trailer park is listed as a contaminated site. Assisted by contacting grant agency and explaining site status.	Eileen Olson
4/8/2002	Update or Other Action	Received by hand delivery report titled "Limited Phase II Environmental Site Assessment, 6033 Tudor Road, Anchorage, Alaska" dated April 3. Call from Gage Development requesting status.	Eileen Olson
4/19/2002	Site Closure Approved	Site closure and record of decision sent granting closure for release at site of 250-gallon heating oil tank.	Eileen Olson
6/30/2004	Update or Other Action	File number changed from CS100.256 to 2100.38.417	Sarah Cunningham

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
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For more information about this site,
contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800

Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

SITE REPORT: COMMUNICATION BUILDING

SITE NAME: Communication Building

ADDRESS: 5900 E Tudor Road, Anchorage, AK 99519

**FILE
NUMBER:** 2100.26.515

HAZARD ID: 24635

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.179698

LONGITUDE: -149.772977

**HORIZONTAL
DATUM:** NAD83

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Problems/Comments

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/7/1999	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77141 (Added by System)	Robert Weimer
10/7/1999	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
10/7/1999	Site Added to Database		Former Staff

5/2/2000 Site Closure Approved NFA Robert Weimer

4/28/2008 Update or Other Action File number changed from L65.32 to 2100.26.515. Nicole Hurt

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
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For more information about this site,
contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
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No ICs Required

Requirements

DESCRIPTION	DETAILS
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Advance approval required to transport soil or
groundwater off-site.

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973

Physical Location: 410 Willoughby

SITE REPORT: ALASKA DEPARTMENT OF PUBLIC SAFETY CRIME LAB

SITE NAME: Alaska Department of Public Safety Crime Lab

ADDRESS: 5500 East Tudor Road, Anchorage, AK 99507

**FILE
NUMBER:** 2100.26.565

HAZARD ID: 25490

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.179336

LONGITUDE: -149.776668

**HORIZONTAL
DATUM:** WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

In 2009, petroleum impacted soil was encountered during the removal of a regulated 20,000 gallon diesel underground storage tank (UST) and associated piping. A total of five soil samples were collected. Four samples were collected beneath the former UST at 12 feet below ground surface, and one sample, beneath the piping. The sample collected beneath the piping contained the highest result with DRO up to 22.1 mg/kg. Groundwater was not encountered. The UST supplied the Alaska Department of Public Safety Crime Lab generator building located at 5500 East Tudor Road Anchorage, Alaska. This site is associated with the same UST system as the Department of Public Safety (Hazard ID 23349), DEC file #2100.26.533 and is located at the ADOT&PF Tudor Road Maintenance Facility (Hazard ID 926), DEC file #2100.38.415.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
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2/5/2010	Site Added to Database	A new site has been added to the database	Mitzi Read
2/5/2010	Document, Report, or Work plan Review - other	ADEC received Underground Storage Tank Removal Site Assessment/ Closure Report, submitted by EMI, dated December 2009.	Grant Lidren
2/23/2010	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST site created in CSP database for source area 20,000-gallon Diesel UST - Generator Bldg., 78852	Mitzi Read
2/23/2010	Cleanup Complete Determination Issued	The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program, has completed review of the environmental records associated with the Alaska Department of Public Safety Crime Lab. Based on the information provided to date, the ADEC has determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment, therefore this site is closed. This decision is based on the administrative record for the Alaska Department of Public Safety Crime Lab, which is located in the offices of the ADEC in Anchorage, Alaska.	Grant Lidren
2/23/2010	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	3/14/11- Administrative action addition for reporting purposes.	Bianca Reece

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
DRO	< Method 2 Most Stringent		Soil	

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

SITE REPORT: DEPARTMENT OF PUBLIC SAFETY

SITE NAME: Department of Public Safety

ADDRESS: 5700 E Tudor Rd, Anchorage, AK 99519

**FILE
NUMBER:** 2100.26.533

HAZARD ID: 23349

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.179327

LONGITUDE: -149.776637

HORIZONTAL

DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

During a 1999 reconfiguration of a 20,000 gallon UST and piping used to store diesel fuel for emergency generators, elevated diesel range hydrocarbons were found beneath removed piping. Three cubic yards of contaminated soil were excavated and taken to Alaska Soil Recycling for thermal treatment. Additional sampling in the excavated area did not find diesel range hydrocarbons remaining in soil. This site is located at the ADOT&PF Tudor Road Maintenance Facility (Hazard ID926, DEC file #2100.38.415) and is associated with the same UST system as Alaska Department of Public Safety Crime Lab (Hazard ID 25490, DEC file #2100.26.565).

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
5/10/1999	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76186	Former Staff

5/10/1999	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	entered by JC	Former Staff
5/10/1999	Site Added to Database		Former Staff
5/28/1999	Site Closure Approved		Former Staff
7/30/1999	Underground Storage Tank Site Characterization or Assessment	By Shannon and Wilson, Reviewed by Elaine	Former Staff
9/1/1999	Update or Other Action	Request for additional information for HS-8 and 9 by Elaine Cederstorm.	Former Staff
10/4/1999	Release Investigation		Former Staff
10/8/1999	Update or Other Action	Additional Information Received from LeeAnne Osgood, P.E.	Former Staff
10/21/1999	Update or Other Action	NFA Issued by Elaine Cederstorm	Former Staff
5/8/2008	Update or Other Action	File number changed from L73.22 to 2100.26.533.	Nicole Hurt
11/26/2021	Update or Other Action	Updated location of site based on 1999 tank removal report.	Janice Wieggers

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
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For more information about this site,
contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
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No ICs Required

Requirements

DESCRIPTION	DETAILS
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Advance approval required to transport soil or
groundwater off-site.

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973

Physical Location: 410 Willoughby

SITE REPORT: ALASKA CLUB

SITE NAME: Alaska Club

ADDRESS: 5201 East Tudor Road, Anchorage, AK 99507

**FILE
NUMBER:** 2100.26.414

HAZARD ID: 23195

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.181098

LONGITUDE: -149.782477

**HORIZONTAL
DATUM:** NAD83

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
9/3/1993	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
9/3/1993	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76065	Former Staff
9/3/1993	Site Added to Database		Former Staff

3/24/2000 Site Closure Approved Former Staff

3/13/2008 Update or Other Action File number changed from L55.350 to 2100.26.414. Nicole Hurt

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
 Juneau, AK 99811-1800
 Phone: 907-465-5066
 Fax: 907-465-5245
 TDD: 800-770-8973
 Physical Location: 410 Willoughby

SITE REPORT: TEAMSTER BUILDING

SITE NAME: Teamster Building

ADDRESS: 4300 Boniface Parkway, Anchorage, AK 99501

**FILE
NUMBER:** 2100.26.542

HAZARD ID: 24613

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.182523

LONGITUDE: -149.776613

HORIZONTAL

DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

A 500 gal diesel UST was removed on Oct 21,97. Tank was found to be in good condition with no indication of leaks.No GW encountered.One sample from excavated soils showed contamination below level "A". Soil returned to excavation.SA Report received 12/9 and NFA letter issued 12/11.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/21/1997	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77126 Contamination limited and below level A cleanup standards.	Former Staff
10/21/1997	Site Added to Database		Former Staff

12/10/1997	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
12/11/1997	Site Closure Approved	Pinard issued letter on 12/11/97.	Former Staff
5/19/2008	Update or Other Action	File number changed from L55.262 to 2100.26.542.	Nicole Hurt

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
 Juneau, AK 99811-1800
 Phone: 907-465-5066
 Fax: 907-465-5245
 TDD: 800-770-8973
 Physical Location: 410 Willoughby

SITE REPORT: RIVIERA TERRACE

SITE NAME: Riviera Terrace

ADDRESS: 3307 Boniface Parkway, Anchorage, AK 99504

**FILE
NUMBER:** 2100.38.409

HAZARD ID: 4078

STATUS: Cleanup Complete - Institutional Controls

STAFF: IC Unit, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.189167

LONGITUDE: -149.773333

**HORIZONTAL
DATUM:** WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Widespread soil and groundwater contamination at the site resulted from releases from an underground piped fuel oil storage and distribution system that included a 25,000-gallon underground storage tank formerly located in the northeast corner of the 29.5-acre mobile home park property. The heating fuel system was reportedly installed in the late 1960s to early 1970s, with heating oil from the main 25,000-gallon tank piped to individual mobile homes. The site includes portions of two residential lots north of the northeast area of the property. Solvent contamination was documented in near-surface soil adjacent to the garage door of the mobile home park maintenance shop.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
9/30/1985	Update or Other Action	Report to ADEC by Mgr. of Riviera Terrace noting that "This is an old spill, perhaps as much as 20 years old". Suspect oil tank spill at Space #64 adjacent to Chester Creek. "Old fuel spill adjacent to Chester Crk. Slight	Eileen Olson

sheen washing into crk during high water". Crowley Services conducted cleanup by trenching and using sorbents. (Note that this report is an appendix to the Phase II Report dated 12/20/2004).

10/2/1985	Update or Other Action	Date of Crowley Services cleanup report rec'd by the Dept. on October 4, 1985. Release described as a "stove oil seepage problem from an out-of-service line draining into the nearby creek bank. NOTE THAT THIS REPORT IS AN APPENDIX TO THE PHASE II REPORT dated 12/20/2004.	Eileen Olson
5/24/2004	Update or Other Action	DEC received a fax on May 24, 2004 from environmental consultant TERRASAT that included a copy of a 1992 ADEC letter documenting that the on-site water well was sampled for VOCs, and that the well was in compliance. Also attached was a copy of the 1998 Annual Drinking Water Quality report for the property that also showed that the water well was in compliance for VOCs.	Eileen Olson
6/4/2004	Update or Other Action	Date of report "Phase I Environmental Site Assessment for Riviera Terrace Trailer Court, Anchorage, Alaska" dated June 4, 2004 and prepared by TERRASAT Inc. (Note that this report was submitted as an appendix to the Phase II report dated 12/20/2004).	Eileen Olson
12/20/2004	Update or Other Action	Date of "Phase II Environmental Site Assessment, Riviera Terrace Trailer Court, Anchorage, Alaska" dated December 20, 2004 and prepared by TERRASAT Inc. ADEC rec'd this report on January 24, 2005. The report includes the Phase I and 1985 spill reports in the appendices.	Eileen Olson
1/24/2005	Meeting or Teleconference Held	Staff met with Spinell Homes representative and environmental consultant. During meeting consultant submitted a cover letter from owner notifying DEC of investigation results (that is, that contamination by petroleum hydrocarbon was found); submitted phase I and II environmental site assessment reports respectively dated June 4, 2004 and December 20, 2004, and submitted an affidavit from a person with personal knowledge of the fuel system and environmental history of the property.	Eileen Olson
3/7/2005	Site Added to Database	DRO.	Sarah Cunningham
3/11/2005	GIS Position Updated	TopoZone Pro. NAD27.	Sarah Cunningham
6/22/2006	Offsite Soil or Groundwater Disposal Approved	Approved request dated 6/21/2006 to transport soil to Alaska Soil Recycling for thermal treatment and approved post-treatment sampling for BTEX and DRO.	Eileen Olson

7/20/2006	Update or Other Action	Rec'd plan dated 7/17/2006.	Eileen Olson
7/31/2006	Update or Other Action	<p>Approved "Workplan, Remediation Activities in Identified Contaminated Areas, Riviera Trailer Park, Anchorage, Alaska" dated July 17, 2006. Consultant BGES proposed conducting two phases of field work to include removing contamination and sources of contamination in two impacted areas of the site, and to install four monitoring wells in the shop area. As part of the work a 200-foot long section of abandoned fuel pipeline in the shop building will be investigated for leaks and removed. BGES also proposes to install prepacked monitoring wells using a backhoe, and to sample the wells after purging three well volumes but otherwise without developing the wells. The Department approved the well locations and had no objection to this type of installation and sampling methodology if the wells recharge adequately and otherwise function and if the soil that is excavated to install the wells is used to backfill the excavations. ADEC also requested an evaluation of the status of on-site drinking water wells and comments on the recommendations of the previous consultant.</p>	Eileen Olson
12/15/2006	Site Visit	<p>Site visit by staff: Consultant reports that contaminaton removed successfully in the southeastern/southcentral portion of the large tank area excavation and still plans to drill several soil borings to the southwest and west of the excavation. In addition, one or two of the borings will be completed as monitoring wells, one to the west of the excavation along the fence outside of a gated area, and a second well may be installed south or southwest of the first well. Still planned is the installation of monitoring wells in the northeastern corner of the yard and in the southern portion of the yard (to monitor groundwater flow at a point close to the creek), and in the central portion of the tank excavation, where contamination is expected to be the greatest. A well may also be installed near the northeast corner of the shop building. Depending upon the results of the soil borings, the feasibility of conducting additional excavation will be assessed and will depend on the lateral extent of remaining contamination, in consideration of the fact that contamination remains along the north wall of the excavation.</p>	Eileen Olson
12/28/2006	Meeting or Teleconference Held	<p>Meeting with consultant, owner and excavation contractor regarding site status and expectations with respect to evaluating adjacent properties that may be impacted by contamination originating on the Riviera Terrace site. To date approximately 2000 cubic yards of</p>	Eileen Olson

soil has been excavated and transported to ASR, with the highest levels of contaminants encountered in tank excavation soils at approximately 11,000 mg/Kg DRO and 0.363 mg/Kg benzene. Three newly installed wells have not been sampled yet.

2/15/2007	Update or Other Action	Update from consultant by telephone regarding site work. Work will resume Tuesday Feb. 20th and will entail placing borings on adjacent property.	Eileen Olson
2/21/2007	Meeting or Teleconference Held	Briefly met with consultant BGES who provided update on ongoing work. Two borings completed on adjacent property to north of large tank excavation. The closest boring is nine feet from the former center of the tank, and no contamination is evident in that boring based on field instruments and observations. Lab analysis is in progress. Additional borings are in progress, and will include borings along the buried fuel piping system.	Eileen Olson
2/27/2007	Update or Other Action	Pre-approval granted, with conditions, to transport soil that had yet to be excavated, to Anchorage Regional Landfill (ARL). Consultant had requested use of field screening using DEXIL PetroFlag for analysis. ARL would not accept that methodology in lieu of analysis. Conventional screening and analysis done.	Eileen Olson
3/28/2007	Update or Other Action	Referral of Informal Cost Recovery memorandum prepared by staff and sent to AG.	Eileen Olson
5/11/2007	Update or Other Action	Rec'd electronic copy of "Draft Report for Riviera Terrace Trailer Park". Consultant expects monitoring well sampling to be done May 14th and final report to be submitted week of 21st through 25th.	Eileen Olson
7/2/2007	Update or Other Action	ADEC review letter issued with subject line: Requirements for Conditional Site Closure status and review of "Remediation Activities in Identified Contaminated Areas, Riviera Trailer Park, Anchorage, Alaska" dated June 2007	Eileen Olson
7/6/2007	Meeting or Teleconference Held	ADEC staff met with owner and consultant regarding next steps to achieve conditional site closure status or to otherwise document site conditions in a manner that will demonstrate compliance with ADEC requirements. (10-11 a.m.)	Eileen Olson
8/28/2007	Update or Other Action	Rec'd "Groundwater Monitoring and Additional Site Evaluation Report" by BGES dated August 2007.	Eileen Olson
2/6/2008	Update or Other Action	Sent letter requesting groundwater monitoring of the six wells at the site.	Eileen Olson

4/14/2008	Update or Other Action	Received "Quarterly Groundwater Monitoring Report" dated April 2008.	Eileen Olson
5/30/2008	Exposure Tracking Model Ranking	Initial ranking with ETM completed.	Eileen Olson
6/6/2008	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed.	Eileen Olson
7/9/2008	Institutional Control Record Established	Institutional Control in the form of a deed notice required with conditional closure document, ROD and NEC dated 7/9/2008.	Eileen Olson
7/9/2008	Cleanup Complete Determination Issued	Issued conditional closure letter with attached Record of Decision and Notice of Environmental Contamination. Soil and groundwater contamination remains in site soil and groundwater at concentrations above applicable cleanup levels. Groundwater monitoring is required.	Eileen Olson
8/28/2008	Institutional Control Update	Received groundwater monitoring plan for two monitoring events. Plan includes decommissioning of MW5 as requested by ADEC. Approved plan with condition that only the first of the two sampling events is approved, with comments or approval to be provided regarding the second sampling event by Sept. 15, 2008.	Eileen Olson
10/1/2008	Institutional Control Update	ADEC received two page letter report 'Report of September 2008 Monitoring Well Sampling Results' showing DRO exceeded groundwater cleanup level in two wells and MW-5 was decommissioned as required in the ROD on 9/16/2008.	Eileen Olson
2/4/2009	Institutional Control Update	Received report dated January 10, 2009 (mistakenly dated 2008) titled "Report of 2008 Monitoring Well Sampling Results" documenting monitoring well sampling events that took place on 9/10/08 and 12/12/08. The two monitoring events in late 2008 were required by the Record of Decision (ROD) for the site issued on July 9, 2008. Results show decreasing concentrations of DRO and benzene in groundwater sampled in 2007 and 2008. The report includes the request that groundwater monitoring be reduced from quarterly to twice-yearly.	Eileen Olson
4/7/2009	Institutional Control Update	ADEC letter sent reviewing "Report of 2008 Monitoring Well Sampling Results." The review letter summarized the report findings and approved the request to reduce monitoring well sampling frequency from quarterly to twice-yearly sampling.	Eileen Olson

7/13/2009	Institutional Control Update	Received letter report "July 2009 Updated well Sampling Findings" dated 7/13/2009 that reports first bi-annual sampling event results for seven monitoring wells at the site.	Eileen Olson
11/11/2009	Institutional Control Update	Report "October 2009 Updated Well Sampling Findings" received, dated November 5, 2009, documenting the second bi-annual sampling event. Key findings: No analyte concentration was detected above the 18 AAC 75 regulatory limits at any well. Consultant recommends and requests that beginning in 2010 sampling be reduced to annual as provided in the ADEC Record of Decision for the site when DRO and Benzene concentrations show a continued trend of decline.	Eileen Olson
11/16/2009	Institutional Control Update	Review letter for report received 11/11/2009 approving request to reduce sampling from bi-annual to annual based on declining contaminant concentrations in accordance with conditions of Record of Decision.	Eileen Olson
9/8/2010	Institutional Control Periodic Reporting	DEC received letter report with subject line "June 2010 Updated Well Sampling Findings" prepared by TERRASAT and dated July 14, 2010. The email accompanying report submitted requests that the site be closed due to the continual declining trend in hydrocarbon concentrations.	Eileen Olson
10/23/2013	Document, Report, or Work plan Review - other	ADEC approved TERRASAT workplan dated October 21, 2013 for removing surface-stained soil, investigating an area outside of the onsite shop, and further evaluating hydrocarbon contamination discovered associated with an abandoned heating oil line west of trailer 120 at the edge of Riviera Way. In the past contamination west of trailer 120 was not fully delineated due to roadway conflicts. Work is scheduled for October 24th. Approval required that report includes photographs and field notes. Proposed work to be done in support of effort by owner to change status from closure with institutional controls (ICs) to closure without ICs.	Eileen Olson
10/23/2013	Offsite Soil or Groundwater Disposal Approved	Approved transport and thermal remediation of soil to be excavated based on site characterization results with post-treatment analysis for for DRO, RRO, GRO and BTEX.	Eileen Olson
12/9/2013	Update or Other Action	ADEC acknowledged to Alaska Soil Recycling (ASR) that soil received in October and November 2013 was to be comingled for treatment with responsibility for the	Eileen Olson

soil transferred to ASR according to the bonding requirements of 18 AAC 75.365.

7/2/2014	Document, Report, or Work plan Review - other	ADEC conditionally approved workplan dated 6/27/2014 for investigation and cleanup of remaining contamination; objective is to achieve clean closure without institutional controls.	Eileen Olson
7/2/2014	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 75052 name: Heating oil system releases	Eileen Olson
7/17/2014	Document, Report, or Work plan Review - other	ADEC conditionally approved the "Work Plan – Riviera Terrace Mobile Home Park – Shop Door Characterization" dated July 17, 2014.	Eileen Olson
7/30/2014	Site Visit	Site visit by Josh Barsis during sampling of area south of shop door.	Joshua Barsis
8/18/2014	Site Visit	Received call from consultant advising ADEC that a water main was hit the previous Friday (8/15/2014) while excavating exploratory trench 8b in a contaminated area, and oil-contaminated water was encountered. Also received a call from spill response (Spill Prevention and Emergency Response Program - PERP) staff Mark Sielaff who had been on site on 8/15/2014 in response to a complaint of strong diesel odors by a resident of a mobile home located immediately south of the excavation and water main break area. PERP staff followed up with photographs sent by email on 8/20/2014. Visited site and spoke to mobile home resident (space 13A); noticeable fuel odor outside of mobile home but owner noted odor was very strong when breeze was blowing his way.	Eileen Olson
8/20/2014	Update or Other Action	ADEC received spill notification form from consultant. Form states that Peterbuilt construction discovered contaminated soil on 8/9/14 and reported to the onsite manager. Consultant became aware of the contamination on 8/11/14. One characterization sample was taken at space 13A 6 ft. below ground surface for DRO/RRO and GRO/VOCs. Results were pending at the time of the notification.	Eileen Olson
10/15/2014	Document, Report, or Work plan Review - other	Reviewed and did not grant approval for incomplete report and plan dated Oct. 9, 2014 to transport remediated soil to Alaska Soil Recycling for thermal treatment. Requested that the stockpile, for which the contaminants of concern are PCE and other VOCs, be re-screened and resampled, and additional information including the biocell/stockpile dimensions provided.	Eileen Olson

10/21/2014	Document, Report, or Work plan Review - other	Reviewed three revised workplans dated and received October 20th and October 21st 2014; requested additional revisions, including locations of vent pipes within stockpile. Approved consultant request to sample only for VOCs since previous sampling confirmed that petroleum hydrocarbon levels are elevated, and the stockpiled soil will be thermally treated once it is confirmed that no VOCs exceed hazardous waste (RCRA) levels. Final plan version submitted after COB this date.	Eileen Olson
10/22/2014	Document, Report, or Work plan Review - other	Approved final revised workplan dated 10/22/2014. Provided response by email to questions regarding number of field screening samples required. Noted that all field screening samples need to be collected a minimum of 18 inches from the stockpile surface (sides or top). Requested that copies of field notes be provided to ADEC before sampling takes place.	Eileen Olson
11/10/2014	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 79697 name: Surface releases south side of shop	Eileen Olson
11/12/2014	Document, Report, or Work plan Review - other	Approved Contaminated soil transport and treatment approval form dated Nov. 10, 2014 for 40 CY soil to be thermally treated at ASR; accompanied by "Request to Transport Soil from Shop Door Area Remediation Cell to ASR for Remediation - Second Request" dated Nov. 8,2014. The 'second request' is in reference to the initial request made in a plan dated Oct. 9th that was not approved. Pre-treatment of excavated soil stockpiled soil was done to remove low-level chlorinated solvents; stockpile sampling completed in late October 2014 had results of non-detect for chlorinated solvents.	Eileen Olson
12/30/2014	Update or Other Action	Acknowledged notification from Alaska Soil Recycling that total tonnage of petroleum impacted soil received from site between July 16 and October 31, 2014 was 6,337.81 tons. Total for year to date is 10,640.36 tons.	Eileen Olson
4/13/2015	Meeting or Teleconference Held	ADEC met with TERRASAT representatives to discuss work plan; work plan submitted during meeting.	Eileen Olson
4/21/2015	Document, Report, or Work plan Review - other	Partial approval of work plan dated 4/7/2015 rec'd during 4/13/2015 meeting titled "Work Plan for cleanup and On-site Bioremediation of Contaminated Soil and Characterization of Soil to Remain in the Ground... (etc.)". Approved placement of lined biopile a minimum of 100 feet from community water well, allowing construction of the biopile cell prior to completion of plan review.	Eileen Olson

4/23/2015	Update or Other Action	Consultant TERRASAT provided a utility map showing proposed utility corridors for Bella Vista Phase I construction (Bella Vista Phase I is north of Chester Creek). Excavation for utilities in areas where contamination has been documented during past investigations will be monitored by environmental consultant.	Eileen Olson
5/1/2015	Document, Report, or Work plan Review - other	ADEC review comments provided for work plan received April 7, 2015 with revisions made on this date including modifications to biopile design (no piping to be installed to aerate soil) and an increase in the estimated quantity of soil to be treated in the biocell to 1,400 cubic yards; . ADEC's comments included requests for additional information and plan modifications, and the reminder that ADEC cannot consider allowing contaminated soil to remain in place until ADEC has received and reviewed the site characterization report.	Eileen Olson
6/3/2015	Document, Report, or Work plan Review - other	ADEC approved plan to conduct site characterization and construct biopile (re plan dated April 7, 2015 and revised plan submitted May 7, 2015); plan revisions include using rototilling and an air knife to aerate the biopile; increasing volume of soil to be remediated from 1,230 cubic yards (CY)(est.) to 1,400 CY (est.); providing stockpile sampling details to ensure sampling throughout pile; and providing estimated contaminant concentrations in soil to be remediated (average DRO levels are 788 mg/kg with a maximum concentration of 2,160 mg/kg). Additional comments on plan to be provided concurrent with review of characterization report for work completed 2014 to date (report to be submitted within week).	Eileen Olson
6/16/2015	Update or Other Action	ADEC received "Site Characterization and Cleanup" report electronically, in part on 6/8/2015 with appendices provided 6/16/2015. Notified consultant that report will be reviewed before ADEC provides any additional comments on the plan received on 4/7/2015 with revisions made 5/7/2015.	Eileen Olson
6/3/2016	Site Visit	Site visit following report by consultant that contaminated soil encountered during excavation for roadbed within subdivision development that will replace mobile home park. No observable contamination at surface of ~20 cy soil stockpile.	Eileen Olson
5/16/2018	Institutional Control Update	ADEC approves of the decommissioning of all remaining groundwater monitoring wells (M2-M7) following an evaluation of groundwater analysis results.	Kara Kusche

DRO, GRO, RRO, BTEX, and PAHs in groundwater are now all below groundwater clean up levels.

6/11/2018	Institutional Control Compliance Review	IC compliance review conducted. Staff changed from Eileen Olson/Kara Kusche to IC Unit. Closure/IC Details updated to reflect the conditions established in the 7/9/2008 Record of Decision. Reminder system set for future compliance reviews to occur every three years. It does not look like the NEC was ever recorded.	Kristin Thompson
10/25/2022	Document, Report, or Work plan Review - other	Reviewed a work plan which proposes sampling the soil included in a phytoremediation treatment cell, often referred to as a biopile. This biopile was constructed prior to the site being closed and is included in the institutional control requirements. There is about 1,070 cubic yards of soil in the biopile. The proposed sampling contaminants includes DRO, RRO, VOCs, and SVOCs. A sand auger will be used for sampling in order to protect the established vegetation and mycorrhizae. Screening samples will be collected at 18" deep, 3', and about 5' below top of the pile. The pile is about 6' thick. Nine confirmation samples will be collected from the locations of the highest PID readings. This work plan is approved with a couple of minor modifications.	Evonne Reese

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
DRO	>	Table C	Groundwater	
DRO	Between Method 2 Migration to	Groundwater and Human Health/Ingestion/Inhalation	Soil	

Control Type

TYPE	DETAILS

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	Standard condition.
Groundwater Use Restrictions	The installation of groundwater wells or use of groundwater, other than use of the existing on-site drinking water wells for any purpose is

prohibited without the approval of ADEC.

New Construction Restrictions

If construction of buildings for human occupation is planned within 100 feet of the contaminated soil associated with the former 10,500-gallon UST, a workplan must be submitted to ADEC to evaluate the potential for indoor vapor intrusion.

When Contaminated Soil is Accessible, Remediation Should Occur

If the remaining contaminated soils become accessible, for example through removal of mobile homes or other structures, ADEC must be notified before work begins. Any future assessment and/or cleanup activities shall be conducted by a qualified environmental consultant in accordance with applicable ADEC regulations, including following a workplan previously approved of by ADEC.

Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)

Standard condition.

Other

The landowner shall report to ADEC every three (3) years to document any changes in land use or ownership at the site.

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973

Physical Location: 410 Willoughby

Spill Name: Anchorage DOT, M&O Sand Storage Site

Spill Date: 9/6/2013 11:00:00 AM

Spill Number: 13239924901

Area: Central Alaska

Subarea: Cook Inlet

Region: Anch Municipal

Location: ANCH. MIDTOWN (508),(518)

Media Impacted: - Land

Facility Name: Anchorage DOT/PF Sand Storage Location

Facility Address: 5820 Tudor Road
Anchorage, 99501

[More Information on Facility](#)

Primary Responsible Party: ADOT P/F

Facility Type: Maintenance Yard/Shop

[More Information on Responsible Party](#)

SUBSTANCE	RELEASED	CONTAINED	RECOVERED	UNIT	DISPOSAL METHOD
Diesel	20.000	0.000	50.000	Gallons	PLACED IN REMEDIATION AREA

ACTION	ACTION DATE
Complaint/Report Received	9/6/2013
Field Visit	9/6/2013
Cleanup Plan Received	9/9/2013
Cleanup Plan Approved	9/10/2013
Communication, Other	10/14/2013
Communication, Other	10/16/2013
Communication, Other	10/31/2013
Field Visit	11/4/2013
Soil Transport Letter	11/4/2013
Field Visit	5/28/2014
Case Closed, No Further Action	5/28/2014

Note: Documents will not be available for all spills.

Uploaded documents types are currently limited to Letter of State Interest, Transfer of Project Management Letter and Site Closure No Further Action Letter. Not all spills will generate these documents. The document upload feature

Spill Name: DOT Diesel

Facility Name: Tudor Road DOT Facility

Spill Date: 1/6/2004 12:00:00 AM

Facility Address: 5300 East Tudor Road
Anchorage, 99501

Spill Number: 04239900601

Area: Central Alaska

[More Information on Facility](#)

Subarea: Cook Inlet

Region: Anch Municipal

Primary
Responsible Party DOT & PF

Location: ANCH. MIDTOWN (508),(518)

Media Impacted: - Land

Facility Type: Gas Station

[More Information on Responsible Party](#)

SUBSTANCE	RELEASED	CONTAINED	RECOVERED	UNIT	DISPOSAL METHOD
Diesel	25.000	—	—	Gallons	PLACED IN BARRELS

ACTION	ACTION DATE
Complaint/Report Received	1/12/2004
Case Closed, No Further Action	12/6/2005

Note: Documents will not be available for all spills.

Uploaded documents types are currently limited to Letter of State Interest, Transfer of Project Management Letter and Site Closure No Further Action Letter. Not all spills will generate these documents. The document upload feature was implemented in September 2018 and spills that occurred prior to that will not have documents uploaded. Documents not available here are available through the public records request process.

DOCUMENT	DOCUMENT TYPE
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State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

Spill Name: Unk RP 5844 Maggie Dr ANC Theft Toyo 100 Gals DSL

Spill Date: 9/29/2018 12:00:00 AM

Spill Number: 18309928201

Area: Central Alaska

Subarea: Cook Inlet

Region: Anch Municipal

Location: ANCH. UNIVERSITY (508)

Media Impacted: - Land

Facility Name: Alaska Housing Financial Corporation

Facility Address: 4300 Boniface Parkway
Anchorage, 99504

[More Information on Facility](#)

Primary Responsible Party —

Land Owner Alaska Housing Finance Corporation

Other Meyeres Real Estate

Other Wells Fargo Bank

Facility Type: Residence

[More Information on Responsible Party](#)

[More Information on Responsible Party](#)

[More Information on Responsible Party](#)

[More Information on Responsible Party](#)

SUBSTANCE	RELEASED	CONTAINED	RECOVERED	UNIT	DISPOSAL METHOD
Diesel	100.000	—	—	Gallons	OTHER

ACTION	ACTION DATE
Complaint/Report Received	10/9/2018
Field Visit	10/9/2018
Communication, Other	10/11/2018
Communication, Other	10/11/2018
Cleanup Plan Requested	10/11/2018
Communication, Other	10/12/2018

Communication, Other	10/16/2018
Communication, Other	10/17/2018
Communication, Other	10/19/2018
Communication, Other	11/15/2018
Communication, Other	11/16/2018
Communication, Other	11/16/2018
Cleanup Plan Received	11/16/2018
Communication, Other	11/19/2018
Communication, Other	11/28/2018
Meeting	11/29/2018
Meeting	12/10/2018
Communication, Other	1/4/2019
Communication, Other	1/8/2019
Cleanup Plan Received	1/24/2019
Communication, Other	1/30/2019
Communication, Other	2/7/2019
Communication, Other	2/20/2019
Cleanup Plan Received	2/21/2019
Communication, Other	3/26/2019
Communication, Other	5/22/2019
Communication, Other	6/5/2019
Communication, Other	6/11/2019
Communication, Other	7/2/2019
Communication, Other	7/3/2019
Communication, Other	7/11/2019
Communication, Other	8/13/2019
Communication, Other	8/14/2019
Communication, Other	8/28/2019
Communication, Other	9/4/2019

Communication, Other	9/23/2019
Communication, Other	9/24/2019
Communication, Other	10/7/2019
Meeting	10/28/2019
Communication, Other	10/30/2019
Case Closed, Transferred To CS	11/1/2019

Note: Documents will not be available for all spills.

Uploaded documents types are currently limited to Letter of State Interest, Transfer of Project Management Letter and Site Closure No Further Action Letter. Not all spills will generate these documents. The document upload feature was implemented in September 2018 and spills that occurred prior to that will not have documents uploaded. Documents not available here are available through the public records request process.

DOCUMENT

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Phone: 907-465-5066

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TDD: 800-770-8973

Physical Location: 410 Willoughby

APPENDIX D
COMPLETED ENVIRONMENTAL QUESTIONNAIRE

Phase I ESA Property Owner Questionnaire

1. How long did you own the subject property?

A company I have managed has owned the Property since October 23, 2017.

2. From whom was the property purchased?

Baxter Independent Living LLC purchased the Property from Baxter Senior Living, LLC in January 19, 2024. Baxter Senior Living purchased the property from Nord de la Chelsea, LLC, which simultaneously purchased it from Lee Renfrew and the Marshall K. Coryell Trust on October 23, 2017. I am the manager of Baxter Independent Living LLC, Baxter Senior Living, LLC, and Nord de la Chelsea, LLC.

3. Please list any previous property owners that you are aware of, and include contact information if available.

See above. I do not have current contact information for Lee Renfrew or Marshall Coryell.

4. What are the main uses of the subject property?

Currently it is a landscaped area with paved walking paths, trees, and grass.

5. Do you know of any previous uses for the subject property?

At one point it was a trailer court, but this had been removed before I ever saw the parcel. There was also a portable classroom used as a home, and a multiplex. The portable classrooms was removed prior to Baxter Senior Living's purchase of the property. Baxter Senior Living paid to demolish and remove the multiplex.

6. Are you aware of any spills or hazardous materials having occurred or existing on the subject property or surrounding properties?

No.

7. Are you aware of any underground or aboveground storage tanks that are currently or were formerly located on the subject property?

No.

8. Are you aware of any environmental liens against the subject property?

No.

- 9. Are you aware of any fill having been brought onto the property from an offsite source? What was the source?**

Not fill exactly, but material was brought onto the site during the construction of the Baxter Senior Living Assisted Living Community in 2018. This was gravel and soil excavated from the adjacent parcel during the process of construction, which was used to create the landscaping on this Property.

- 10. Are there any pits, ponds, or lagoons on the property?**

No.

- 11. Are you aware of any underground injection wells or dry wells on the property?**

No.

- 12. Are you aware of any current or former septic systems on the property?**

There does not appear to have been.

- 13. Are you aware of any current or former water supply wells on the property?**

There are two abandoned water wells.

- 14. Is the property currently connected to municipal water and sewer service? If so, do you know when it was connected?**

It is currently a vacant property with no structures or water / sewer connections. However, water and sewer lines are located immediately adjacent to the property on both McLean and Baxter Roads.

- 15. Is the property currently connected to natural gas? If so, do you know when it was connected?**

No, but there are natural gas lines immediately adjacent to the property.

16. Are there any subfloor hydraulic lifts on the property?

No.

17. Are there any current or previous floor drains in the building(s)? Are they connected to the sanitary sewer system?

No.

18. Are there any oil/water separators on the property? If so, what are they connected to? How, and how often are they cleaned?

No.

19. Have you ever observed any staining on the grounds of the subject property? Do you know the source of the staining?

No.

20. Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the subject property or that have been filed or recorded in a registry under federal, tribal, state or local law?

No.

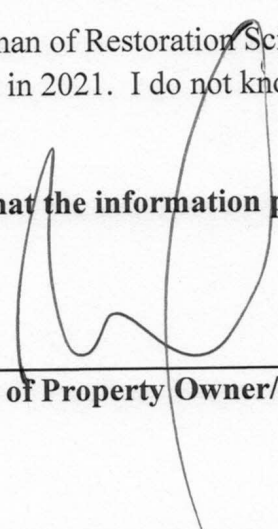
21. Are there any other signs that contamination may be present at the subject property?

No.

22. Do you know of others who may have knowledge of the subject property?

David Nyman of Restoration Science did a Phase 1 when the adjacent parcel was sold to Sabra Healthcare in 2021. I do not know if this Parcel was included in that report or not, as I was not the client.

I certify that the information provided above is accurate to the best of my knowledge.



Signature of Property Owner/User of Report

4-30-24

Date

Walker J. Wilcox II

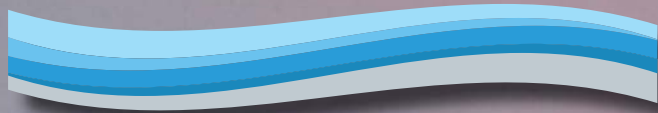
Printed Name

Manager of owner

Relationship to this property transaction (example owner, past owner, buyer, realtor, renter, knowledgeable person, etc.)

APPENDIX E

EXCERPT OF BGES' TERM CONTRACT PROPOSAL; DATED MARCH 2, 2023



Providing Professional Environmental
Consulting Services

BGES, INC.

ENVIRONMENTAL CONSULTANTS

**COOK INLET HOUSING AUTHORITY
ENVIRONMENTAL TERM SERVICES
RFP# 23P-DV-209**

**PROPOSAL FOR PROFESSIONAL ENVIRONMENTAL
CONSULTING SERVICES**

March 2, 2023

Provided To: Cook Inlet Housing Authority
Attn: Procurement
3510 Spenard Road, Suite #100
Anchorage, Alaska 99503

Authorized By: Robert N. Braunstein
Robert N. Braunstein, C.P.G. - President

March 2, 2023
Date

BGES Inc.
1042 East 6th Avenue
Anchorage, AK 99501
www.bgesinc.com

Anchorage:
Ph: (907) 644-2900
Fax: (907) 644-2901
Email: Bob@BGESINC.com

Eagle River:
Ph: (907) 696-2437
Fax: (907) 696-2439

EXECUTIVE SUMMARY

BGES, Inc. (BGES) is pleased to submit our proposal for the above-referenced program. BGES is a full-service environmental consulting firm that qualifies as a small business. BGES was founded in 2002 by Bob Braunstein, C.P.G., with the goal of providing responsive, cost-efficient, and high quality consulting services to our clients. We guarantee that our proposal is valid for at least 60 days. BGES has established a positive track record with Cook Inlet Housing Authority (CIHA), having first successfully completed a Phase I Environmental Site Assessment (ESA) for the Tyonek Terrace property in 2003, followed by performance of 191 additional Phase I ESAs (including preparation of 25 reliance letters), 188 hazardous building material inventories (HBMIs), 10 lead clearances, 18 underground storage tank (UST) removal/closure assessments, 24 Phase II ESAs or similar assessments (including soil, soil gas, and/or groundwater sampling), 6 noise assessments, 39 aboveground storage tank (AST) surveys, 26 radon sampling events, preparation of a health and safety plan, preparation of two site closeout letters, one air emissions study, preparation of 6 contaminated soil management plans, preparation of 1 geothermal well installation plan, 9 site remediation projects, 9 vapor barrier consultations and smoke tests, and 57 toxicity characteristic leaching procedure (TCLP) sampling projects throughout CIHA's area of operations. These assessments were completed in accordance with American Society for Testing Materials (ASTM), Housing and Urban Development (HUD), Asbestos Hazard Emergency Response Act (AHERA), U.S. Environmental Protection Agency (USEPA), and Alaska Department of Environmental Conservation (ADEC) regulations. We are certain that we have considerably more contemporary experience with CIHA project requirements than any other firm.

Furthermore, much of CIHA's recent focus has been in the Spenard area of Anchorage. BGES has extensive experience in this portion of Anchorage, in addition to our projects for CIHA. For example, under our ADEC term contract, BGES conducted an assessment/hazardous waste (lead from batteries) removal action at a residential property on Wyoming Drive, a second opinion review of previous assessment activities at a trailer park on Spenard Road, a Phase I ESA at two separate liquor stores on Spenard Road, a Phase I ESA at a residential property on Spenard Road for NeighborWorks Anchorage, a Phase I ESA at a shopping mall near the intersection of Northern Lights Boulevard and Minnesota Drive, a Phase I ESA at a 29-unit apartment complex on 23rd Avenue, a Phase I ESA on Wisconsin Street, and a Phase I ESA on Woodland Drive; to name a few projects. In addition to this neighborhood experience, and in addition to our work for CIHA, BGES has performed more than 730 Phase I ESAs and more than 380 Phase II ESAs; mostly within the boundaries of CIHA's operations.