



PHASE I ENVIRONMENTAL SITE ASSESSMENT

3901 MOUNTAIN VIEW DRIVE

ANCHORAGE, ALASKA

ADEC SPAR Term Contract: 18700026

JUNE 2005



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**3901 Mountain View Drive
Anchorage, Alaska**

Prepared for:

**ADEC Division of Spill Response and Prevention
Contaminated Sites Program
ADEC SPAR Term Contract: 18700026
and
Municipality of Anchorage
Community Development Division**

June 2005

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LIST OF ACRONYMS

ACLT	Anchorage Community Land Trust
ADEC	Alaska Department of Environmental Conservation
ADNR	Alaska Department of Natural Resources
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
AWWU	Anchorage Water and Wastewater Utilities
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS	Corrective Action Report
EDR	Environmental Data Resources, Inc.
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
LUST	leaking underground storage tank
MOA	Municipality of Anchorage
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
PCB	polychlorinated biphenyl
RCRA	Resource Conservation and Recovery Act
SHWS	State Hazardous Waste Sites
SQG	small quantity generator
TSD	treatment, storage, and disposal

LIST OF ACRONYMS (CONTINUED)

USGS	United States Geological Survey
UST	underground storage tank
WESTON	Weston Solutions, Inc.

1.0 INTRODUCTION

Weston Solutions, Inc. (WESTON) prepared this report to present the findings of the Phase I Environmental Site Assessment (ESA) performed at 3901 Mountain View Drive (also referred to as the Brewster property) in Anchorage, Alaska (Figure 1-1). The assessment was performed in April and May 2005 under contract to the Alaska Department of Environmental Conservation (ADEC). The site consists of one lot in the Mountain View area of Anchorage, which is currently owned by the Anchorage Community Land Trust (ACLT). Through contract with ADEC, the Municipality of Anchorage (MOA) is interested in assessing the possibility of contamination at the site in order to realize future development potential of the property.

1.1 Purpose

The purpose of the Phase I ESA is to identify recognized environmental conditions at the property. The Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-00 (ASTM, 2000). ASTM E1527-00 defines “recognized environmental conditions” as the following:

“...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.”

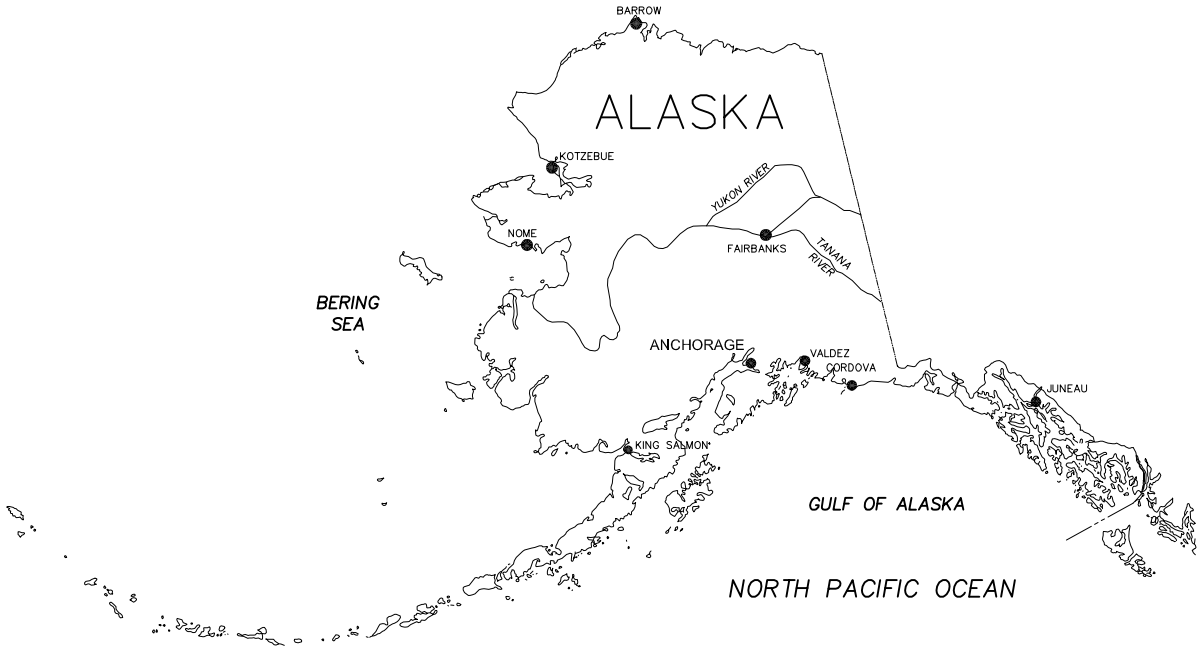
1.2 Scope

Activities performed for the Phase I ESA included records review (title records, environmental record sources, and aerial photographs), visual examination of the property, interviews, and evaluation/reporting of the findings. Additionally, the Phase I included a review of neighboring properties to determine if any may have affected environmental conditions at the subject property. Only readily available information was obtained for this Phase I ESA; no testing or sampling was performed. WESTON’s scope included the following tasks:

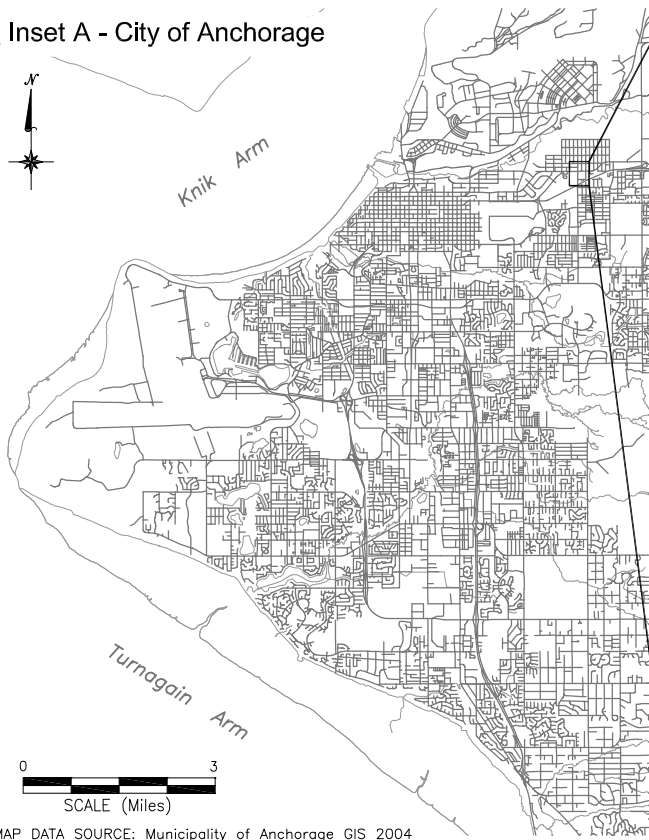
- **Records Review** – The records review included obtaining and reviewing pertinent and readily available information to help identify recognized environmental conditions at the site. Records reviewed include title records, aerial photographs, topographic maps, and any other pertinent and readily available information.
- **Environmental Database Review** – The environmental database review included reviewing Environmental Protection Agency (EPA) and ADEC databases and files.

- **Interviews with Knowledgeable Personnel** –included interviews with available personnel, such as owners, property managers, and/or occupants, who have relevant knowledge of past and present activities at the site.
- **Site Reconnaissance** – included observing, current and past uses of the property and of adjoining properties. Evidence of hazardous materials storage or usage. Evidence of stressed vegetation, stained soil, disturbed topography, surface water sheen, or odors. Evidence of electrical equipment, transformers, or capacitors that might contain polychlorinated biphenyls (PCBs). Evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs). Any other information that may indicate an environmental condition at the site or on adjoining properties.
- **Documentation and Reporting** – Results from the records review, environmental database review, interviews, and site reconnaissance are presented in the Phase I ESA report.

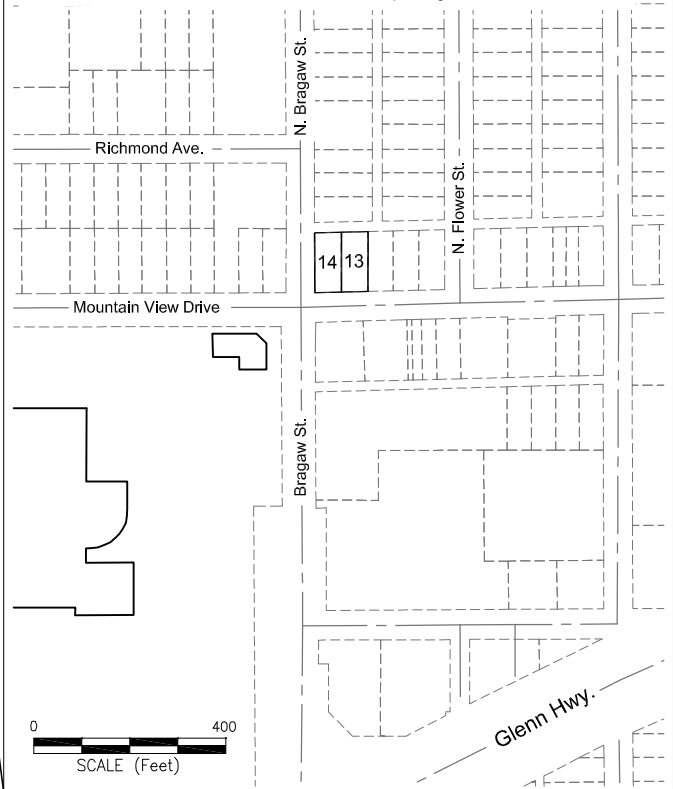
State of Alaska



Inset A - City of Anchorage



Inset B - 3901 Mt. View Dr. Property Site Location



SITE LOCATION
3901 Mountain View Drive
Anchorage, Alaska

Figure No.

1-1

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2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The legal description for the Brewster property is Fairview subdivision, Block 9, Lot 13 in the SW 1/4 of the SW 1/4 of Section 10, Township 13N, Range 3W, Seward Meridian. The parcel size is 13,458 square feet. The street address for the lot is 3901 Mountain View Drive, which is located on the northeast corner of the Bragaw Street and Mountain View Drive intersection, approximately 1,100 feet north of the Glenn Highway and Bragaw Street intersection (Figure 1-1). The area has general business, single-family, multi-family, and public lands zoning districts within approximately 1,000 feet of the site.

2.2 Site Facilities and Layout

The site layout is shown in Figure 2-1. One building was present on the property during the 10 May 2005 site visit. A single story, 2,552-square-foot vehicle shop and office is located in an east-west orientation surrounded by asphalt parking on three sides and a small strip of grass along the eastern boundary of the property. Entrances to the parking lots are from Mountain View Drive and Bragaw Street. The vehicle shop has four large bay doors along the south side of the building. Building entrances exist along the northeastern corner, in the southwest corner, and along the west side of the building. Aerial photographs indicate the building was constructed during the early 1950s (1950 photograph shows construction at the site, 1960 photograph contains the existing building). Photographs from the site visit are included in Appendix A. Aerial photographs from 1960, 1970, and 2004 are included in Appendix B.

2.3 Description of Structures, Roads, and Utilities

One 2,552-square-foot building on the subject property is oriented east-west, along Mountain View Drive. The facility is composed of a vehicle maintenance shop with four service bays and an office comprising the western ¼ of the structure. The office houses an artistic print maker, a small artistic shop and storage, and a bathroom with a floor drain. The vehicle maintenance shop has been converted into a textile arts shop with storage, work tables, shop sinks, dye tub, and other various storage shelving and display cases. The structure has some large cracks along the outer walls running from the base to the roof.

Approximately 10,000 square feet of asphalt parking lot exists along the north, south, and west of the building. Large cracks in the asphalt are present on the south and west side. The asphalt on the north side of the property seems to have numerous layers applied over time. The lot is bounded by Mountain View Drive on the south and Bragaw Street to the west. The adjacent lot to the east consists of a church, and the north edge of the property is bound by an alley.

Coordination with the various public service industries in Anchorage, including ENSTAR Natural Gas, Municipal Light and Power, Anchorage Water and Wastewater Utilities (AWWU) revealed the presence of both above and below ground utilities at the site. AWWU has recently checked and cleaned the drainage system at the site (personal communication with M. Hertert, 10 May 2005). There are two water heaters and a large ceiling-mounted electric space heater. A

wooden floor has been installed above the original concrete floor, but personal communication with the current tenant indicated four floor drains are present in the concrete floor of the shop area, two near the middle and one each along the east and west shop walls. The hydraulic lifts used during operation of the service bays remain intact and are covered by the wooden floor (personal communication with M. Hertert, 10 May 2005).

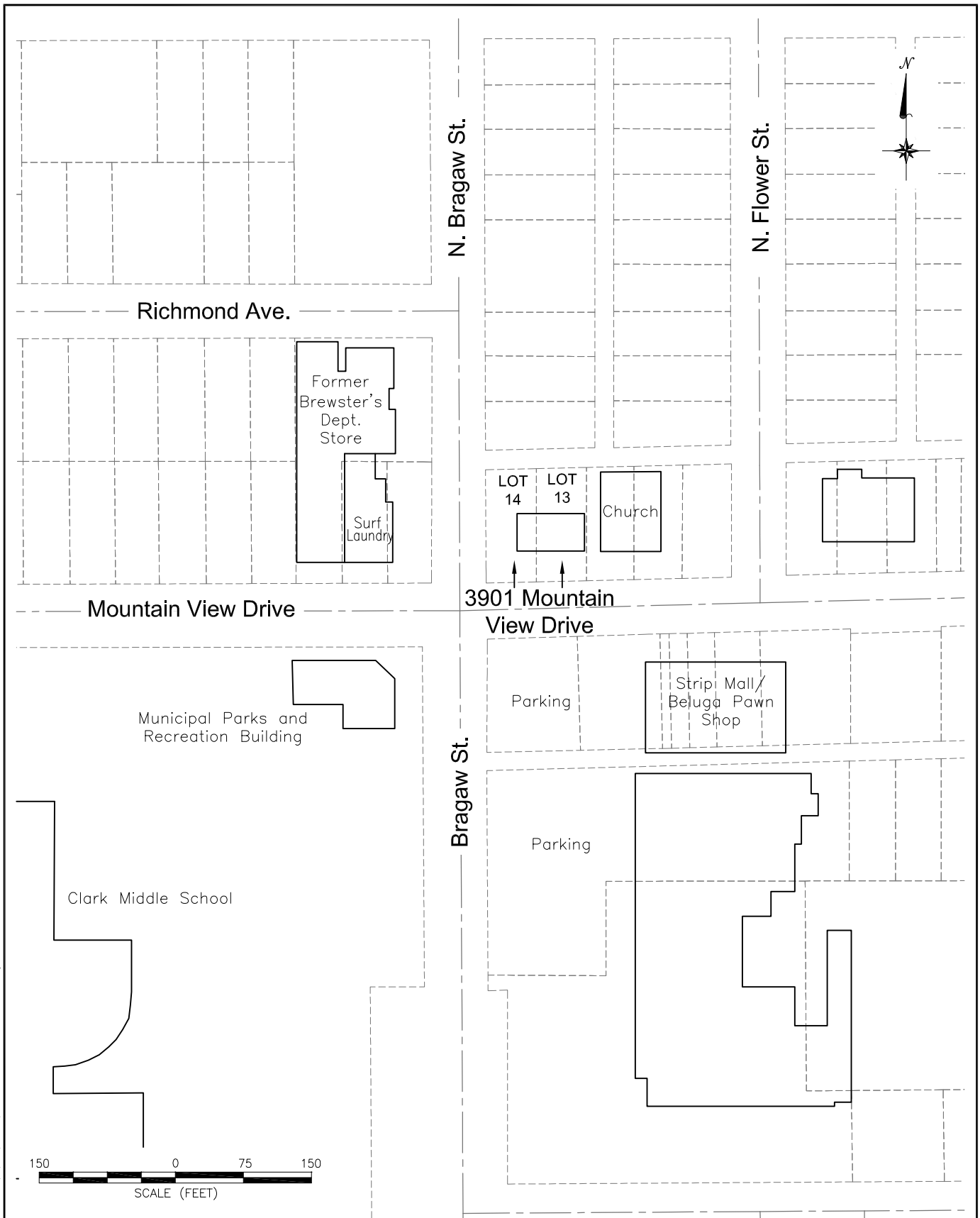
2.4 Current Property Uses

The site is currently owned by the ACLT, which took ownership in February 2005. The ACLT is currently leasing the facility to a textile artist (Color Creek Fiber Art) and an artistic print maker (Raven Moon) in support of the Mountain View Neighborhood Revitalization Strategy. The vehicle maintenance shop has been altered to house the textile art operations by adding a sales counter, display cases, material storage, dye storage, dye tub/heater, and various equipment and tables for operations. The office area is currently housing the artistic print making operations. Most of the rooms are being used for storage and are inaccessible to a walkthrough. The southwest entrance to the building is used as the entrance for the print shop. Sales and display counters are present directly inside this entrance. The entire facility is used mainly for production by the two artistic operations and as a sales facility.

2.4.1 Current Uses of Adjoining Properties

The property at 3901 Mountain View Drive is bordered by Bragaw Street to the west and Mountain View Drive to the south. An alley borders this property to the north. A vacant lot at 127 North Bragaw Street is located across the alley and is also owned by the ACLT. Adjoining the site on the east is the Congregational Christian Church of American Samoa in Alaska, 3929 Mountain View Drive. South of 3901 Mountain View Drive, across Mountain View Drive, is a large parking lot, a strip mall, and Beluga Pawn Shop. West of 3901 Mountain View Drive, across North Bragaw Street, is Surf Laundry, a laundromat facility. Clark Middle School is situated on the southwest corner of Bragaw Street and Mountain View Drive.

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PROPERTY LAYOUT

3901 Mountain View Drive
Anchorage, Alaska

Figure No.

2-1

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3.0 RECORDS REVIEW

3.1 Environmental Records

WESTON performed a review of regulatory agency databases and files to identify known sources of contamination and sites that have regulated or registered activities (e.g., UST, small quantity generator [SQG]). In conjunction with WESTON's review, a commercial database search company, Environmental Data Resources, Inc. (EDR), was used to evaluate properties in the area. The following federal and Alaska regulatory agency databases and minimum search distances were used for the Phase I ESA review, which are based on the minimum search distances in ASTM E2247-02:

- National Priorities List (NPL) sites: 1-mile radius.
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites: 1/2-mile radius.
- CERCLIS "No Further Remedial Action Planned" (NFRAP) sites: 1/8-mile radius.
- Resource Conservation and Recovery Act (RCRA) treatment, storage, and disposal (TSD) sites: 1-mile radius.
- RCRA Generators: 1/8-mile radius.
- Emergency Response Notification System (ERNS) list: 1/8-mile radius.
- ADEC Contaminated Sites: 1/2-mile radius.
- ADEC Leaking UST (LUST) sites: 1/2-mile radius.
- ADEC Registered UST sites: 1/2-mile radius.

The Brewster Site was not identified on any of these lists. The following subsections discuss other properties or facilities that were identified within the specified search radii; these are summarized in Table 4-1.

3.1.1 Federal Lists

EPA NPL Sites: The NPL includes sites determined by the EPA to require priority remedial action under the Superfund Program.

Two facilities were identified on the EPA NPL within one mile of the subject property: Elmendorf Air Force Base and Standard Steel and Metals.

EPA CERCLIS: The CERCLIS list includes sites that EPA has investigated or is currently investigating as potentially hazardous waste sites pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There was one facility identified on the EPA CERCLIS within 1/2-mile of the subject property: Elmendorf AFB.

Table 4-1. Contaminated/Regulated Sites in the Vicinity of 3901 Mountain View Drive

Site Name	Address	Relevant Lists	Distance/Direction from Subject Property	Description	Potential Impact to Subject Property
Alaska Husky Battery Inc.	4540 Mountain View Drive	ADEC CS	1/4-1/2 mile east-northeast	BTEX contamination in groundwater, PCB and lead contamination in soils; removal conducted in 1988 and remaining PCB and lead contaminated soils were capped with 2 inches of clean fill.	Low – facility is slightly upgradient from subject property; however, contaminants are bound in soil, and the site was designated NFRAP in 2000
Chevron #96378	3421 Mountain View Dr	LUST, UST	1/4-1/2 mile west-southwest	LUST and multiple USTs listed out-of-use (diesel & gasoline).	Low – downgradient
Chevron Renners Full Service	4601 Mountain View Drive	LUST, UST	1/4-1/2 mile east-northeast	LUST and seven out-of-use USTs (used oil, gasoline and diesel) ranging from 1,000-6,000 gallons.	Low – similar elevation or slightly higher
Clark Middle School	150 South Bragaw Street	UST	0-1/8 mile south	One out-of-use 300 gallon UST (diesel) and one in-use 300-gallon UST (diesel).	Low – downgradient
Coker's Machine Shop	3350 Mountain View Drive	UST	1/4-1/2 mile west-southwest	One out-of-use 1,000-gallon UST (gasoline).	Low – downgradient
Ed's Electric, Inc.	3138 Commercial Drive	UST	1/4-1/2 mile west	Two out-of-use 1,000-gallon USTs (diesel and gasoline).	Low – downgradient
Elmendorf Air Force Base	NA	NPL, CERCLIS, CORRACTS, RCRA-TSD, RCRA-LQG, ADEC CS	1 mile north	13,000-acre facility with areas of soil and ground water contaminated primarily with fuels and solvents.	Low – most of the facility is downgradient and more than 1 mile from the subject property, and separated from subject property by Ship Creek watershed
Former Arden Creamery	3237 Mountain View Dr	UST, ADEC CS	1/4-1/2 mile west-southwest	Two out-of-use USTs (heating oil and gasoline); surface spills and tanks remain at site, and transformers are present.	Low – facility is downgradient from subject property
Holiday #628	4627 Mountain View Drive	UST	1/4-1/2 mile east-northeast	Two out-of-use 12,000-gallon USTs (gasoline) , and three in-use USTs for gasoline (one 20,000 and two 10,000 gallon).	Low – similar elevation or slightly higher
Municipality of Anchorage, Porcupine Pit Station	Approximately 300 feet east of Porcupine Drive	ADEC CS	1/4-1/2 mile southwest	Petroleum hydrocarbon contamination in soil and groundwater; remedial action is in progress.	Low – facility is downgradient from subject property
Qwik Stop #36	4433 East Mountain View Drive	LUST, UST	1/4-1/2 mile east-northeast	LUST and two out-of-use 8,000-gallon USTs (gasoline).	Low – similar elevation or slightly higher

Table 4-1. (Continued)

Site Name	Address	Relevant Lists	Distance/Direction from Subject Property	Description	Potential Impact to Subject Property
Renners #2	4627 Mountain View Drive	LUST	1/4-1/2 mile east-northeast	LUST; USTs at this site are listed under Holiday #628.	Low – similar elevation or slightly higher
Renners Gas & Save #3	4630 Mountain View Drive	LUST, UST	1/4-1/2 mile east-northeast	LUST and three out-of-use USTs (gasoline) ranging from 4,000-10,000 gallons.	Low – similar elevation or slightly higher
Shell #61	3635 Mountain View Drive	LUST, UST	1/8-1/4 mile west	LUST and seven out-of-use USTs (used oil, gasoline and diesel) ranging from 550-5,000 gallons; three 10,000-gallon USTs in use for gasoline.	Low – downgradient
Standard Steel and Metals	2400 Railroad Avenue	NPL, ADEC CS, UST	3/4 mile northwest	Facility is contaminated primarily by releases from PCB contaminated transformers and lead acid batteries. The site has been capped and delisted from the NPL.	Low – facility is downgradient from subject property
Suburban Propane	3300 Mountain View Drive	LUST, UST	1/4-1/2 mile west-southwest	One 500-gallon diesel tank removed.	Low – downgradient
Suburban Propane	3107 Rampart Drive	LUST	1/4-1/2 mile west-southwest	Diesel fuel spills from an aboveground storage tank at the site.	Low – downgradient
Wizard Wash	4200 Mountain View Drive	LUST, UST	1/8-1/4 mile east	LUST and four out-of-use USTs (gasoline and diesel) from 5,000-8,000 gallons; two 11,800-gallon USTs in use for gasoline.	Low – similar elevation or slightly higher

ADEC – Alaska Department of Environmental Conservation

BTEX – Benzene, toluene, ethylbenzene, total xylenes

CORRACTS – Corrective Action Report

CS – Contaminated Sites

LQG – Large Quantity Generator

LUST – Leaking Underground Storage Tank

NA – Not applicable

NFRAP – No Further Remedial Action Planned

NPL – National Priorities List

PCB – Polychlorinated biphenyl

RCRA – Resource Conservation and Recovery Act

SQG – Small Quantity Generator

TSD – Treatment, storage, and disposal

UST – Underground storage tank

EPA CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated as having “No Further Remedial Action Planned” have been removed from CERCLIS. NFRAP sites are generally sites where contamination was not found upon initial investigation, sites where contamination was quickly removed prior to being placed on the NPL, or sites where the contamination was not substantial enough to require Superfund action.

There were no facilities identified on the EPA CERCLIS-NFRAP list within 1/8-mile of the subject property.

EPA Corrective Action Report (CORRACTS): CORRACTS lists hazardous waste handlers that have had RCRA corrective action activity.

One facility was identified on the EPA RCRA CORRACTS list as a TSD facility and large quantity generator within one mile of the subject property: Elmendorf Air Force Base.

EPA RCRAInfo List: RCRAInfo is a database containing information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA.

There were no facilities listed in the RCRAInfo List within 1/8-mile of the of the subject property.

EPA ERNS List: The ERNS list is a compilation of spills of potentially hazardous substances that were reported to the United States Coast Guard and other spill response centers throughout the United States. Spill notifications have not necessarily been confirmed by the EPA.

There were no facilities identified on the EPA ERNS list within 1/8-mile of the subject property.

3.1.2 State Lists

ADEC State Hazardous Waste Sites (SHWS): SHWS are the state’s equivalent to CERCLIS sites. These sites are listed in ADEC Contaminated Sites Database. Facilities on this list may already be listed on the CERCLIS list, and may be identified as a LUST site.

There were three sites listed on the ADEC Contaminated Sites Database within 1/2-mile of the target property: Alaska Husky Battery, Inc., Former Arden Creamery, and MOA Porcupine Pit Station.

ADEC LUST Database: The LUST Database contains an inventory of reported leaking UST incidents. LUST sites may also appear on the SHWS list.

Nine facilities with LUST were identified within 1/2-mile of the subject property. Refer to Table 4-1 for a listing of these facilities.

ADEC Registered UST Database: The UST database is a list of registered USTs only. USTs are regulated under Subtitle I of RCRA.

Twelve facilities with USTs were identified within 1/2-mile of the subject property. Refer to Table 4-1 for a listing of these facilities.

3.2 Physical Setting

The United States Geological Survey (USGS) map, Anchorage A-8 Northeast Quadrangle, Anchorage, Alaska, 1:25,000 scale (topographic), dated 1993, was reviewed as the physical setting source for the subject property. The elevation of the property is approximately 165 feet above mean high water with a local topographic gradient to the south/southwest.

3901 Mountain View Drive is located on approximately 0.3 acres in the Fairview subdivision. The site is located on the northeast corner of the Mountain View Drive and Bragaw Street intersection. There is road access and utility service to the property. The topography onsite is relatively flat, with slopes south of the site heading towards the Glenn highway and southwest towards Clark Middle School. This area of Mountain View is well developed with a mix of both residential and commercial properties.

Soils in the area are comprised of silty clay in the first 0 to 1 feet below ground surface, coarse grained gravels with some fines from 1 to 3.5 feet below ground surface, and coarse grained, well to poorly graded gravels with silty fines (EDR, 2005). Groundwater is thought to flow south to southwest from the site. Groundwater depths within a one-mile radius range from approximately 0 to 60 feet below ground surface. Due to its highly developed nature, the site does not provide critical habitat for sensitive or endangered species.

3.3 Historical Use

In order to determine the historical use of the subject property and adjacent properties, the following records were reviewed: title records, property tax records, and aerial photographs. The property at 3901 Mountain View Drive was granted to the Fairview Subdivision in 1941 (Alaska Department of Natural Resources [ADNR], 2005). An aerial photograph review indicates construction at the site was started in 1950, and by 1960 a gas station was in operation. According to Robert Meyer of Brewster's Department Store, Inc., the property was a Union 76 station when it was purchased by Brewster's Department Store, Inc., in the mid-1980s (personal communication with R. Meyer, 15 April 2005). The building was used for storage by Brewster's until they transferred the property to the ACLT in February 2005. Aerial photographs indicate the station operated one fueling stand and the vehicle maintenance shop throughout operations. Aerial photographs from 1960, 1970, and 2004 are included in Appendix B to demonstrate changes in the property usage. Historic use of adjoining properties has been primarily commercial.

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4.0 SITE RECONNAISSANCE

WESTON performed a site visit on 10 May 2005 to identify the current condition of the site and any potential environmental issues. The alley along the north boundary of the property has been closed just east of the property line, and the alley access has been incorporated as a parking lot entrance. The parking lot (along three sides of the building) is predominantly asphalt with some concrete present in the area of historic sidewalks along the west and south of the property. The asphalt in the north parking lot shows evidence of having been resurfaced numerous times. In contrast, the asphalt along the west and south is in poor condition. One water well is located in the northwest corner of the property, perhaps in the alley right-of-way, and a second 4-inch pipe with an approximately 3-foot stick-up is present near the center of the northern wall of the building. No other wells were identified during the site reconnaissance. The grass strip comprising the eastern boundary of the property is stressed only near some remnant concrete and dirt left on the grass. Numerous drains on and around the building carry surface water into storm water drains around the property.

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5.0 INTERVIEWS

Mary Hertert of Color Creek Fiber Art is the current building tenant. Ms. Hertert built the wooden floor currently covering the concrete shop floor and was able to illustrate the locations of floor drains and hydraulic lifts associated with vehicle maintenance operations. Ms. Hertert indicated the hydraulic lifts were still present. Ms. Hertert also indicated that AWWU had been to the site recently to clean and inspect the drainage system from the building and parking lot, ensuring it is currently working and discharging to the sanitary sewer system.

Robert Meyer of Brewster's Department Store, Inc. was also contacted regarding this property. This interview indicated the property was purchased during the 1980s and used as storage by Brewster's until they sold the property to the ACLT. To the best of Mr. Meyer's knowledge, the UST associated with the gas station had been removed prior to Brewster's purchase as evidenced by "patches" in the asphalt.

David Guinn of ADEC division of Spill Prevention and Response was contacted 3 June 2005 to determine whether any records of UST presence and/or removal exist for 3901 Mountain View Drive. According to Mr. Guinn, ADEC has no record of USTs at this site.

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6.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

6.1 Findings

Aerial photographs from between 1950 and 2004 indicate a gas station and vehicle maintenance shop were constructed at 3901 Mountain View Drive in the early 1950s, which is currently still standing. An interview with the former property owner indicates the gas station/vehicle maintenance shop operations were stopped during the 1980s and any UST associated with these operations were likely removed during the same timeframe. An interview with the current tenant indicated that no heavily stained concrete from past vehicle maintenance operations were present during the construction of the existing wooden floor. Floor drains and the hydraulic lifts associated with the vehicle maintenance shop are intact and currently covered by the wooden floor. A search of numerous environmental databases (see Section 4.1 for a list of databases) indicates this site has not been listed as a known environmental site. Based on the environmental database searches, there are several UST and LUST sites in the vicinity of 3901 Mountain View Drive.

Although WESTON was unable to locate documentation of USTs or UST removal at the site, the operation of a gas station for more than 20 years indicates a high likelihood that USTs were present at some point. The asphalt along the north side of the property appears to have numerous layers or patches, which were identified during an interview with a prior property owner as being potentially related to UST removal activities. Contamination associated with USTs is common; therefore, petroleum hydrocarbon contamination from historic USTs may have impacted soils and/or groundwater at this site. A small-scale investigation would be sufficient to verify the presence or absence of any USTs and/or related contamination.

6.2 Recommendations

Based on the findings of the site reconnaissance, records review, and interviews, WESTON recommends the following:

- Because there is no definitive information regarding the status of historic USTs associated with the gas station operations, an exploratory effort consisting of ground penetrating radar and/or exploratory soil borings may be required to ensure any USTs have been properly removed. Soil and/or groundwater should be screened for petroleum contamination associated with USTs during any exploratory drilling. Further investigation may be required based on the results of exploratory drilling.
- The hydraulic lifts associated with the vehicle maintenance operations should be removed and the pits permanently filled.

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7.0 LIMITATIONS

This Phase I report was prepared for the exclusive use of the client in accordance with ASTM Practice E1527-00. Any reliance on this report by third parties shall be at such party's sole risk. The findings and recommendations in this report are based upon information obtained during the 10 May 2005 site visit, records reviews, personal interviews, and other conditions described herein. WESTON has relied upon representations and information furnished by individuals/agencies noted in the report. Accordingly, WESTON accepts no responsibility for any deficiency, inaccuracy, or misstatement contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent information provided. The information presented in this report should be considered representative of conditions at the site during the time of WESTON's site assessment. Changes due to natural processes or human activity can occur at the site. Should environmentally significant changes to the subject property or additional information become available, the observations and interpretations applicable to this site may need to be revised.

This study was not intended to be a definitive assessment of contamination at the subject property. Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. Given that the scope of service for this assessment did not include soil or groundwater sampling and analytical testing or an asbestos and lead assessment, it is possible that currently unrecognized contamination may exist at the subject property and, if present, the levels of contamination may vary across the site.

WESTON's objective is to perform our work with care, exercising the customary thoroughness and competence of environmental and engineering consulting professionals, in accordance with the applicable standards and scope of services available at the time and location services are rendered. Even the most comprehensive professional assessment may fail to detect existing conditions or environmental liability on a particular site.

Prepared By:

Approved By:

Jamie Grund
Environmental Scientist

Paul Andrews, M.E., REM, QEP
Senior Engineer

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8.0 REFERENCES

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- Environmental Data Resources, Inc. (EDR). 2005. The EDR Radius Map with GeoCheck®, 3901 Mountain View Dr., Anchorage, AK, 99508, Inquiry Number 1394820.1r. 6 April 2005
- Guinn, David. 2005. Environmental Specialist, Alaska Department of Environmental Conservation division of Spill Prevention and Response. E-mail communication regarding USTs at 3901 Mountain View Drive. 3 June 2005.
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- Meyer, Robert. 2005. Owner's Associate of Brewster's Department Store, Inc., prior owner of 3901 Mountain View Dr. Personal communication regarding subject property. 15 April 2005.
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APPENDIX A SITE PHOTOS

Site Photographs
10 May 2005 Site Reconnaissance



**Photo 1. South side of the building facing north.
Bragaw Street is on the left.**



Photo 2. 3901 Mountain View Drive, facing northeast. Mountain View Drive is on right.



Photo 3. West side of building, facing southeast. Mountain View Drive in background.



Photo 4. East side of building, storage area, facing northwest.



Photo 5. Gas meter and well stickup located on north side of building.



Photo 6. Unknown two inch diameter pipe located on north side of building.



Photo 7. Two unknown two inch diameter pipes located on west side of building.



Photo 8. Water well cap located in the northwest corner of property.

APPENDIX B AERIAL PHOTOGRAPHS

Aerial Photograph 1960



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Aerial Photograph 1970



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Aerial Photograph 2004



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