

**ALL APPROPRIATE INQUIRY SITE CHARACTERIZATION  
FOR  
JOHN'S MOTEL AND RV PARK  
3543 MOUNTAIN VIEW DRIVE  
ANCHORAGE, ALASKA**

Prepared for  
**ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**FINAL  
DECEMBER 2005**





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**Prepared by**



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## TABLE OF CONTENTS

1	INTRODUCTION .....	1
1.1	Purpose and Scope of the All Appropriate Inquiry.....	1
1.2	AAI Site Characterization Methodology .....	1
1.3	Limitations of the AAI/ESA .....	2
2	SITE DESCRIPTION AND HISTORY .....	2
2.1	Site Location and Existing Structures.....	2
2.2.2	Topography and Drainage.....	3
2.2	Historical Site Uses and Ownership .....	3
2.2.1	Review of Historical Fire Insurance Maps .....	6
2.2.2	Review of Aerial Photos .....	6
3	SITE INSPECTION AND INTERVIEWS.....	7
3.1.	Inspection Activities .....	7
3.2	Description of the Inspection Process.....	7
3.3	General Observations.....	7
3.3.1	Observed Use of Abutting and Adjacent Properties .....	8
3.3.2	Interviews.....	8
4	RECORDS REVIEW.....	9
4.1	Current Ownership.....	9
4.2	Review of Applicable and Available Documents Pertaining to Current Ownership and Operator Activities.....	9
4.3	Federal and State Regulatory Agencies .....	9
5	CONCLUSIONS AND RECOMMENDATIONS .....	15
6	REFERENCES .....	16
7	SIGNATURE OF ENVIRONMENTAL PROFESSIONAL.....	17
8	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL .....	17

## **LIST OF FIGURES**

Figure 2-1 John's Motel and RV Park Vicinity Map.....	4
Figure 2-2 John's Motel and RV Park Site Map.....	5

## **APPENDICES**

Appendix A – Aerial Photographs	
May 23, 1964	
May 19, 1986	
September 5, 1996	
September 10, 2002	
Appendix B – Site Reconnaissance Notes and Interviews	
Appendix C – Site Photos	
Appendix D – Environmental Data Resources, Inc. Reports	
Appendix E – Municipality of Anchorage Real Property Queries	

## ACRONYMS AND ABBREVIATIONS

AAI	All Appropriate Inquiry
ACM	asbestos containing material
ACLT	Anchorage Community Land Trust
ADEC	Alaska Department of Environmental Conservation
AFB	Air Force Base
ASTM	American Society for Testing and Materials
AWWU	Anchorage Water and Wastewater Utility
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
DRO	diesel range organics
ERNS	Emergency Response Notification System
ESA	Environmental site assessment
ft <sup>2</sup>	square feet
FEMA	Federal Emergency Management Agency
HCG	Hoefler Consulting Group
IC	institutional controls
LQG	large quantity generator
LUST	leaking underground storage tank
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
PCBs	polychlorinated biphenyls
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Act Index System
SARA	Superfund Amendments and Reauthorization Act
SQG	small quantity generator
SWF	solid waste facilities
TCE	trichloroethylene
TSD	transportation, storage, and disposal
UST	underground storage tank

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## EXECUTIVE SUMMARY

The Alaska Department of Environmental Conservation (ADEC) retained Hoefler Consulting Group (HCG) to conduct an All Appropriate Inquiry (AAI) or Phase I Environmental Site Assessment for John's Motel and RV Park. The AAI included an on-site review, records review, evaluation of aerial photographs, property owner interviews, and review of local, state and federal agency databases.

John's Motel and RV Park is currently owned by John A. Leonard and located at 3543 Mountain View Drive. The parcel includes one 40,500 square foot rectangular parcel and six 6,750 square foot rectangular parcels located on Mountain View Drive between Taylor, Price and Richmond. Several structures sit on the property, including the original motel building that was constructed in 1958. Past and current uses of the property include motel/cabin rentals and RV parking facilities. The Anchorage Community Land Trust, a 501 c (3) Alaskan Not For Profit Agency intends to purchase the property after completion of the site characterization for commercial/community redevelopment. HCG performed the inquiries, investigation, interviews and research aspects of the AAI in November 2005.

The AAI was conducted in accordance with the requirements and intent of the "appropriate" inquiry provisions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S. Code 9601(35)(B).

A description of the investigative efforts and a summary of the findings are:

1. Site Reconnaissance – Following a review of available background information and government records, a physical reconnaissance of property was conducted, noting current land use, unusual soil colorations or evidence of spills, physical irregularities, hazardous material storage or disposal, drums, above ground storage tanks and refuse piles. The site reconnaissance did not include specific surveys for asbestos containing material (ACM) or lead in paint. No tanks, drums, refuse piles or evidence of spills were observed during the site visit conducted on 4 November 2005. Housekeeping in the exterior and interior building areas was generally clean, organized and well-maintained.
2. Federal/State Regulatory Agency Records and Local Government Inquiries/Interviews – Federal and State of Alaska regulatory agency records pertaining to the area of interest were reviewed, to assess the potential of site impacts resulting from spills, leaks, or the migration of hazardous substances or petroleum products. The ADEC provided information on known or suspected contaminated sites in the area of interest. Facilities were identified within a 1.5-mile radius could potentially result in an adverse environmental impact on the property. The primary contaminants that have been identified at these sites are petroleum related compounds, polychlorinated biphenyls and lead. Suspected or confirmed soil and ground water contamination associated with underground storage tank facilities has been documented at 25 sites within an approximate 1-mile radius from the subject property. However, of these 25 sites only two are listed as "open" facilities (requiring confirmation sampling or additional investigation before closure) and both sites are located more than 0.25-miles

downgradient from John's Motel and RV Park. Additionally, locations of other incidents involving the release of hazardous substances have been documented at 31 sites within an approximate 1.5-mile radius from the subject property. Of these 31 sites, 11 are classified as active or still under investigation; however, only two of the active sites are upgradient of the subject property and both are located over 0.5 mile away. No environmental contamination or other releases of hazardous substances were documented within the boundaries of the subject property.

Conclusions and Recommendations – Based on findings of the records review, site reconnaissance and interviews, no further evaluation of the property is recommended. Historical releases of petroleum or hazardous substances have been documented at multiple off-site locations. Although there is potential for migration of contaminants from these sites to John's Motel and RV Park, the likelihood is low because of these sites have either undergone investigations or remedial actions resulting in a no further action status, or are located at sufficient distances or upgradient from the subject property that migration to the property is unlikely. Investigation of the subsurface soils including collection of samples for chemical analysis would provide more definitive information as to whether John's Motel and RV Park has been impacted by releases from nearby sites. However, it does not appear warranted.

Although no further evaluation is recommended, if future redevelopment plans include demolition of the existing structures it is recommended that a building survey be completed prior to construction/demolition activities in order to verify that no ACM or lead-based paint is present.

# 1 INTRODUCTION

## 1.1 Purpose and Scope of the All Appropriate Inquiry

The objective of this All Appropriate Inquiry (AAI) is to visually identify and record any obvious existing, potential, or suspect conditions resulting from the use, handling, and disposal of hazardous substances and petroleum products at the site (John's Motel and RV Park) or adjacent site(s), that may pose an environmental liability to, or restrict the use of, the subject property. Anchorage Community Land Trust (ACLT) intends to purchase John's Motel and RV Park after completion and review of this AAI. The presence of contaminants at a particular property may not always be apparent, and the completion of an AAI in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) requirements cannot provide a guarantee that hazardous wastes or materials do not exist. The scope of services executed for this project does not comprise an audit for regulatory compliance, nor does it comprise a detailed condition survey for asbestos, lead paint, radon, naturally-occurring materials, wetlands, or other conditions or potential hazards not outlined in HCG's scope of work. The scope of work for this AAI conformed to general standards established by the CERCLA 101(35)(2)(B)(iii) and included:

- A physical reconnaissance of John's Motel and RV Park and observation of surrounding properties for unusual land colorations, physical irregularities, and noticeable piles of solid waste as well as interviews of available property owners;
- A review of available information on soils, geology, and hydrology in the vicinity of subject property;
- A review of available environmental documentation for the subject property and vicinity properties from local, state, and federal governmental agencies;
- A review of available historical data and aerial photographs pertaining to the subject property and adjacent property use; and
- A review of the information obtained, an assessment of the potential for impact by toxic, hazardous, or petroleum products and a characterization of the subject property regarding its potential for contamination.

The findings contained herein are relevant to the date of HCG's visit to the area and cannot be relied upon to represent conditions at a later date. In the event that changes in the nature, usage, or layout of the project area or nearby properties are made, the conclusions and recommendations contained in this report may not be valid.

## 1.2 AAI Site Characterization Methodology

The approach used to accomplish the AAI objective consisted of the following elements:

1. Records Review – Records were reviewed to investigate the former uses and ownership of the subject property, identify chemicals that were used onsite, and identify potential areas of

site contamination. The record search included a review of the following information for the subject property and nearby vicinity:

- a. Alaska Department of Environmental Conservation (ADEC) records;
  - b. Environmental/Regulatory Agency Inquiries (see Section 4.0);
  - c. Historical aerial photography review;
  - d. Municipality of Anchorage (MOA) records;
2. Interviews – Interviews were conducted to supplement and/or clarify the information gathered during the records review. Individuals and government employees familiar with current and/or historic uses of the properties in the mapping area provided information about historical uses of the properties and materials or chemicals used and potentially discharged on the properties.
3. Property Inspection - An onsite inspection of the property was conducted on November 4, 2005 to note any visual signs of contamination and record any activities on or near the properties that may involve suspected hazardous substances. Ms. Peggy Yang of HCG conducted the onsite inspections. Ms. Yang is an Environmental Scientist with Bachelor and Master of Science degrees in Environmental Health.

### **1.3 Limitations of the AAI/ESA**

The goal of an AAI or environmental site assessment (ESA) is to identify recognized environmental conditions as defined by ASTM Standard E1527-05. The term “recognized environmental conditions” is defined as 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. Recognized environmental conditions can exist even if a property is in compliance with law. The term is not intended to include *de minimus* conditions that do not present a material risk of harm to public health or the environment and that would not require an enforcement action if brought to the attention of appropriate government agencies.

This AAI was prepared for ADEC. HCG performed this assessment in accordance with the requirements and intent of the appropriate inquiry provisions under the CERCLA. The information provided by HCG is based solely on the conditions at the time these services were conducted.

## **2 SITE DESCRIPTION AND HISTORY**

### **2.1 Site Location and Existing Structures**

John’s Motel and RV Park is located at 3543 Mountain View Drive in Anchorage, Alaska (Figure 2-1). The legal description for the property is Block 2, Lot 2, Lot 3 (subdivided),

Mountain View Subdivision. The subject property consists of one 40,500 square foot (ft<sup>2</sup>) rectangular parcel and six 6,750 ft<sup>2</sup> rectangular parcels located on Mountain View Drive between Taylor Street, Price Street, and Richmond Avenue. Lot 2 holds one 3,370 ft<sup>2</sup> wood frame motel building with 11 units. Lot 3 holds one 2,211 ft<sup>2</sup> wood and stucco framed building used as a residence/office; one wood framed shop/furnace room; one wood framed building of unknown size used as a single residence; one 1,200 ft<sup>2</sup> residential duplex; two cabins; and one 2,830 ft<sup>2</sup> residential triplex. Some of the primary features of the property are shown on Figure 2-2.

### **2.2.2 Topography and Drainage**

Anchorage is situated within the Lower Matanuska Lowland, a part of the Cook Inlet Lowland physiographic subprovince that is bounded on the east by the Chugach Mountains and elsewhere by the waters of Cook Inlet. The present topography of the Anchorage Area is primarily the product of five major glacial advances and consequent lacustrine and alluvial deposition that have left a complicated stratigraphy consisting of layers of till, sand and gravel, and clay and silt that thin toward the mountain front (Dowl 2002).

The Anchorage (A-8) NW, Alaska 7.5 minute U. S. Geological Survey (USGS) Quadrangle map dated 2002 (1:25,000 scale) was reviewed for general surface features at the site.

Information on the topographic map indicated that the terrain in the general location of the property is relatively flat due to the development in the area. According to the USGS map, the property is approximately 156 feet above mean sea level. The map provides no indication of the natural terrain before development.

A soil survey prepared by the U.S. Department of Agriculture Soil Conservation Service identifies the dominant soils of the area where the site is located as Typic Haplocryods with a silt loam soil surface texture (EDR 2005). They are a Class B hydrologic grouping with moderate infiltration rates. The soils are deep to moderately deep, moderately well to well drained with moderately coarse textures. The soils have an intermediate water holding capacity. The depth to the water table in the area typically ranges from 25-50 feet deep.

No wetlands have been identified or mapped at the site by the National Wetlands Inventory.

The area has not been mapped by the Federal Emergency Management Agency (FEMA). FEMA maps identify flood hazards.

## **2.2 Historical Site Uses and Ownership**

Based on interviews with the current and former landowners, the property has always been used as a mixture of motel and residential housing (Leonard, John, personal interview). The original owner was Fred Vail who sold the property to Prentice and Katherine Chitney likely in the late 1940s.



Year of Photo: 2003

**Figure 2-1**  
**John's Motel and RV Park**  
**Vicinity Map**





Year of Photo: 2003

**Figure 2-2**  
**John's Motel and RV Park**  
**Site Map**

The Chitteys managed the motel and developed a portion of the property into an RV park in the early 1970s. The Chitteys sold the property to Cy Johnson in 1974, who maintained the motel and RV park business until John Leonard purchased the property in 1981. Mr. Leonard continues to operate and maintain the motel, RV park and rental homes.

Historical records indicate that the oldest structures on the property are the office/residential building and the single family residence, which were constructed in 1946. The motel was constructed in 1958.

### **2.2.1 Review of Historical Fire Insurance Maps**

A database search conducted by Environmental Data Resources, Inc. (EDR) revealed no fire insurance maps.

### **2.2.2 Review of Aerial Photos**

The aerial photographs listed below were reviewed to provide information on historic uses of the properties. Copies of the aerial photographs can be found in Appendix A.

#### May 23, 1964 Aerial Photograph – AeroMap U.S., Inc.

At the time this photograph was taken, all of the currently existing structures are present on the property in the same configuration as they are today. The properties to the north appear to be developed for residential use. Vegetation in the properties has been cleared, but no buildings or trailers are evident. Clark Middle School is visible to the southeast. The property to the northeast appears to be residential, while the property to the southeast corner appears to be a gas station. The property to the west also appears to be commercially developed. Existing roads are also present.

#### May 19, 1986 Aerial Photograph – AeroMap U.S., Inc.

At the time this photograph was taken, the subject property appears to be very similar to the previous aerial photograph. The property has been paved and much of the vacant land between the wood frame structures and the motel building has been converted to an RV park. The properties to the north are residentially developed; some of the lots have trailer homes. A church or community center is now present on the property to the northeast, while the property in the southeast corner has remained a gas station. The properties to the south have also been developed into a residential trailer park. Clark Middle School remains unchanged to the southeast. Mountain View Drive has also been expanded into four lanes.

#### September 5, 1996 Aerial Photograph

At the time this photograph was taken, the subject property and the adjacent properties appear to be largely unchanged from the previous photograph. The trailer park located north of the subject property has been converted to permanent single family housing. The property to the west has a single commercial building.



### September 10, 2002 Aerial Photograph

At the time this photograph was taken, the subject property and the adjacent properties appear to be largely unchanged from the previous photograph. The commercial building on the property to the west is Mountain View Plaza, a retail shopping mall.

## **3 SITE INSPECTION AND INTERVIEWS**

### **3.1. Inspection Activities**

Ms. Yang of HCG conducted a site survey on November 4, 2005. A physical reconnaissance of the mapping area was done, noting current land use, unusual soil colorations, physical irregularities, hazardous material storage or disposal, evidence of spills or leaks of hazardous materials, drums, above ground storage tanks and refuse piles.

### **3.2 Description of the Inspection Process**

Before the inspection, the completed ADEC Brownfields Assessment application for the property was reviewed. Ms. Yang and Brian Shelton-Kelly of ACLT arrived at the property by driving to 3543 Mountain View Drive. The property exterior lot lines, roads, and the interiors of several of the existing structures were inspected. Adjacent properties were noted for their development features and topography. Photos were taken during the physical reconnaissance and are included in Appendix C.

### **3.3 General Observations**

The topography of the subject property is generally flat with no noticeable (<1%) grade. Elevation profiles of the subject property indicate that the gradient is generally south and west (EDR 2005).

No conditions were observed where concentrated off-site drainage appeared to be directed onto the subject property. Due to the freezing temperatures at the time of the site visit, no runoff was observed either to or from the property.

Domestic water and sanitary sewer service is provided by Anchorage Water and Wastewater Utility (AWWU). A gas furnace (located in the shop/furnace room north of the main office) supplies heat to all of the buildings. The gas furnace has been in use since the property was converted to natural gas heat in the 1960s. The gas furnace system has been upgraded since John Leonard took over ownership of the property in the 1980s. A sewage dump station connected to the municipal sewer system (AWWU) is provided for the RVs. A city-provided dumpster for solid waste disposal is also available on-site for guest use.

The overall appearance of the exterior areas of the property was clean, organized and well-maintained. No fuel storage tanks, drums or potentially hazardous refuse piles were observed on the property. There was no evidence of distressed or discolored vegetation or staining in the paved/concrete areas of the property that would indicate spills or contamination. Storage of

hazardous materials was not observed, with the exception of small quantities of household cleaning supplies or detergents. Several of the building interiors were also inspected. The interior spaces were orderly and well-maintained; all of the motel rooms had been remodeled in the past 5-10 years. Most of the interiors had carpeted floors with vinyl floor coverings in the bathrooms and kitchens; no floor drains were observed.

### **3.3.1 Observed Use of Abutting and Adjacent Properties**

North (Richmond Avenue): The properties to the north are residentially developed, with single family homes.

South (Mountain View Drive): The properties to the south are residentially developed, with a residential trailer park. Clark Middle School is located south east of John's Motel and RV Park.

East: The properties to the east are commercially developed, with a gas station (Shell) immediately adjacent to John's Motel and RV Park. Taylor Road is the nearest road to the east.

West: The properties to the west are commercially developed, with a retail shopping mall (Mountain View Plaza) immediately adjacent to John's Motel and RV Park. Price Road is the nearest road to the west.

### **3.3.2 Interviews**

Mr. John A. Leonard and Mr. Cy Johnson were interviewed for their personal knowledge regarding the recent history of the subject property. Notes from these interviews are included in Appendix B.

Mr. Leonard is the current owner of the property. Mr. Leonard was interviewed during the site visit and in follow-up phone interviews. Mr. Leonard indicated that since he has owned and managed the property there has been no history of any spills or contamination issues.

Mr. Johnson was the previous owner of the property from approximately 1974 to 1981. Mr. Johnson was interviewed by telephone on November 14, 2005. Mr. Johnson sold the property to Mr. Leonard in 1981. Mr. Johnson also indicated that there had been no history of any environmental contamination before, or during his ownership of the property. Although no evidence of aboveground or underground fuel storage tanks is present today, when the property was first developed in the 1950s, 55-gallon barrels on wood cribbing were used for storing diesel heating oil. These 55-gallon barrels were decommissioned and removed before Mr. Johnson acquired the property. A cesspool tank and ground water wells were also in use in the early 1950s; these were also decommissioned when the property was connected to the city water/sewer and gas utilities in the 1960s.

## 4 RECORDS REVIEW

### 4.1 Current Ownership

John A. Leonard is the current owner of the property. Ownership was verified by consulting the Municipality of Anchorage (MOA) Real Property Query. Block 2, Lot 2 and Lot 3, Mountain View Subdivision is occupied by eight structures that include the motel and residential/rental housing. Based on the most recent property assessment, each of the structures has been rated from fair to average condition. Details for all seven parcels within the property can be found in Appendix E.

### 4.2 Review of Applicable and Available Documents Pertaining to Current Ownership and Operator Activities

Numerous environmental assessments were discovered for sites within 1.5 mile of John's Motel and RV Park. Information relevant to the document review is included in Sections 3 and 4 of this report with copies of pertinent environmental assessments provided in Appendix D.

### 4.3 Federal and State Regulatory Agencies

Federal and State of Alaska regulatory agency records were reviewed, and government inquiries were made by HCG to assess the potential for site impacts resulting from the migration of hazardous substances or petroleum products. HCG investigated the following Federal and State of Alaska regulatory databases to evaluate whether sites within the project area were listed on these databases. The subject property was not listed in any of the available Federal and State of Alaska records. Appendix D provides the complete results of the database searches.

- A. National Priorities List (NPL) – The NPL lists sites where environmental contamination has been confirmed. The NPL was devised as a method for EPA to prioritize these sites for the purpose of taking remedial action under the Superfund Program, which was initially established under the CERCLA, and reinstated under the Superfund Amendments and Reauthorization Act (SARA).<sup>1</sup> *There were two sites on the NPL located within the 1.5 mile search radius of the subject property.*

**USAF Elmendorf Air Force Base (AFB), Base Power Plant, Building 22-004, located 1,762 feet north of the subject property** – Multiple sites with contamination from hazardous materials and petroleum (JP-4) fuel spills have been identified at the AFB. Several of the sites have been closed, however there are still ongoing monitoring, investigations or remedial actions planned at the remaining sites.

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<sup>1</sup> EPA web address that was consulted for this information is <http://www.epa.gov/superfund/sites/npl/npl.htm>.

**Standard Steel & Metals Co, 2400 Railroad Ave, located 2,471 feet north west of the subject property** – Lead and PCBs were the primary contaminants found in the soil at this site. The remedy of solidification and on-site containment of the lead and PCB-contaminated soil was completed in June 1999. Monitoring of the containment cell, long-term maintenance and institutional controls are also part of the remedy. The site was deleted from the NPL list September 30, 2002.

- B. Alaska Contaminated Sites – The ADEC Contaminated Sites database is an inventory of sites that may or may not be on the CERCLIS list.<sup>2</sup> *There are 31 sites on the ADEC Contaminated Sites list located within the 1.5 mile search radius of the subject property. However, only 11 of these sites are currently active or still awaiting further investigation/action and are discussed below. The remaining sites are closed or under no further remedial action planned (NFRAP) status. A complete listing of the sites is included in Appendix E.*

**Alaska Husky Battery at 4540 Mountain View Drive, 3119 ft east northeast from the subject property** – This site has a high priority type with the facility status listed as active. As a result of battery manufacturing activities and reported salvaging of transformers, lead and PCBs were the primary contaminants found in the soil at this site. A CERCLA removal action was completed in 1988 that included covering the remaining contamination with a 2-foot cap of clean soil. The site is still being monitored by ADEC and is undergoing consideration for NFRAP/Institutional Controls (IC) status.

**Greatland Service Station at 4950 Taku Drive, 4364 ft east of the subject property** – This site has a medium priority type with the facility listed as inactive. Numerous oil spills with oil stained soil observed during an initial inspection by ADEC. Drums of fluid and carburetor parts present during the initial inspection were subsequently removed without further testing or approval by ADEC.

**Former Arden Creamery at 3237 Mountain View Drive, 1577 ft southwest of the subject property** – This site has a high priority type with the facility listed as inactive. Site investigation shows surface spills and underground storage tanks (USTs) present (10,000-gallon heating oil tank; 1,000-gallon gasoline tank) on the site not removed. These tanks were subsequently removed and closed in 1994. Transformers are also present that may contain PCBs. Level and extent of contamination is unknown.

**Sig Wold Transfer and Storage at 2824 Rampart Drive, 2735 ft west southwest of the subject property** – This site has a medium priority type with the facility listed as inactive. Waste oil, grease and hydraulic fluids were used during vehicle maintenance at the site, where waste oil was spilled.

**AKARNG Anchorage Mt. View Armory at 2839 Mountain View Drive, 3134 ft southwest of the subject property** – This site has a medium priority type with the facility listed as active. Trichloroethylene (TCE) has been detected in soil and groundwater. PCBs have been detected in the soil at concentrations between 0 to 10 mg/kg at several surface

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<sup>2</sup> ADEC web site for this information is [http://www.state.ak.us/dec/spar/csp/db\\_search.htm](http://www.state.ak.us/dec/spar/csp/db_search.htm).

soil samples collected near the fence line (potentially associated with the adjacent site CS 100.151, Reckey 1988210900601).

**Totem Trailer Town & Sunset Park at 701 South Kelvin Street, 3402 ft south southeast of the subject property** – This site has a high priority type with the facility listed as active. Diesel range organics (DRO) contaminated soil associated with three underground heating oil tanks and associated piping were removed in 2000. No post-treatment report on file regarding the final quantities of soil removed or treated from the site.

**Swalling Construction Yard Site at 2131 Post Road, 5127 ft west northwest of the subject property** – This site has a low priority type with the facility listed as inactive. Contaminated soils were found and removed from the site; possible ground water contamination may exist.

**Alaska Railroad Mushroom Yard at 1825 Ship Avenue, 6050 ft west of the subject property** – This site has low priority with the facility listed as active. Prior spills of petroleum hydrocarbons from diesel and gas tanks at the site have occurred. An unspecified quantity of contaminated soil was treated in 1992. An administrative order on consent was signed in June 2004 to include this site (US EPA Docket No. CERCLA 10-2004-0065).

**Sahlberg Equipment, Inc. at 1702 Ship Avenue, 6661 ft west of the subject property** – This site has medium priority with the facility listed as inactive. Two heating oil USTs were excavated and residual contamination beneath the tanks was up to 540 mg/kg DRO. Dry well in parking lot contained sediments with 2400 mg/kg DRO. Stained dirt floor and cistern in Quonset hut have yet to be investigated.

**Alaska Garden & Pet Supply at 114 North Orca Street, 7279 ft west of the subject property** – This site has high priority with the facility listed as active. Shallow aquifer (6-8 ft below ground surface) found to be contaminated with total petroleum hydrocarbons and halogenated volatile organics. No on-site or off-site source has been identified. Further investigation into the originating location of contamination is warranted.

**MOA New City Jail at 1400-1500 East 3<sup>rd</sup> Avenue, 7770 ft west southwest of the subject property** – This site has high priority with the facility listed as active. Buried drums, USTs, waste oil, fuel spills, solvents, paints, and aliphatic waste have been identified and addressed. Site is currently being monitored by ADEC and undergoing completion of a record of decision for NFRAP status at the site.

- C. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List – The CERCLIS list is a database of sites which have been or are scheduled to be investigated by EPA to determine if existing or threatened release of hazardous substances is present.<sup>3</sup> *There are two sites on the CERCLIS list within the 1 mile search radius of the subject property.*

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<sup>3</sup> EPA web site for this information is [http://www.epa.gov/enviro/html/cerclis/cerclis\\_query.html](http://www.epa.gov/enviro/html/cerclis/cerclis_query.html).

**USAF Elmendorf Air Force Base (AFB), Base Power Plant, Building 22-004, located 1,762 feet north of the subject property** – see Item A, NPL sites.

**Standard Steel & Metals Co, 2400 Railroad Ave, located 2,471 feet north west of the subject property** – see Item A, NPL sites.

- D. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) NFRAP List – Sites designated NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration<sup>4</sup> *There are two sites on the CERCLIS-NFRAP list within approximately 0.75 miles of the subject property.*

**Alaska Husky Battery at 4540 Mountain View Drive, 3119 ft east northeast from the subject property** – See Item B, Alaska Hazardous Waste Sites.

**Prescott Equipment Co., Inc. at 467 W Chipperfield, 3600 ft. southwest from the subject property** – Following the preliminary assessment (12/8/1987) and site inspection (11/16/1988) the site was classified as NFRAP.

- E. RCRA CORRACTS List – EPA maintains this database of RCRA facilities that are undergoing “corrective action”. A “corrective action order” is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.<sup>5</sup> *There is one site on the CORRACTS list within approximately 1.5 miles of the search radius of the subject property.*

**USAF Elmendorf Air Force Base (AFB), Base Power Plant, Building 22-004, located 1,762 feet north of the subject property** – see Item A, NPL sites.

- F. Resource Conservation and Recovery Act Index System (RCRIS) List – The RCRIS list identifies those facilities or locations that have notified EPA of their activities relative to the handling of hazardous wastes. The appearance of a site on this list does not necessarily indicate environmental problems on the site, but rather that the site is (or was) engaged in Hazardous wastes handling activities and, therefore, may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.<sup>6</sup> *There is one site on the RCRIS-Large Quantity Generator (LQG) list within approximately 1 mile of the subject property. LQGs generate over 1,000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month. There are 21 sites on the RCRIS-Small Quantity Generator (SQG) list within 0.75 miles of the subject property. SQGs generate between 100 kg and 1000 kg of hazardous waste per month. Of*

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<sup>4</sup> EPA web site for this information is [http://www.epa.gov/enviro/html/cerclis/cerclis\\_query.html](http://www.epa.gov/enviro/html/cerclis/cerclis_query.html).

<sup>5</sup> EPA web site for this information is [http://www.epa.gov/enviro/index\\_java.html](http://www.epa.gov/enviro/index_java.html).

<sup>6</sup> EPA web site for this information is [http://www.epa.gov/enviro/html/rcris/rcris\\_query\\_java.html](http://www.epa.gov/enviro/html/rcris/rcris_query_java.html).

*these 21 sites, only four have any record of violations and are listed below. A complete listing is included in Appendix E.*

**USAF Elmendorf Air Force Base (AFB), Base Power Plant, Building 22-004, located 1,762 feet north of the subject property** – This site is listed as an LQG and Transportation, Storage and Disposal Facility (TSDF), see Item H for further details regarding compliance history.

**Lynden Transport Inc., 3027 Rampart Drive, located 1816 feet west southwest of the subject property** – This site is listed as a SQG with two violation records. Both violations were in regard to transporter-manifest/record keeping requirements that occurred in 1987 and 1989.

**B & R Trucking, 3105 Mountain View Drive, located 2091 feet southwest of the subject property** – This site is listed as a SQG with three violation records occurring in 1988 and 1987. All violations were in regard to transporter-manifest/record keeping requirements.

**Cummins Northwest, Inc., 2618 Commercial Drive, located 3359 feet west south west of the subject property** – This site is listed as a conditionally exempt small quantity generator (CESQG) with one violation record. CESQGs generate < 100 kg of hazardous waste, or < 1 kg of acutely hazardous waste per month. The violation was in regard to generator requirements and occurred in 2002.

**K-C Corporation, 2600 Railroad Avenue, located 3859 feet west northwest of the subject property** – This site is listed as a CESQG with two violation records. Both violations occurred in 2002 and were in regard to generator pre-transport requirements.

- G. Emergency Response Notification System (ERNS) List – ERNS is a national computer database system that is used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment.<sup>7</sup> *No sites within the project area are on the ERNS List.*
- H. Transportation, Storage, and Disposal (TSD) List – The TSD database is included within the RCRIS list. The TSD report contains information pertaining to facilities that treat, store, or dispose of EPA regulated hazardous waste.<sup>8</sup> *There is one site on the TSD List that is within approximately 1 mile of the subject property.*

**USAF Elmendorf Air Force Base (AFB), Base Power Plant, Building 22-004, located 1,762 feet north of the subject property** – This site is listed as both a large quantity generator and TSDF. There have been 72 violation records reported at this site dating from 1983. Currently the facility is in compliance with all previously issued notices of violation.

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<sup>7</sup> EPA web site for this information is [http://oaspub.epa.gov/enviro/ef\\_home2.toxics](http://oaspub.epa.gov/enviro/ef_home2.toxics).

<sup>8</sup> EPA web site for this information is [http://www.epa.gov/enviro/html/rcris/rcris\\_query\\_java.html](http://www.epa.gov/enviro/html/rcris/rcris_query_java.html).



- I. Alaska Leaking Underground Storage Tank (LUST) database – This report identifies facilities and/or locations that have provided notification of a possible release of contaminants from petroleum storage systems. The inclusion of a site on this list is an indication that a release has occurred on the site and may pose a potential for environmental degradation of the site and surrounding properties.<sup>9</sup> *There are 25 sites on the LUST database within 1 mile of the subject property. However, of these 25 sites, only two of the facilities are listed as “open” and are discussed below. A complete listing is included in Appendix E.*

**Wizard Wash, 4200 Mountain View Drive, located 1904 feet east of the subject property** – There are currently two tanks (11,800 gallon capacity) in use on the property and four are listed as permanently out of use. The listing does not indicate which tank leaked. Based on the ADEC LUST Site Status and Correspondence Report, the release was confirmed on 7/18/1994 and subsequent cleanup/corrective actions appeared to have occurred in 1994 and 2002.

**Anchorage Chrysler Dodge Inc., 2601 E 5<sup>th</sup> Avenue, located 4002 feet southwest of the subject property** – Based on the ADEC LUST Site Status and Correspondence Report, a gasoline and a used oil tank were removed in 1989. 1,000 cubic yards of contaminated soils were excavated and later treated. Composite soil samples documented contamination left in place at the UST excavation up to 842 ppm TPH. The groundwater sample from monitoring well #2 had 854 ppb benzene on 5/7/90. The groundwater flows toward the northwest and is about 40' below the surface. The latest groundwater sampling in 2004 shows that the groundwater at the site now meets site cleanup levels. Confirmation soil samples need to be collected at the site to demonstrate that in-situ soils now meet site cleanup levels.

- J. Alaska Underground Storage Tank (UST) database – Registered USTs are regulated under Subtitle I of RCRA and must be registered with the ADEC which is responsible for administering the UST program. *There are 24 sites on the UST database within approximately 0.75 miles of the subject property. However, of these 24 sites only five are currently in service and discussed below. A complete listing is provided in Appendix E.*

**Holiday #628, 4627 Mountain View Drive, located 3387 feet east northeast of the subject property** – The EDR indicated that there are five USTs associated with the site, two of the USTs are permanently out of use. The remaining three USTs (20,000-gallon and two 10,000-gallon capacity) are in service gasoline tanks.

**Robert Brooks, 4609 Thompson, Apt. 1, located 3498 feet east northeast of the subject property** – The EDR did not provide details as to the capacity or product of the tank or tanks located at this site.

**Clark Middle School, 150 S Bragaw, located 982 feet east southeast of the subject property** – The EDR indicated that there are two USTs associated with the site, one of the USTs is permanently out of use. The remaining 300-gallon capacity UST is used for storage of diesel heating oil.

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<sup>9</sup> ADEC web site for this information is [http://www.state.ak.us/dec/spar/csp/db\\_search.htm](http://www.state.ak.us/dec/spar/csp/db_search.htm).



**Wizard Wash, 4200 Mountain View Drive, located 1904 feet east of the subject property** – See Item I, LUST database.

**Carr's Fuel Center Penland 520, 3400 Penland Parkway, located 3183 feet south of the subject property** – The EDR indicated that there are two 20,000-gallon capacity USTs associated with the site. Both USTs are in service; tank 1 is used for storage of gasoline, tank 2 is used for storage of diesel fuel.

- K. Alaska Permitted Solid Waste Facilities Report (SWF) List - This report is a comprehensive list of all active and inactive permitted solid waste disposal sites and processing facilities located within the State of Alaska.<sup>10</sup> *The subject property and sites within the nearby vicinity were not found on the SWF list.*
- L. ADEC Spills Database – An online query was submitted on November 27, 2005.<sup>11</sup> *The records indicate that there have been no reported incidents of spills of oil or hazardous substances on the subject property.*

## 5 CONCLUSIONS AND RECOMMENDATIONS

HCG performed an AAI in conformance with the scope and limitations of ASTM Practice E1527 for John's Motel and RV Park, located at 3543 Mountain View Drive. Based on the findings of the records review, site reconnaissance and interviews there is no evidence of recognized environmental conditions at John's Motel and RV Park.

Historical releases of petroleum or hazardous substances have been documented at multiple off-site locations. The potential for migration of contaminants from these sites to John's Motel and RV Park is considered low because the majority of these sites have undergone either investigations or remedial actions resulting in NFRAP or closure status, or are located at sufficient distances (greater than 0.5 mile) or upgradient from the subject property that migration is unlikely. Therefore, no further assessment is recommended at John's Motel and RV Park at this time. Should more definitive information regarding the presence or absence of contaminants on the property be required, a subsurface soil investigation that includes collection of samples for chemical analysis is recommended to confirm that the property has not been impacted by releases from nearby sites.

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<sup>10</sup> ADEC web site for this information is <http://info.dec.state.ak.us/eh/sw/swpermits.htm>

<sup>11</sup> ADEC web site for this information is <http://www.dec.state.ak.us/spar/perp/search/Search.asp> .

## 6 REFERENCES

American Society of Testing and Materials (ASTM).2000. *Standard Practice E1527-00. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.*

Alaska Department of Environmental Conservation (ADEC). November 2005. LUST Site Status and Correspondence Report for Anchorage Chrysler Dodge Center.

ADEC. November 2005. LUST Site Status and Correspondence Report for Wizard Car Wash.

Dowl Engineers (DOWL). 2002. *Phase I Environmental Site Assessment, Lot 2A, Block 8, Alaska Industrial Subdivision, 3340 and 3350 Mountain View Drive, Anchorage, Alaska.*

Environmental Data Resources Inc. (EDR). 2005. Johns Motel and RV Park, 3543 Mountain View Drive, Anchorage, Alaska. Inquiry Number: 1555296.1s.

Leonard, John A. Personal Interview. 4 November 2005.

Johnson, Cy. Personal Interview. 15 November 2005.

## **7        SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

Phase I Environmental Site Assessment, AAI  
John's Motel and RV Park  
3543 Mountain View Drive  
Anchorage, Alaska

Prepared For:  
Alaska Department of Environmental Conservation

Prepared By:  
Hoefler Consulting Group

Peggy P. Yang  
Staff Scientist

## **8        QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL**

**Peggy P. Yang, Staff Scientist**

### **PROFESSIONAL HISTORY**

Hoefler Consulting Group (2005-present) – Environmental Scientist  
Jacobs Engineering Incorporated (2000-2005) - Project Manager/Environmental Scientist  
Reliance Industries International (1999-2000) – Environmental Health Consultant  
University of Washington (1996-1998) - Research and Teaching Assistant

### **EDUCATION**

M.S. (Environmental Health, emphasis in microbiology) University of Washington, Seattle,  
Washington (1998)  
B.S. (Environmental Health) University of Washington, Seattle, Washington (1994)

### **TECHNICAL SPECIALTIES**

Ms. Peggy Yang has over six years of experience in multidisciplinary environmental investigations, site remediation, and waste management. She has managed projects for the federal government (Army, Air Force, Coast Guard), and the private sector.

- Environmental Site Investigations and Remediation
- CERCLA, RCRA and ADEC Contaminated Site Closure
- Hazardous Waste Management
- Regulatory Compliance, Waste minimization
- Project Cost Estimating, Alternatives Analysis and Scheduling
- Program and Project Management
- Environmental Sampling and Analysis
- Technical Writing and Presentations

## **REPRESENTATIVE PROJECT EXPERIENCE**

### **Site Investigation and Assessment**

**USACE, FUDS Burma Road, Kodiak Island** – Lead Scientist/Sampler for a site characterization at 20 separate sites on Burma Road, part of the former WWII Army installation on Kodiak Island. Site investigation was conducted to provide additional information based on the results of previous limited investigations that had not fully defined the nature and extent of contamination at each of the sites. Assisted in surface and subsurface soil sample collection and conducted field-testing for explosive residues (Ensys TNT). Assisted in development of work plans and reporting documents associated with the project.

**USACE, FUDS Burma Road, Kodiak Island** - Quality Control Manager and Lead Scientist/Sampler for a groundwater sampling investigation and background metals study at Burma Road. Supervised drilling subcontractor during the installation of monitoring wells at the site. Supervised field staff in the collection of groundwater samples from monitoring wells located at the site. Developed a sampling approach for the background study that would meet the requirements of state regulations and assist in the development of future alternative cleanup levels. Collected surface and subsurface soil samples for the background study. Responsible for the work plans and reporting documents associated with the project. Developed and tracked project budgets and schedules.

### **Facility Remediation and Demolition**

#### **US Army Corps of Engineers (USACE), Fort Tidball, Long Island Removal Action/Demolition**

Quality Control Manager, and Lead Scientist/Sampler for the removal of over 400 cubic yards of petroleum contaminated soil, demolition of 18 structures including removal of asbestos containing material, and mitigation of several public safety hazards. Coordinated with ADEC, USACE and the landowner to develop alternative cleanup levels at the Long Island project site. Use of alternative cleanup levels provided savings to the client and allowed the cleanup project to be fully funded at over \$600,000. Coordinated with USAED and the landowner to ensure compliance with all Section 106/SHPO requirements in time to execute demolition work concurrently with the removal action work. Supervised the staff and subcontractors while they were performing their duties for the project. Assisted in developing and writing all plans associated with the project. Developed and tracked project budgets and schedules. Project was

awarded the Secretary of the Army Environmental Award for Cultural Resources Management in 2002.

**USACE, Formerly Used Defense Site (FUDS) Bells Flats, Kodiak Island Remedial Investigation/Removal Action** – Quality Control Manager and Lead Scientist for the removal and disposal of 12 above ground and underground storage tanks (300-1500 gallons) located in Bells Flats, Kodiak. The tank investigations and removal actions were part of a multi-phased program that relied on reports from community members to initiate cleanup actions. Provided quality control for the removal and sampling of any products contained in the tanks; cleaning the tank interiors; removal and sampling of the tank surrounding soils; removal of the tank sidewalls; disposal of the tank steel; and transport and disposal/thermal treatment of over 600 cubic yards of petroleum contaminated soils. Project work required extensive coordination with multiple landowners in a large residential area. Responsible for all planning and reporting documents associated with the project. Developed and tracked project budgets and schedules.

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**APPENDIX A AERIAL PHOTOGRAPHS**

**May 23, 1964**

**May 19, 1986**

**September 5, 1996**

**September 10, 2002**



Date of Photo: 5/23/1964





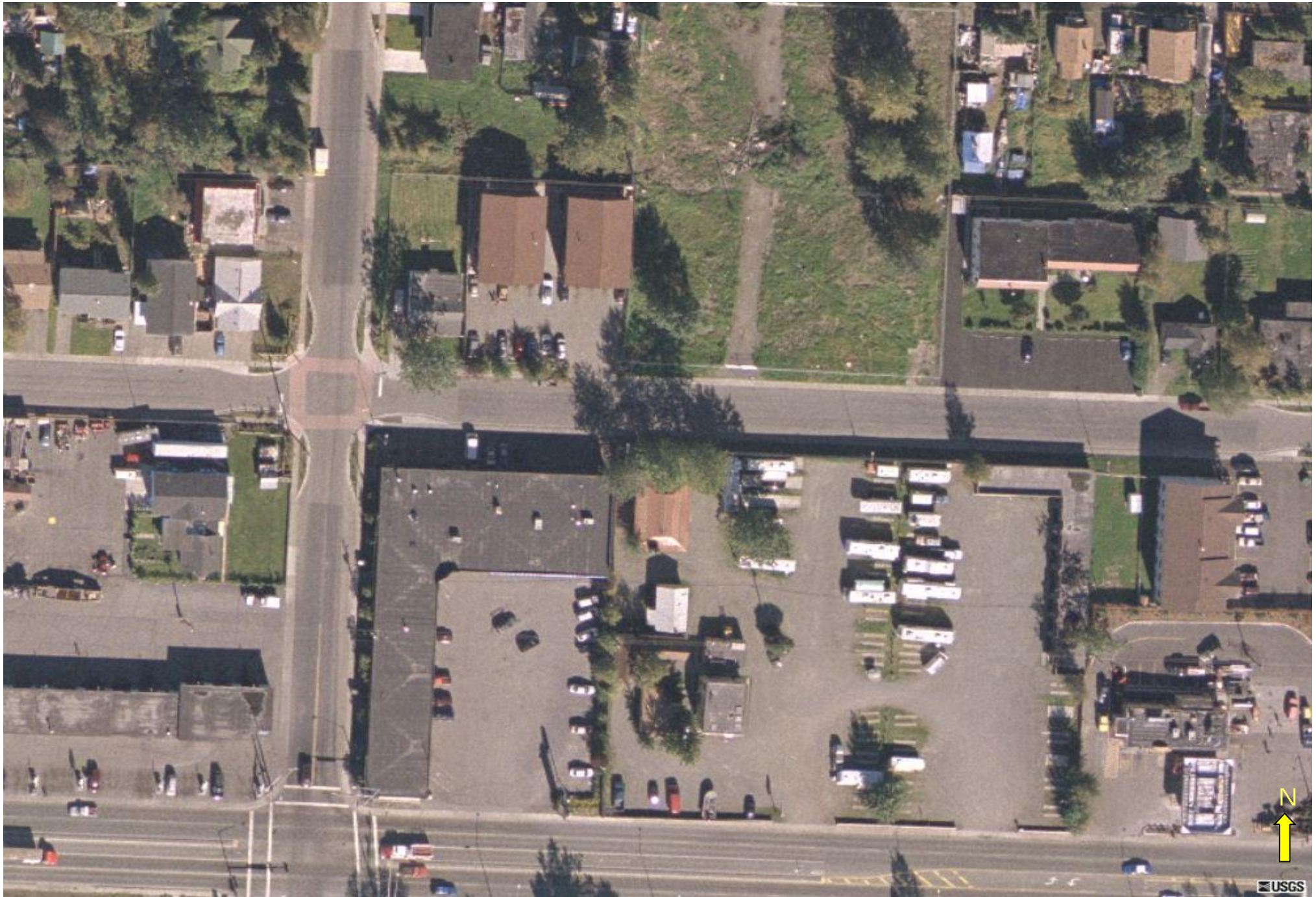
Date of Photo: 5/19/1986





Date of Photo: 9/5/1996





Date of Photo: 9/10/2002

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**APPENDIX B**  
**SITE RECONNAISSANCE NOTES AND INTERVIEWS**

# ENVIRONMENTAL SITE ASSESSMENT PRELIMINARY INSPECTION CHECKLIST

SITE NAME: John's RV and Motel  
ADDRESS/LOCATION: 3543 Mt. View DR  
DATE: 11-4-05  
INSPECTION PERFORMED BY: Peggy Yang  
SITE CONTACT NAME: Brian S. Kelly  
POSITION: ACLT  
YEARS WITH SITE / COMPANY: \_\_\_\_\_  
PHONE NO: 274-0181

## 1. General Site Description (See photographs and Attached Sketch)

- Topography (Grade, direction, retaining walls, etc.)  
Flat (<1%) grade
- Ground Cover (Dirt, asphalt, gravel, etc.)  
Asphalt pavement throughout, concrete pads for RV parking / hook-ups
- Development Features (Buildings, railroad tracks, roadways, utilities)  
Multiple woodframe bldg (see map)
- Businesses (Name, type)  
RV park, motel and cabins
- Surface Water/Drainage (Ponds, ditches, lakes, etc.)  
No nearby SW observed,



## 2. Neighboring Properties (General Description)

- North Side (See photographs & sketch) *Richmond ave*
  - Elevation (Higher/Lower than subject property)  
*higher*
  - Ground Cover  
*asphalt pavement, grass*
  - Development Features  
*residential, empty fenced lot*
  - Businesses  
*none*
  - Surface Water/Drainage  
*none*
- South Side (See photographs & sketch) *Mt. View drive*
  - Elevation (Higher/Lower)  
*same elevation*
  - Ground Cover  
*asphalt pavement, gravel*
  - Development Features  
*trailer park / mobile homes*
  - Businesses  
*none, several businesses located to the east and west of the trailer park*
  - Surface Water/Drainage  
*none however*
- East Side (See photographs & sketch) *Taylor Rd.*
  - Elevation (Higher/Lower)  
*same elevation*
  - Ground Cover  
*asphalt pavement*
  - Development Features
  - Businesses  
*Gas station (active)*
  - Surface Water/Drainage  
*None*
- West Side (See photographs & sketch) *Price Rd.*
  - Elevation (Higher/Lower than subject property)  
*same elevation*
  - Ground Cover  
*asphalt pavement*
  - Development Features
  - Businesses  
*Retail/shopping mall (Mt. View Plaza)*
  - Surface Water/Drainage  
*None*

**3. On-Site and Adjacent Site Industrial Activities:**

- Note any that apply to the subject property or neighboring properties (Note "X" for subject property; note N, S, E, W, NW, etc. for neighboring properties):

<input type="checkbox"/> Sand blasting	<input type="checkbox"/> Truck/Equipment yard
<input type="checkbox"/> Shipyard	<input type="checkbox"/> Port terminal
<input type="checkbox"/> Fueling	<input type="checkbox"/> Tar/Petroleum Refinery
<input type="checkbox"/> Bulk fuel/chemical storage	<input checked="" type="checkbox"/> E <del>WM</del> Gas station
<input type="checkbox"/> Electroplating	<input type="checkbox"/> Dry cleaning
<input checked="" type="checkbox"/> Waste hauling/treatment/disposal	<input type="checkbox"/> Chemical distribution
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Painting (auto, boat, etc.)
<input type="checkbox"/> Recycling	<input type="checkbox"/> Airport hangars, etc.
<input type="checkbox"/> Engine Repair	<input type="checkbox"/> Plywood Mill
<input type="checkbox"/> Boat painting/repair	<input type="checkbox"/> Cement manufacturing
<input type="checkbox"/> Electronics manufacturing	<input type="checkbox"/> Quarry/mining
<input type="checkbox"/> Wood treating	<input type="checkbox"/> Landfill
<input type="checkbox"/> Pulp/paper	<input type="checkbox"/> Power plant
<input type="checkbox"/> Chemical manufacturing	<input type="checkbox"/> Oil drilling/pumping
<input type="checkbox"/> Lumber mill	<input type="checkbox"/> Steel mill
<input type="checkbox"/> Log storage	<input type="checkbox"/> Railyard/roundhouse
<input type="checkbox"/> Foundry	<input type="checkbox"/> Other: _____
<input type="checkbox"/> None: Site is vacant	

- Describe any activities checked above:

A sewage dump station is provided for RVs  
A City-provided dumpster is available for  
Solid waste (Non-haz) disposal

- Describe any apparent waste handling/generation/disposal associated with the above-listed activities:

see above

- Identify equipment that handles hazardous substances including petroleum products or chemicals:

None

- Describe any evidence of contamination or improper handling practices associated with the above-listed activities:

None



**4. On-Site Housekeeping Practices (Yard Areas)**

- General description of site (select one and describe)



Excellent: Clean, organized, well-maintained



Good: Cluttered with business-related equipment, but overall well-maintained.



Fair: Cluttered, disorganized, deferred maintenance of buildings/equipment, etc.



Poor: Dilapidated/abandoned buildings, stained soils, refuse/debris scattered around site, etc..



Site is vacant, no debris/wastes of any kind

Description:

Property consists of (7) separate lots, however the entire perimeter is within a wooden fence. No visible spills or debris throughout the premises. Buildings all appear to be well maintained.

**5. On-Site Historical Features**

- Check any that apply:



Abandoned buildings



Foundations from former buildings



Old docks/pilings



Graded area suggestive of railyards, roads, building pads



Old rail beds



Waste piles, slag, etc.



Old/active pipelines



Sumps, ditches, impoundments, etc.



Old/abandoned equipment



Possible fill/grading of site



Other information

- Knowledge of past property uses?

Past property uses similar/same as current: mixture of rentals, motel and RV parking

- Describe above-listed items

**6. On-Site Active/Formal Fuel Tanks**

- Bulk terminals? Yes / No Describe:
- Large (>500 gallons) fuel AST? Yes / No Describe:
- Fuel pumps / potential UST? Yes / No Describe:  
(Ask about active/former tanks during interview. Also search for tank vents, fill caps, asphalt patches, other indications of former tanks.)

- Heating oil AST or UST? Yes / No Describe:  
(Search for tank vents, old boilers, indications of current/past heating oil use)

*no evidence of former heating oil ASTs*

- Underground Wastewater tanks or oil/water separators? Yes / No Describe

*no evidence of former cesspool (septic tank) that had been in service > 50 yrs ago*

*(55-gallon size) in service > 50 yrs ago.*

**7. Drum Storage:**

- Drums visible on site? Yes / No
  - Approx. Number of drums?
  - Type of storage area
    - \_\_\_ Scattered, no cover
    - \_\_\_ Consolidated, no cover
    - \_\_\_ Consolidated, covered/contained area
- Describe:
- Contents of drums? (Labels, suspected contents, etc.)
  - Visible signs of leakage/spillage? (Stained soil, etc.)

**8. Stormwater**

- Are there any stormwater/sewer drains on site?

~~None~~

sewer dump station  
in the center of the  
property - to POTW

- Collection points (sumps, ponds, etc.)?

None

- Discharge points (streams, bay, etc.; Show in site sketch)

None

- Signs of contamination around stormwater features (sheens, stained soil, sand blast grit, etc.)?

None

**9. Transformers**

- Are there any transformers visible on site (ask site contact about ownership)?

None.

- Describe location, apparent age and appearance:

- Are all pre-1980 transformers labeled as non-PCB? If not, find out if site contact has data re: PCB content.

- General appearance – any signs of leakage or spills?

**10. Investigation/Remediation Structures**

- Check any that apply to subject property or immediately adjacent properties (Note AX@ for subject, N, S, E, W, NW, etc. for neighboring properties):

None observed.

- ☐ Warning signs (asbestos, haz-waste, etc.)
- ☐ Monitoring wells
- ☐ Landfill gas collection systems
- ☐ Soil piles/excavations
- ☐ Treatment equipment (water treatment system, etc.)
- ☐ Asphalt patching suggestive of borings, test pits, excavations
- ☐ Other

- Describe any items checked above & include location on site sketch:

**11. Subject Property Building Interiors:**

- Describe number & types of buildings:

- Apparent Age (include interview information):

☐ Less than 10 years  
☐ 10-20 years  
☐ > 20 years  
☒ > 50 years

- General housekeeping:

☒ Excellent  
☐ Good  
☐ Fair  
☐ Poor

Describe:

- Type of floor coverings:  
*most of the interiors are carpeted, bathroom floors are vinyl. The motel rooms have all been remodeled in the past ~ 5 yrs*
- Floor drains, sumps or other potential waste discharge points? If yes, describe where these lead/discharge to (POTW discharge, the ground, etc.)  
*None.*
- Potential waste-generating activities (e.g., parts washing, painting)?  
*None.*
- Type of heating system (e.g., gas furnace, heat pump, oil furnace):  
*gas furnace*
- Sewer? On-site septic (if yes to septic, include approx. location on sketch)?  
*City sewer and water*
- Source of water? On-site water supply wells?  
*City water supply.*
- Potential lead-based paint? (if yes, indicate on attached page potential number/location/area of pre-1980 painted surfaces)

*Exterior and interior walls and paint<sup>7</sup> appear to be in good condition. However, due to the age of the buildings lead paint may have been used.*

- Potential asbestos? (if yes, indicate on attached page potential number/location of pre-1980, potential asbestos-containing materials--e.g., roofing felt, vinyl flooring, pipe insulation, boiler insulation) *DOESN'T appear to be any potential ACM, did renovations - sheet rock walls*
- Other observations: *owner and new bathrooms  
no exposed pipes where potential ACM was observed*

## **12. Preliminary Impressions of Site Conditions (On-Site Conditions)**

- Overall contamination probability (These conclusions are preliminary and are subject to technical review. These conclusions are intended to summarize the "first impressions" of the inspector, not the final conclusions of the site assessment):

☒

Very low: No waste sources. No heavy industrial activity. No "red flags". No indications of current high-risk industrial activity on-site, and no previous undefined or high-risk industrial land uses.

☐

Low: Potential contamination sources or industrial activity on-site, but good overall maintenance and housekeeping. No signs of contamination from current activities. No investigation/remediation structures from past uses. Past land use is defined and not high-risk industrial activity.

☐

Moderate: Potential contamination sources from current or past land uses.

☐

High: High-risk activities from current uses, presence of investigation/remediation structures or knowledge of prior high-risk industrial activity. Point or area-wide sources for potential contamination. Fair or poor housekeeping. Stained soils, sheens on water, etc.

☐

Very High: Extensive visible contamination. Investigation/remediation structures. Obvious waste mismanagement or contamination from current or past uses.

- Identify principle areas of concern at the site (if any):
- Attach photographs, site map and interview notes (if applicable):

**13. Preliminary Impressions of Adjacent Site Conditions (Immediately Adjacent Sites Only -- Unless Obvious Problems at Sites Nearby but not Adjacent)**

- Overall contamination probability (These conclusions are preliminary and are subject to technical review. These conclusions are intended to summarize the "first impressions" of the inspector, not the final conclusions of the site assessment):

(Note "X" for subject property and N, S, E, W, NW, etc. for neighboring properties):

\_\_\_\_\_ Very low: No waste sources. No heavy industrial activity. No "red flags". No indications of current high-risk industrial activity on-site, and no previous undefined or high-risk industrial land uses.

☒ Low: Potential contamination sources or industrial activity on-site, but good overall maintenance and housekeeping. No signs of contamination from current activities. No investigation/remediation structures from past uses. Past land use is defined and not high-risk industrial activity.

\_\_\_\_\_ Moderate: Potential contamination sources from current or past land uses.

\_\_\_\_\_ High: High-risk activities from current uses, presence of investigation/remediation structures or knowledge of prior high-risk industrial activity. Point or area-wide sources for potential contamination. Fair or poor housekeeping. Stained soils, sheens on water, etc.

\_\_\_\_\_ Very High: Extensive visible contamination. Investigation/remediation structures. Obvious waste mismanagement or contamination from current or past uses.

- Identify principle areas of concern at the site (if any):
  
  
  
  
  
  
  
  
  
  
- Attach photographs, site map and interview (if applicable):

### **Site Sketch**

(For on-site areas show rough sketch of access road(s), approximate property boundaries, building locations, and significant on-site features such as monitoring wells, tanks, remediation equipment. For adjacent properties, show names of adjacent businesses and any obvious contamination areas or remediation equipment. Indicate approximate size or number of acres of subject property and adjacent properties, but drawing need not be to scale. Ask site contact if any facility maps are available).

## Interview Notes

(Include any appropriate interview topics. Use this as a guide. Indicate the level of certainty stated by contact. If contact doesn't know, write "don't know".

Contact Name:

John Leonard

- Current property ownership (If leased, ask for copy of lease)

20 years, (1985) current owner of property

- Current On-Site Business Activities

Chittys? - previous owner, Cy Johnson

↳ passed away several years ago

- Current On-Site Waste Management

- Wastewater
- Used Oil
- RCRA Wastes
- Other wastes?

city sewer, water

direct hook-up

non-haz, household solid wastes

- Historic Site Uses

Motel and RV park.

- Known/Previous Contamination Problems or Remediation? Prior due diligence, site characterization, available reports?

No.

- Knowledge of Neighboring Property or Area-Wide Contamination/Remediation

No.

- Knowledge of PCBs, Asbestos, Lead (if applicable)

No.

- Any environmental reports, permits, inspections, lawsuits?

None.



### **Site Photographs**

(Take 20-40 photographs of site and adjacent properties. Develop photographs and then write brief notes on the back of the photographs indicating what they show. Send original prints with notes on back and negatives to project coordinator. If digital photographs, provide a list of photograph numbers with relevant notes for each photograph.)

Residential  
Area | Homes

**THIRD AND CHICKADEE**

Other retail businesses

Shipping  
(22.01.21)  
(20.01.21)

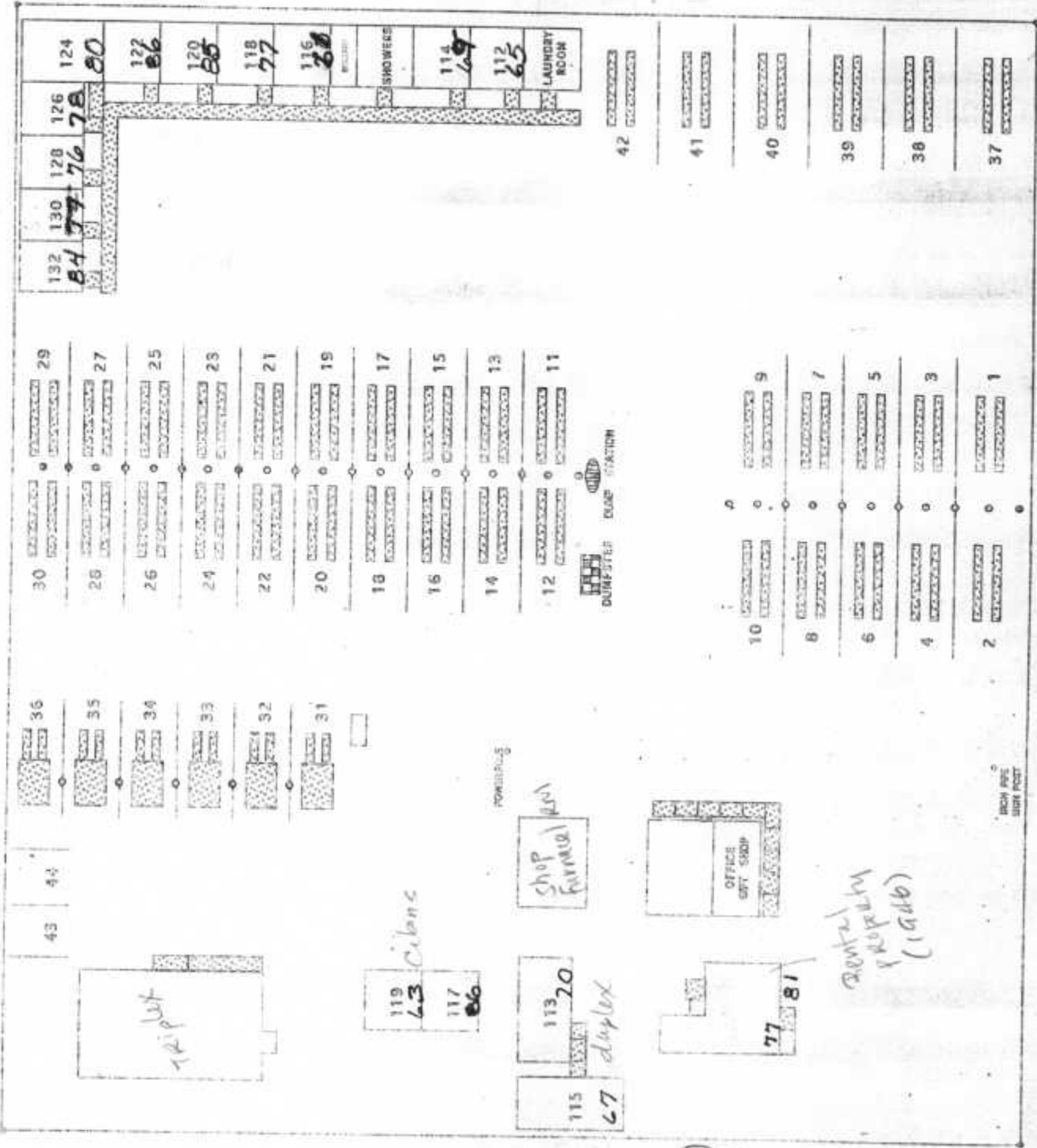
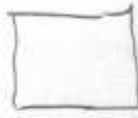
Rental  
property  
(1946)

MOUNTAIN VIEW DRIVE

Trailer Park

Welcome to  
John's RV/MOTEL  
We hope you enjoy  
your stay in Anchorage.

Shell gas  
stations



## **Interview Notes**

**With:** Cy Johnson, previous owner of property.  
Phone: (907) 333-2911

**By:** Peggy P. Yang  
Hoefler Consulting Group

**Subject:** AAI Site Characterization for 3543 Mountain View Drive

**Date:** 14 November 2005, via telephone

Cy Johnson was the owner of the subject property from 1974 to 1981. The original owner was Fred Vail who sold the property to Prentice and Katherine Chitney likely in the late 1940's. The Chitney's managed the motel and developed a portion of the property into an RV park in the early 1970s. The Chitney's sold the property to Cy Johnson in 1974, whom maintained the motel and RV park business until John Leonard purchased the property in 1981. I asked him if I could interview him with respect to his personal knowledge of the subject property's history. He agreed and the following interview was then conducted:

Q. When did you own the subject property?

A. I owned the property and operated the motel, RV park and rental homes for seven years (1974-1981). I then sold the property to John Leonard in 1981.

Q. Has the use of the subject property remained the same during your ownership?

A. Yes, the Chitney's had owned and operated a motel and RV park since the 1940s, and I continued the same business.

Q. Are there or have there been any underground or above ground storage tanks on the subject property?

A. Over 50 years ago, 50-gallon barrels on wood cribbing were used for storing diesel fuel/heating oil. There was also a cesspool tank for the outhouses on the property as well. All of these tanks were removed and closed as the property was connected to city water/sewer and gas utilities in the 1960s.

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**APPENDIX C**  
**SITE PHOTOS**

**John's Motel and RV Park Site Reconnaissance  
4 November 2005**



Main Office/Owner residence,  
facing North



RV parking area, facing west



**John's Motel and RV Park Site Reconnaissance  
4 November 2005**



RV parking area, and electrical  
hook-up, facing north



Close-up of concrete pads in RV  
parking area



**John's Motel and RV Park Site Reconnaissance  
4 November 2005**



Concrete and grass RV parking  
areas



Motel building, facing north



**John's Motel and RV Park Site Reconnaissance  
4 November 2005**



RV parking areas, facing east



Entrance to property, facing  
Mountain View Drive

**John's Motel and RV Park Site Reconnaissance  
4 November 2005**



Opposite side of property fence, facing  
Richmond Avenue (north)



Neighboring property to the north,  
facing Richmond Avenue



## John's Motel and RV Park Site Reconnaissance 4 November 2005



Residential properties north of  
John's Motel and RV Park, facing  
Richmond Avenue



Residential property north of John's  
Motel and RV Park, facing  
Richmond Avenue

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**APPENDIX D**  
**ENVIRONMENTAL DATA RESOURCES, INC. REPORTS**

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**APPENDIX E**  
**MUNICIPALITY OF ANCHORAGE REAL PROPERTY QUERIES**

Figure 4-1 MOA Real Property Queries

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<a href="#">&lt;Back</a>		<a href="#">Taxes</a>						
<h2>Public Inquiry Parcel Details</h2>								
<a href="#">Show Parcel on Map</a>								
PARCEL: 004-031-02-000-06 01/01 Commercial Hotel/Motel Low Ri 11/29/05								
<hr/>								
LEONARD JOHN A		MOUNTAIN VIEW						
		BLK 2 LT 2						
3543 Mountain View Drive								
Anchorage AK 99508		Site 3543 Mountain View Dr						
<hr/>								
Lot Size:	40,500	---Date Changed---	----Deed Changed----					
Zone :	B3	Owner : / /	Stateid: 2812 0000387					
Tax Dist:	001	Address: 08/05/87	Date : 07/24/95					
Grid :	SW1135	Hra # :	Plat :					
GRW:	PIWC		REF #:					
<hr/>								
<h3>ASSESSMENT HISTORY</h3>								
	---	Land--	--Building-	---Total---				
Final Value 2003:		151,900	185,700	337,600				
Final Value 2004:		151,900	189,500	341,400	--Exemption---			
Appraised 2005:		182,300	193,900	376,200	-----Type-----			
Exempt Value 2005:		0	0	0				
State Credit 2005:				0				
Resid Credit 2005:				0				
Final Value 2005:				376,200				
<hr/>								
Liv Units:	011	Common Area:	Leasehold :	Insp Dt:	01/86 Interic			
					08/02 Interic			
<hr/>								
<h3>BUILDING DATA</h3>								
Name:	JOHN'S MOTEL & RV		Bldg Area:	3,370	Eff Yr: 1958 Ident			
Bldg Use :	Hotel/Motel Low Rise		Grade :	Fair	# Units: 011 Units: 1			
<hr/>								
<h3>INTERIOR FEATURES</h3>								
Floor	Size	Use	Wall	Wall	Constrect	Heat	Air Phys	F
Level	Area:	Type:	Hgth:	Material:	Type:	Type:	Con Cond:	l
01/01	3,370	Motel	08	Frame	T-11	Wood Joist (	Hot Water 0	Normal Nc



Figure 4-1 MOA Public Inquiry Property Details

---

OTHER BUILDING AND YARD IMPROVEMENTS					
Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Chain Link Fence	680	01	58	Fair	Fair
Feedback E-mail: <a href="mailto:wwfipa@muni.org">wwfipa@muni.org</a>					
<a href="#">Contact Us</a>   <a href="#">Disclaimer</a>   <a href="#">Privacy Statement</a>   (c) 2002 MOA IT e-Gov					

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## Public Inquiry Parcel Details

PARCEL: 004-031-05-000-06    01/01    Commercial    Vacant Land    11/29/

LEONARD JOHN A

MOUNTAIN VIEW

BLK    2 LT    3 E3 S2

3543 Mt View Dr

Anchorage

AK 99508

[Site](#) 3543 Mountain View Dr

Lot Size:	6,750	---Date Changed---	----Deed Changed----
Zone : B3		Owner : / /	Stateid: 2812 0000387
Tax Dist: 001		Address: 06/05/86	Date : 07/24/95
Grid : SW1135		Hra # :	Plat :
GRW: PIWC			REF #:

### ASSESSMENT HISTORY

	---	Land--	--Building-	---Total---	
Final Value 2003:	25,300	0	25,300		
Final Value 2004:	25,300	0	25,300		--Exemption--
Appraised 2005:	30,400	0	30,400		-----Type----
Exempt Value 2005:	0	0	0		
State Credit 2005:			0		
Resid Credit 2005:			0		
Final Value 2005:			30,400		

Liv Units: 000    Common Area:    Leasehold :    Insp Dt: /

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## Public Inquiry Parcel Details

PARCEL: 004-031-06-000-06 01/01 Commercial Hotel/Motel Low Ri 11/29/05

LEONARD JOHN A MOUNTAIN VIEW  
 3543 Mt View Dr BLK 2 LT 3 M3 S2  
 Anchorage AK 99508 Site 3543 Mountain View Dr

Lot Size:	6,750	---Date Changed---	----Deed Changed----
Zone :	B3	Owner :	/ / Stateid: 2812 0000387
Tax Dist:	001	Address:	/ / Date : 07/24/95
Grid :	SW1135	Hra # :	Plat :
GRW: PIWC			REF #:

### ASSESSMENT HISTORY

	---	Land--	--Building-	---Total---	
Final Value 2003:		25,300	35,600	60,900	
Final Value 2004:		25,300	37,400	62,700	--Exemption---
Appraised 2005:		30,400	39,500	69,900	-----Type-----
Exempt Value 2005:		0	0	0	
State Credit 2005:				0	
Resid Credit 2005:				0	
Final Value 2005:				69,900	

Liv Units: 000 Common Area: Leasehold : Insp Dt: /  
 08/02 Interic

### BUILDING DATA

Name: JOHN'S MOTEL R. V. Bldg Area: 2,211 Eff Yr: 1946 Ident  
 Bldg Use : Hotel/Motel Low Rise Grade : Fair # Units: 000 Units: 1

### INTERIOR FEATURES

Floor Level	Size Area:	Use Type:	Wall Hgth:	Wall Material:	Constrct Type:	Heat Type:	Air Phys Con	Phys Cond:	
B1/B1	391	Unfin Res	08	None	Wood Joist(	Hot Water	0	Fair	Fa
01/01	910	Multi-Use	09	Stucco	Wood Joist(	Hot Water	0	Fair	Fa

02/02      910 Multi-Use    09    Stucco      Wood Joist(   Hot Water 0 Fair      Fa

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## Public Inquiry Parcel Details

 Parcel: 004-031-07-000-06 Residential Duplex 11/29/05  
 Homeowner Exemption Mailed 01/12/2005

 LEONARD JOHN A MOUNTAIN VIEW  
 BLK 2 LT 3 W3 S2  
 3543 Mt View Dr  
 Anchorage AK 99508 [Site](#) 3543 Mountain View Dr

Lot Size:	6,750	---Date Changed---	----Deed Changed----
Zone :	B3	Owner :	/ / Stateid: 0564 / 0000833
Tax Dist:	001	Address:	/ / Date : 01/28/81
Grid :	SW1135	Hra # :	Plat :
GRW: PIWR			REF #:

### ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Final Value 2003:	25,300	52,700	78,000	
Final Value 2004:	25,300	57,900	83,200	--Exemption--
Appraised 2005:	30,400	72,100	102,500	-----Type-----
Exempt Value 2005:	0	0	0	
State Credit 2005:			0	
Resid Credit 2005:			0	
Final Value 2005:			102,500	

 Liv Units: 002 Common Area: Leasehold: Insp Dt: /  
 05/96 Owner St

### IMPROVEMENT DATA

Style :	Ranch	Story Ht :	1.0	Exterior Walls:	Aspha
Year Built :	1959	Remodeled:		Effective Year:	1959
Total Rooms:	07	Bedrooms :	03	Recreation Rms:	0
Full Baths :	2	Half Bths:	0	Add't Fixtures:	2
Heat Type :	None	Fuel Type:	None	Sys Heat Type :	None

Fp: Stacks :	Openings :	Free Stand :
Extra Value:	Extra Val:	E-Z Set Firepl:
Condo Style:	Condo Flr:	Condo Com Prop:
Grade : Fair	Cst/Desgn:	Condition : Average

---

### IMPROVEMENT AREA

Basement :	600	FIN/BSMT :		Basement Gar:	Car   Live
1st Floor :	600	2nd Floor :	0	3rd Floor :	0   Area
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:	600   12

---

### OTHER BUILDING AND YARD IMPROVEMENTS

Type	Qty	Yrblt	Size	Grade	Condition
Cabin	1	48	392	Average	Average
Cabin	1	48	392	Average	Average
Paving- Concrete	1	84	100	Average	Average
Fence -Chain Link	1	84	100	Average	Average

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[<Back](#)
[Taxes](#)

## Public Inquiry Parcel Details

Parcel: 004-031-14-000-06      Residential Triplex      11/29/05  
 Homeowner Exemption Mailed      01/12/2005

LEONARD JOHN A      MOUNTAIN VIEW  
 BLK    2 LT    3 W3 N2  
 3543 Mountain View Drive  
 Anchorage      AK 99508      [Site](#) 3543 Mountain View Dr

Lot Size:	6,750	---Date Changed---	----Deed Changed----
Zone :	R4	Owner : / /	Stateid: 0000 / 0000000
Tax Dist:	001	Address: / /	Date : 00/00/00
Grid :	SW1135	Hra # :	Plat :
GRW:	PIWR		REF #:

### ASSESSMENT HISTORY

	---	---Land---	---Building---	---Total---	
Final Value 2003:	18,000	147,900	165,900		
Final Value 2004:	18,000	161,900	179,900		--Exemption--
Appraised 2005:	29,700	217,700	247,400		-----Type-----
Exempt Value 2005:	0	0	0		
State Credit 2005:			150,000		SENIOR CITIZEN
Resid Credit 2005:			20,000		RESIDENTIAL
Final Value 2005:			77,400		

Liv Units: 002    Common Area:      Leasehold:      Insp Dt: /  
 11/92 Exterior

### IMPROVEMENT DATA

Style :	Ranch	Story Ht :	1.0	Exterior Walls:	Alum/M
Year Built :	1962	Remodeled:		Effective Year:	1962
Total Rooms:	06	Bedrooms :	02	Recreation Rms:	0
Full Baths :	2	Half Bths:	0	Add't Fixtures:	2
Heat Type :	Central	Fuel Type:	Natural Gas	Sys Heat Type :	Forced

Fp: Stacks :	1	Openings :	1	Free Stand :	
Extra Value:		Extra Val:		E-Z Set Firepl:	
Condo Style:		Condo Flr:		Condo Com Prop:	
Grade :	Average	Cst/Desgn:		Condition :	Fair

---

### IMPROVEMENT AREA

Basement :	1,421	FIN/BSMT :		Basement Gar:	Car   Livin
1st Floor :	1,409	2nd Floor :	0	3rd Floor :	0   Area:
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:	1421   283

---

### ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area
	Cov'rd Open Porch			2

---

### OTHER BUILDING AND YARD IMPROVEMENTS

Type	Qty	Yrblt	Size	Grade	Condition
Fence -Chain Link	1	62	0	Average	Average

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## Public Inquiry Parcel Details

Parcel: 004-031-15-000-06

Residential Vacant Land

11/29/

LEONARD JOHN A

MOUNTAIN VIEW

BLK 2 LT 3 M3 N2

3543 Mt View Dr

Anchorage

AK 99508

[Site](#) 3543 Mountain View Dr

Lot Size: 6,750

---Date Changed---

----Deed Changed----

Zone : R4

Owner : / /

Stateid: 0000 / 0000000

Tax Dist: 001

Address: / /

Date : 00/00/00

Grid : SW1135

Hra # :

Plat :

GRW: PIWR

REF #:

### ASSESSMENT HISTORY

	---	Land--	--Building-	---Total---	
Final Value 2003:	18,000	0	18,000		
Final Value 2004:	18,000	0	18,000		--Exemption-
Appraised 2005:	29,700	0	29,700		-----Type---
Exempt Value 2005:	0	0	0		
State Credit 2005:			0		
Resid Credit 2005:			0		
Final Value 2005:			29,700		

Liv Units: 000 Common Area:

Leasehold:

Insp Dt: /

06/94 Exterio

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[<Back](#)
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## Public Inquiry Parcel Details

Parcel: 004-031-16-000-06

Residential Vacant Land

11/29/

LEONARD JOHN A

MOUNTAIN VIEW

BLK 2 LT 3 E3 N2

3543 Mt View Dr

Anchorage

AK 99508

[Site](#) 3543 Mountain View Dr

Lot Size: 6,750

---Date Changed---

----Deed Changed----

Zone : R4

Owner : / /

Stateid: 0000 / 0000000

Tax Dist: 001

Address: / /

Date : 00/00/00

Grid : SW1135

Hra # :

Plat :

GRW: PIWR

REF #:

### ASSESSMENT HISTORY

	---	Land--	--Building-	---Total---	
Final Value 2003:	18,000	0	18,000		
Final Value 2004:	18,000	0	18,000		--Exemption-
Appraised 2005:	29,700	0	29,700		-----Type---
Exempt Value 2005:	0	0	0		
State Credit 2005:			0		
Resid Credit 2005:			0		
Final Value 2005:			29,700		

Liv Units: 000 Common Area:

Leasehold:

Insp Dt: /

06/94 Exterio

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