PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR
WILHOUR-WARNER TRUST
3300 AND 3340 MOUNTAIN VIEW DRIVE
ANCHORAGE, ALASKA

Prepared for

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

FINAL

FEBRUARY 2006

HOEFLER

CONSULTING GROUP

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Prepared by

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ADEC SPAR Term Contract 18-9028-12

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

APPENDICES

ACRONYMS AND ABBREVIATIONS

AAI	all appropriate inquiry
ACM	asbestos containing material
ACLT	Anchorage Community Land Trust
ADEC	Alaska Department of Environmental Conservation
ADVSP	Alaska Disabled Veterans Sport Program
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^2	square feet
FEMA	Federal Emergency Management Agency
HCG	Hoefler Consulting Group
Kg	kilogram
LQG	large quantity generator
LUST	leaking underground storage tank
ML&P	Municipal Light and Power
MOA	Municipality of Anchorage
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
TSDF	transportation, storage, and disposal facility
USGS	United States Geological Survey
UST	underground storage tank

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EXECUTIVE SUMMARY

The Alaska Department of Environmental Conservation (ADEC) retained Hoefler Consulting Group (HCG) to conduct a Phase I environmental site assessment (ESA) for the Wilhour-Warner Trust property. The ESA included an on-site review, records review, evaluation of aerial photographs, property owner interviews, and review of local, state and federal agency databases. A previous ESA was completed for the Wilhour Trust property by Dowl Engineers in 2002. The intent of this report is to supplement and update the findings of the previous ESA.

The Wilhour-Warner Trust comprises two separate lots: the Wilhour property located at 3340 Mountain View Drive, and the Warner property located at 3300 Mountain View Drive in Anchorage, Alaska. The Wilhour-Warner Trust is currently owned by the Anchorage Community Land Trust (ACLT) a 501 c (3) Alaskan Not For Profit Agency. The Wilhour property is described as a 149,250-square-foot (ft^2) rectangular parcel located one lot northeast of the intersection of Porcupine Drive and Mountain View Drive. Two steel-frame warehouse buildings constructed in 1968 reside on the property and continue to be used by multiple tenants. The Warner property is described as a 22,500-ft^2 rectangular parcel located at the northeast intersection of Porcupine Drive and Mountain View Drive. One wood and concrete frame office/retail building constructed in 1963 is located on the property. Past and current uses of the Wilhour-Warner properties are retail/commercial. The ACLT intends to develop the property into a mixed-use community cultural and arts building following the completion of this ESA. HCG performed the inquiries, investigation, interviews, and research aspects of the ESA in November 2005 and January 2006.

The ESA 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. Several open drums and a pile of discarded car batteries and partially full containers of antifreeze and unlabeled liquids were observed during the site visit conducted on 4 November 2005. Housekeeping in the exterior and interior building areas was generally 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-mile radius that 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 groundwater contamination associated with underground storage tank (UST) facilities has been documented at 12 sites within an approximate 1-mile radius from the subject property. However, of these 12 sites only one is listed as an "open" facility (requiring confirmation sampling or additional investigation before closure) and this site (Wizard Wash) is located more than 0.25 mile hydraulically downgradient from the Wilhour-Warner Trust. Additionally, locations of other incidents involving the release of hazardous substances have been documented at seven sites within an approximate 1-mile radius from the subject property. Of these 23 sites, 7 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. Two former leaking USTs were located on the subject property; however, these USTs were removed and the sites approved for closure by ADEC.

Conclusions and Recommendations – Based on findings of the records review, site reconnaissance and interviews, further evaluation of the property is recommended at two localized areas: the open drums on the south side of Coker's Machine Shop/D&M Auto and the battery/waste pile south of the empty fenced lot. In order to determine whether an environmental release has occurred, surface and subsurface soil confirmation sampling is recommended at these areas following removal/recycling of the drums and batteries/wastes. The drum contents should also be sampled for waste characterization purposes. Based on current and historical operations in the adjacent warehouse, fuel-related products, solvents and lead are potential contaminants.

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 the Wilhour-Warner Trust property, the likelihood is low because these sites have either undergone investigations or remedial actions resulting in a no further action status, or are located at sufficient distances or hydraulically upgradient from the subject property such 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 Wilhour-Warner has been impacted by releases from nearby sites. However, it does not appear warranted.

In addition, if future redevelopment plans include demolition of the existing structures it is recommended that a building survey is 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/Environmental Site Assessment

The objective of this all appropriate inquiry (AAI) or environmental site assessment (ESA) 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 (Wilhour-Warner Trust) or adjacent site(s), that may pose an environmental liability to, or restrict the use of, the subject property. The Anchorage Community Land Trust (ACLT) is the current owner of the property and intends to develop the property into a mixed-use community cultural and arts building following the completion 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 Hoefler Consulting Group's (HCG's) scope of work. The scope of work for this AAI conformed to general standards established by the CERCLA 42 U.S. Code 9601(35)(B)(iii) and included:

- A physical reconnaissance of the Wilhour-Warner Trust site and observation of surrounding properties for unusual land colorations, physical irregularities, and noticeable piles of solid waste;
- Interviews of available property owners;
- A review of available information on soils, geology, and hydrology in the vicinity of the 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/ESA Site Characterization Methodology

The approach used to accomplish the AAI/ESA 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 on site, 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 historical uses of the subject property provided information about materials or chemicals used and potentially discharged on the property.

3. Property Inspection - An on-site inspection of the property was conducted on 4 November 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 on-site 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 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, groundwater, 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 rendered.

2 SITE DESCRIPTION AND HISTORY

2.1 Site Location and Existing Structures

The Wilhour-Warner Trust comprises two separate lots: the Wilhour property located at 3340 Mountain View Drive and the Warner property located at 3300 Mountain View Drive in Anchorage, Alaska (Figure 2-1). The legal description for the Wilhour property is Block 8, Lot 2A, Alaska Industrial Subdivision. The property is described in MOA records as a 149,250-square-foot (ft^2) rectangular parcel located one lot northeast of the intersection of Porcupine Drive and Mountain View Drive. Two steel frame warehouse buildings occupy the south end of the property. The first building is a 6,000-ft^2 warehouse that is currently occupied by LFJ Manufacturing and Alaska Disabled Veterans Sport Program (ADVSP). The second building is a 10,200-ft^2 warehouse that is currently occupied by Coker's Machine Shop and D&M Auto. Adjacent to the LFJ/ADVSP building, there is a fenced, empty lot.

The legal description for the Warner property is Block 8, Lot 1, Alaska Industrial Subdivision. The property is described as a 22,500-ft^2 rectangular parcel located at the northeast intersection of Porcupine Drive and Mountain View Drive. One wood and concrete frame office/retail building is located on the property. The building is currently occupied by Special Olympics Alaska, which also uses the lot for storage of equipment. Some of the primary features of the property are shown on Figure 2-2.

2.1.1 Physiographic Setting: 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 Quadrangle map dated 1979 (1:25,000 scale) was reviewed for general surface features at the site. Information on this map indicates that the terrain in the general location of the property is relatively flat due to development of the area. The map provides no indication of the natural terrain prior to development.

A soil survey prepared by the U.S. Department of Agriculture Soil Conservation Service identifies the dominant soils of the general 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.

Year of Photo: 2003

Approximate property boundary

Figure 2-1
Wilhour-Warner Trust
Vicinity Map

Year of Photo: 2003

Approximate property boundary

Figure 2-2
Wilhour-Warner Trust
Site Map

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

The Wilhour property was previously owned by the Joseph Wilhour Trust, overseen by First National Bank. The Anchorage Neighborhood Housing Trust purchased the property in 2003. In 2004, ACLT purchased the property and is the current owner. Historical records indicated that the warehouse buildings located on Wilhour property were constructed in 1968 and have always been used for retail/commercial purposes. According to the R.L. Polk Directory (Dowl 2002), Teltronix Inc. occupied the smaller warehouse in 1968. Castleton's Film Processing occupied the warehouse from 1977 through 2004. In February 2005, LFJ Manufacturing opened a jewelry fabrication/retail store and currently leases space in the warehouse. The ADVSP also leases space in the smaller warehouse for meetings and storage of recreational equipment. The Polk Directory indicated that the larger warehouse on the Wilhour property had been leased to Communications Engineering Inc. from 1968 through 1980. Coker's Machine Shop was listed as the tenant from 1985 and currently occupies the north section of the warehouse. During the time of Coker's occupation, various other auto repair related businesses have leased the south section of the warehouse that is presently occupied by D&M Auto.

The Warner property was purchased in 2003 by the Anchorage Neighborhood Housing Trust. Property deed documentation could not be located and verified regarding the previous owner(s). In 2004, ACLT purchased the property and is the current owner. Special Olympics Alaska currently occupies the property and has leased the office building and storage area since January 2004. Historical records have indicated that the office building was constructed in 1963, and has always been used for retail/commercial purposes. According to the Polk Directory, multiple propane and oil distributors occupied the office and adjoining lot beginning in 1969 through 1988. Vangas Incorporated was the longest residing tenant from 1976 to 1986. The building was not listed or vacant in 1989, 1991, 1993 and 2000. Accel Fire Systems Incorporated leased the building in 2002, prior to Special Olympics Alaska. A detailed listing of the historical occupants listed in the Polk Directory is included in Appendix A

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 historical uses of the properties. Copies of the aerial photographs can be found in Appendix B.

June 27, 1975 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 Wilhour property appears to be being used as a residential/recreational trailer retail facility. The Warner property also appears to be

used as a commercial/retail property. The properties to the north appear to be a residential trailer park. The property to the southeast also appears to be residential. The properties to the west appear 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. Numerous tractor-trailers appear to be stored at the Wilhour property, east of the warehouse buildings. The trailers that had been previously on the west side of the Wilhour property, adjacent to the smaller warehouse are no longer present. The Warner property appears to be unchanged from the previous photograph. Adjacent properties appear as they did in the previous photograph.

September 5, 1996 Aerial Photograph – U.S. Geological Survey (USGS)
At the time this photograph was taken, structures on the subject properties appear to be unchanged from the previous photograph. The tractor-trailers observed in the previous photograph have been cleared from the Wilhour property. The Warner property appears to have storage trailers located behind the office building. Adjacent properties appear as they did in the previous photograph.

September 10, 2002 Aerial Photograph - USGS
At the time this photograph was taken, structures on the subject properties appear to be unchanged from the previous photograph. Numerous parked cars are apparent on the Wilhour property, immediately south of the Coker's Machine Shop. The previously empty, fenced lot adjacent to the smaller warehouse building is filled with parked cars. The Warner property appears to be being used for retail/commercial purposes. Adjacent properties appear as they did in the previous photograph.

3 SITE INSPECTION AND INTERVIEWS

3.1 Inspection Activities

Ms. Yang of HCG conducted a site survey on 4 November 2005. A physical reconnaissance of the subject property was completed, 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-Kelley of ACLT arrived at the property by driving to 3340 and 3300 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

3.3.1 Site Topography and Drainage

The topography of the subject property is generally flat with no noticeable (<1%) grade. Asphalt pavement is present around the building entrances, driveways, and parking areas. The remaining areas have a gravel/dirt ground cover. 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.

3.3.2 Utility Systems

Domestic water and sanitary sewer service is provided by Anchorage Water and Wastewater Utility (AWWU). Each of the buildings has a gas furnace heating system. A city-provided dumpster for solid waste disposal is on site for refuse generated by each of the building tenants. Municipal Light & Power (ML&P) provides above-ground electric service to the subject properties. Above-ground electrical transformers and service wires were observed on the south side of the property in the right-of-way. Electricity entered onto the subject properties from the west side (Dowl 2002).

3.3.3 Exterior Areas

The overall appearance of the exterior areas of the property was orderly, with only a few noted exceptions. There was no evidence of distressed or discolored vegetation or staining within the perimeter of the properties that would indicate spills or contamination. Several parked vehicles (presumably awaiting repair) were observed along the south and west sides of the Coker and D&M Auto warehouse building. Along the south side of the Coker and D&M Auto building, several open (bung-top) drums with liquids were observed. These drums likely contained mostly precipitation judging from the absence of fuel odors. In addition, slightly south of the fenced lot a pile of three or four car batteries and partially full containers of antifreeze and other unlabeled liquids had been discarded. See Figure 2-2 for approximate locations of the drums and discarded batteries and Appendix C for photos.

3.3.4 Interior Areas

The building interiors were also inspected, with exception of the Special Olympics Alaska office space. The interior spaces were generally neat and orderly. Both of the warehouse/commercial facilities inspected were single-story with concrete slab floors. One floor drain was observed at Coker's Machine Shop near the fully-contained parts washer tank; this drain is for fresh/gray water only and is connected to the oil/water separator. Two floor drains were observed at LFJ Manufacturing that are connected to the municipal sewer; only one (near the washer/dryer) is actively used. Several of the walls within the LFJ Manufacturing building have visible damage such as dark staining (likely due to oxidizing silver salts) or drywall damage that are likely from historical film processing or water spills (see Appendix C for photos).

3.3.5 Observed Use of Abutting and Adjacent Properties

North: The properties to the north (across from Mountain View Drive) are commercially developed.

South: The properties to the south include an empty lot with multiple parked vehicles. The edge of the property slopes approximately 45 degrees, with visible debris at the toe of the slope.

East: The properties to the east are residentially developed with stands of cottonwood trees and other low vegetation present.

West: The properties to the west are commercially developed, with several storage trailers present.

3.3.6 Interviews

Mr. Tony Carey, Mr. Nels Bodin, Mr. Bill Johnson, and Mr. Don Peters were interviewed for their personal knowledge regarding the recent history of the subject properties. Notes from these interviews are included in Appendix D.

Mr. Carey is the manager of Coker's Machine Shop. Mr. Bodin is an employee at Coker's that was interviewed during the site visit. Mr. Johnson is a mechanic at D&M Auto. Mr. Carey and Mr. Johnson were interviewed during a follow-up phone interview. Mr. Carey indicated that he has been involved with daily operations at the shop for over 15 years. Mr. Carey and Mr. Johnson confirmed that two waste streams are generated as a result of the engine re-tooling and auto repair activities that have taken place at the Coker's/D&M Auto building. These include used oil and spent solvents in self-contained units. Coker's shop has a parts washer that contains a biodegradable detergent free of volatile organics. D&M Auto has a portable parts washer that contains Stoddard solvent. All waste streams are kept segregated and consolidated into drums for recycling/disposal by another contractor (Alaska Pollution Inc.,). The outside contractor also regularly maintains the oil/water separator. During the 2002 site assessment, it was noted that the D&M Auto parts washer contained diesel as the solvent. Diesel is no longer used as a solvent at D&M.

Mr. Peters is the owner/manager of LFJ Manufacturing and member of ADVSP. Mr. Peters was interviewed by phone while conducting the site visit. LFJ Manufacturing did not generate any waste streams besides general refuse and plaster of paris and detergent used during their jewelry fabrication operations. Mr. Peters indicated during the interview that when they moved into the building, residue along the east wall of the large back room often foamed up if contacted with liquids or water; this is likely caused by residue from emulsifying agents commonly used during film processing.

4 RECORDS REVIEW

4.1 Current Ownership Records

ACLT is the current owner of the Wilhour-Warner Trust. Ownership was verified by consulting the MOA Real Property Query. Three structures are present on the two parcels considered the trust property. In the most recent property assessment, each of the structures has been rated as in fair condition. Details for both parcels within the property can be found in Appendix E.

4.2 Federal and State Regulatory Agency Records

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 reviewed data obtained from a search conducted by Environmental Data Resources (EDR) of the following federal and State of Alaska regulatory databases to evaluate whether sites within the project area were listed on these databases. The 2002 EDR report was compared against the 2005 EDR report generated for a nearby property in the Mountain View area (John's Motel and RV Park, 3543 Mountain View Dr.). The search radius was increased by 0.5 mile in the 2005 report to meet the ASTM E1527 criteria. The subject property was not listed in any of the available federal records; however, Coker's Machine Shop and Suburban Propane Gas Corporation were listed in the State of Alaska Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST) databases. The complete results of the database searches are provided the Appendix D of the *Final All Appropriate Inquiry for John's Motel and RV Park, 3543 Mountain View Drive, Anchorage, Alaska* (HCG 2005). A description of the databases searched and a summary of the findings are provided in Table 4-1. Locations and brief descriptions of each site listed in these environmental databases are provided in Tables 4-2 through 4-10. Throughout these tables the distance and elevation (downgradient or upgradient) of the sites in relation to the subject property is noted; it is presumed that the hydraulic gradient correlates with the surface gradient. In order to streamline the data presented, only the relevant open or active sites are discussed.

Table 4-1
Environmental Database Summary for the Wilhour-Warner Trust Property

Type of Database	Description of Database	ASTM Survey Distance from Subject Property (miles)	Total Number of Sites Identified	Number of Active Sites Out of Total Identified
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)	1.0	2	1/2
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	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.	0.5	2	1/2
CERCLIS - NFRAP	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.	0.5	2	NA
RCRA (Resource Conservation and Recovery Act) 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	1.0	1	1/1
RCRA Index System (RCRIS)	The RCRIS list identifies those facilities or locations that have notified EPA of their activities relative to the handling of hazardous wastes. This list includes both large-quantity generators (LQGs) and small-quantity generators (SQGs).	0.25	1-LQG 9-SQGs	1/1 LQG with NOVs 4/9 SQGs with NOVs

Table 4-1 (continued)
Environmental Database Summary for the Wilhour-Warner Trust Property

Type of Database	Description of Database	ASTM Survey Distance from Subject Property (miles)	Total Number of Sites Identified	Number of Active Sites Out of Total Identified
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.	Subject property	0	NA
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.	0.5	1	1/1
Alaska Contaminated Sites	The ADEC Contaminated Sites database is an inventory of sites that may or may not be on the CERCLIS list.	1.0	23	7/23
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	0.5	12	1/12
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.	0.25	7	3/7
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.	0.5	0	NA
ADEC Spills Database	This database includes reported incidents of spills of oil or other hazardous substances. Database was checked on 27 27 November 2005.	Subject property	0	NA

Abbreviations:
NA – not applicable
NOV – Notice of Violation

National Priorities List (NPL) – There was two sites on the NPL (Table 4-2) located within the 1.0-mile search radius of the subject property[1].

Table 4-2 - NPL Sites

Site Name and Address	Distance From Subject Property	Description
USAF Elmendorf Air Force Base (AFB) Base Power Plant, Building 22-004	1,724 ft northwest	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. Reviews of the cleanup actions and other remedies completed to date have indicated that they are protective, and therefore the site is not considered a potential concern.
Standard Steel & Metals Co, 2400 Railroad Ave	3,729 ft northwest	Lead and polychlorinated biphenyls (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, indicating that cleanup was achieved to EPA standards, and therefore the site is not considered a potential concern.

Alaska Contaminated Sites – There are 23 sites on the ADEC Contaminated Sites list located within the 1-mile search radius of the subject property[2]. However, only 7 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. In addition, eight orphan sites discussed in the 2002 ESA are not listed in the 2005 EDR report.

[1] EPA web address that was consulted for this information is http://www.epa.gov/superfund/sites/npl/npl.htm.
[2] ADEC web site for this information is http://www.state.ak.us/dec/spar/csp/db_search.htm.

Table 4-3 - Alaska Contaminated Sites

Site Name and Address	Distance From Subject Property	Description
Alaska Husky Battery, 4540 Mountain View Drive	3,473 ft east northeast	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-ft cap of clean soil. The site is still being monitored by ADEC and is undergoing consideration for NFRAP/Institutional Controls status. Based on its current status, the site is not considered a potential concern.
Former Arden Creamery at 3237 Mountain View Drive	822 ft southwest	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. This site is located downgradient of the subject property and therefore is not considered a potential concern.
Sig Wold Transfer and Storage at 2824 Rampart Drive	1,970 ft west-southwest	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. This site is located downgradient of the subject property and therefore is not considered a potential concern.
AKARNG Anchorage Mt. View Armory at 2839 Mountain View Drive	2,391 ft southwest	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 soil samples collected near the fence line (potentially associated with the adjacent site CS 100.151, Reckey 1988210900601). This site is located downgradient of the subject property and therefore is not considered a potential concern.
Totem Trailer Town & Sunset Park at 701 South Kelvin Street	3,433 ft southeast	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. This site is located downgradient of the subject property and therefore is not considered a potential concern.

Table 4-3 – Alaska Contaminated Sites (continued)

Site Name and Address	Distance From Subject Property	Description
Swalling Construction Yard Site at 2131 Post Road	4,630 ft west-northwest	This site has a low-priority type with the facility listed as inactive. Contaminated soils were found and removed from the site; possible groundwater contamination may exist. This site is located down gradient of the subject property and therefore is not considered a potential concern.
Greatland Service Station, 4950 Taku Drive	5,029 ft east	This site has medium priority with the facility listed as inactive. The file problem statement reports "numerous oil spills with oil stained soil present. Ten barrels of fluid and carburetor parts observed then on subsequent inspection removed without testing, or approved by DEC. Impact to human health unknown." This site is located nearly a mile cross gradient from the subject property with no known groundwater contamination; therefore, it is not considered a potential concern.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List – There are two sites on the CERCLIS list within the 1-mile search radius of the subject property[3].

Table 4-4 - CERCLIS Sites

Site Name and Address	Distance From Subject Property	Description
USAF Elmendorf AFB Power Plant, Building 22-004	1,724 ft northwest	See Table 4-2, NPL sites.
Standard Steel & Metals Co, 2400 Railroad Ave	2,471 ft northwest	See Table 4-2, NPL sites.

[3] EPA web site for this information is http://www.epa.gov/enviro/html/cerclis/cerclis_query.html.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) NFRAP List – There are two sites on the CERCLIS-NFRAP list within approximately 0.75 miles of the subject property[4].

Table 4-5 - CERCLIS NFRAP Sites

Site Name and Address	Distance From Subject Property	Description
Alaska Husky Battery at 4540 Mountain View Drive	3,473 ft east-northeast (in table 4-3 just says east)	See Table 4-3, Alaska Contaminated Sites.
Prescott Equipment Co., Inc. at 467 W Chipperfield	2,839 ft southwest	Following the preliminary assessment (12/8/1987) and site inspection (11/16/1988) the site was classified as NFRAP. Based on its current status, the site is not considered a potential concern.

RCRA CORRACTS List – There is one site on the CORRACTS list within the approximately 1.5-mile search radius of the subject property[5].

Table 4-6 - RCRA CORRACTS Sites

Site Name and Address	Distance From Subject Property	Description
USAF Elmendorf AFB Power Plant, Building 22-004	1,724 ft northwest	See Table 4-2, NPL sites.

Resource Conservation and Recovery Act Index System (RCRIS) List – 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 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. There are nine sites on the RCRIS-Small Quantity Generator (SQG) list within 0.25 mile of the subject property. SQGs generate between 100 kg and 1000 kg of hazardous waste per month. Of these nine sites, only four have any record of violations and are listed in Table 4-6[6]. None of the violations involved a release or improper disposal of hazardous wastes; therefore, the sites are not considered potential concerns.

[4] EPA web site for this information is http://www.epa.gov/enviro/html/cerclis/cerclis_query.html.
[5] EPA web site for this information is http://www.epa.gov/enviro/index_java.html.
[6] EPA web site for this information is http://www.epa.gov/enviro/html/rcris/rcris_query_java.html.

Table 4-7 - RCRIS Sites

Site Name and Address	Distance From Subject Property	Description
USAF Elmendorf AFB, Base Power Plant, Building 22-004	1,724 ft north	This site is listed as an LQG and a transportation, storage and disposal facility (TSDF), see Table 4-7 (TSD list) for further details regarding compliance history.
Lynden Transport Inc., 3027 Rampart Drive	1,061 ft west-southwest	This site is listed as an 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	within 1 mile southwest	This site is listed as an 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	within 1 mile west-southwest	This site is listed as a conditionally exempt small quantity generator (CESQG) with one violation record. CESQGs generate less than 100 kg of hazardous waste, or less than 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	within 1 mile west-northwest	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.

Transportation, Storage, and Disposal (TSD) List – There is one site on the TSD List that is within approximately 1 mile of the subject property[7].

Table 4-8 - TSD Sites

Site Name and Address	Distance From Subject Property	Description
USAF Elmendorf AFB, Base Power Plant, Building 22-004	1,724 ft north	This site is listed as both an LQG 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 and therefore not considered a potential concern.

[7] EPA web site for this information is http://www.epa.gov/enviro/html/rcris/rcris_query_java.html.

Alaska Leaking Underground Storage Tank (LUST) database – There are 12 sites on the LUST database within 0.5 mile of the subject property. However, of these 12 sites, only one of the facilities is listed as "open" and is discussed below[8]. Sites on the subject property are also discussed.

Table 4-9 - Alaska LUST Sites

Site Name and Address	Distance From Subject Property	Description
Wizard Wash, 4200 Mountain View Drive	2,585 ft east	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. The site is located nearly a half mile cross-gradient from the subject property with no other records of releases; therefore it is not considered a potential concern.
Coker's Machine Shop, 3350 Mountain View Drive	Located on the subject property	The LUST information obtained by EDR indicates that the status code for the facility is closed. The listing does not indicate when the leaking tank was discovered. A single 1,000-gallon gasoline tank is listed as being closed and review of the ADEC LUST site report indicated that the tank was properly closed and received a letter of "no further action" from the ADEC dated August 30, 1993. Based on the current status, the former LUST is not considered a potential concern.
Suburban Propane, 3300 Mountain View Drive	Located on the subject property	The LUST information obtained by EDR indicates that the status code for the facility is closed. The listing does not indicate when the leaking tank was discovered. A single 500-gallon diesel fuel UST was removed from the ground and closed in 1989. Tank was also listed under the UST database. Based on the current status, the former LUST is not considered a potential concern.

[8] ADEC web site for this information is http://www.state.ak.us/dec/spar/csp/db_search.htm.

Alaska Underground Storage Tank (UST) database – There are seven sites on the UST database within approximately 0.25 mile of the subject property. However, of these seven sites only three are currently in service and discussed below. Sites on the subject property are also discussed.

Table 4-10 - Alaska UST Sites

Site Name and Address	Distance From Subject Property	Description
Clark Middle School, 150 S Bragaw	982 ft east-southeast	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 UST is used for storage of diesel heating oil.
Wizard Wash, 4200 Mountain View Drive	2,585 ft east	See Table 4-7, LUST sites.
Shell #61, 3635 Mountain View Drive	809 ft east-northeast	The EDR report lists 11 tanks associated with this site. There were four 4,000-gallon gasoline tanks installed in 1961 and removed from the ground in 1989; one 6,000-gallon gasoline tank installed in 1974 and removed from the ground in 1989. There were two 550-gallon tank used oil tanks, installed in 1961 and removed from the ground in 1989, and one installed in 1989 and removed from the ground in 2000. Currently, there are three 10,000-gallon gasoline tanks installed in 1989 and one tank with unlisted capacity and contents in use on the site
Coker's Machine Shop, 3350 Mountain View Drive	Located on the subject property	The status indicators for this site show one 1,000-gallon gasoline UST installed in 1980 and with a closed date of 1993 associated with the property.
Suburban Propane, 3300 Mountain View Drive	Located on the subject property	The status for this site indicated one 500-gallon diesel UST associated with this site. This tank was installed in 1980 and removed from the ground in 1989.

5 CONCLUSIONS AND RECOMMENDATIONS

HCG performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E1527 for Wilhour-Warner Trust, located at 3340 and 3300 Mountain View Drive. Based on the findings of the records review, site reconnaissance, and interviews there are two areas observed within the boundaries of the property that warrant further investigation to determine if an environmental release has occurred. These areas include the open drums on the south side of Coker's Machine Shop/D&M Auto and the battery/waste pile south of the empty fenced lot.

Federal and State of Alaska regulatory agency records pertaining to the Wilhour-Warner property 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-mile radius that 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. The Wilhour-Warner property (and its associated tenants) was not listed as an active or open site on any of these regulatory databases.

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 Wilhour-Warner 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 hydraulically upgradient from the subject property, such that migration is unlikely. Investigation of the subsurface soils including collection of samples for chemical analysis would provide more definitive information as to whether Wilhour-Warner has been impacted by releases from nearby sites. However, it does not appear warranted.

Suspected or confirmed soil and groundwater contamination associated with underground storage tank (UST) facilities has been documented at 12 sites within an approximate 1-mile radius from the subject property. However, of these 12 sites only one is listed as an "open" facility (requiring confirmation sampling or additional investigation before closure) and this site (Wizard Wash) is located more than 0.25 mile hydraulically downgradient from the Wilhour-Warner Trust. Additionally, locations of other incidents involving the release of hazardous substances have been documented at seven sites within an approximate 1-mile radius from the subject property. Of these 23 sites, 7 are classified as active or still under investigation; however, only two of the active sites are hydraulically upgradient of the subject property and both are located over 0.5 mile away. Two former leaking USTs were located on the subject property; however, these USTs were removed and the sites approved for closure by ADEC.

Based on the findings of this ESA, further assessment is recommended at Wilhour-Warner at two localized areas: the open drums and the battery/waste pile prior to or in conjunction with property redevelopment efforts. Sampling of the contents of the drums for waste characterization purposes and disposal/recycling of the batteries and discarded antifreeze/liquids is recommended. Following removal of the discarded batteries/wastes and drums it is also recommended that surface and subsurface soil samples be collected to confirm that the contents did not leak into the surrounding soil. Contaminants of potential concern could include fuels/petroleum products, solvents and lead. Analytes selected for the confirmation soil samples collected beneath the drums should be determined based on the results of the waste characterization samples.

6 REFERENCES

American Society of Testing and Materials (ASTM). 2005. *Standard Practice E1527-05. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Alaska Department of Environmental Conservation (ADEC). January 2006. Underground Storage Tank Facility Summary Report for 882 Shel #61.

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.

Hoefler Consulting Group (HCG). 2005. *Final All Appropriate Inquiry for John's Motel and RV Park, 3543 Mountain View Drive, Anchorage, Alaska*.

Bodin, Nels. Personal Interview. 4 November 2005.

Carey, Tony. Personal Interview. 10 November 2005.

Johnson, Bill. Personal Interview. 10 November 2005.

Peters, Don. Personal Interview. 4 November 2005.

7 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Phase I Environmental Site Assessment, AAI
Wilhour-Warner Trust Property
3340 and 3300 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, Environmental Scientist

PROFESSIONAL HISTORY

Hoefler Consulting Group (2005-present) – Environmental Scientist
Jacobs Engineering Incorporated (2000-2005) - Project Manger/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.

APPENDIX A
POLK CITY DIRECTORY REVIEW

R.L. Polk City Directory Review

Polk volumes were reviewed on January 5, 2006 at the Z.J. Loussac Library. Polk volumes that covered 3300 Mountain View Drive (Warner Trust property) were reviewed for the following years:

Year of Directory	Occupant
1969-70	Northern Gas and Oil Co. Inc
1975	Shell Products
1976	Vangas Inc.
1980	Vangas Inc.
1986	Vangas Inc.
1988	Suburban Propane
1989	No listing
1993	Vacant
1996	Vacant
2000	No listing
2001	C&D Augo
2002	Accel Fire Systems Inc.
2003	George Sipary
2004	No listing (based on property owner knowledge, tenant is Special Olympics Alaska)

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APPENDIX B
AERIAL PHOTOGRAPHS
June 27, 1975
May 19, 1986
September 5, 1996
September 10, 2002

Date of Photo: 6/27/1975

Date of Photo: 5/19/1986

Date of Photo: 9/5/1996

Date of Photo: 9/10/02

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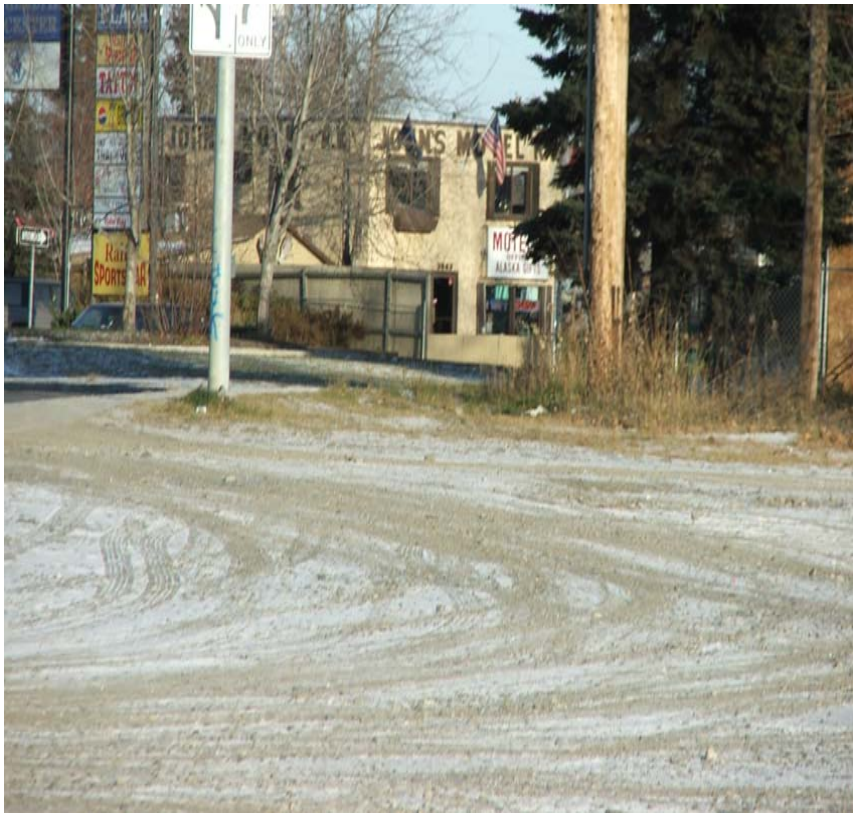
APPENDIX C
SITE PHOTOS

Wilhour-WarnerTrust Site Reconnaissance
4 November 2005

Wilhour Trust, east side of
property facing Mt. View Dr.



Wihour Trust, east side
property boundary.

Wilhour-WarnerTrust Site Reconnaissance
4 November 2005

Front entry of Coker's Machine Shop, facing south.

Open drums with liquids observed on south side of Coker's Machine Shop/D&M Auto.

Wilhour-WarnerTrust Site Reconnaissance
4 November 2005

Coker's Machine Shop floor drain to oil/water separator tank.

Enclosed parts washer containing biodegradable (non-chlorinated) detergent.

Wilhour-WarnerTrust Site Reconnaissance
4 November 2005

Wood structure between Coker's Machine Shop and LFJ Manufacturing (jewelry store), facing east.

Multiple parked cars along west side of building, presumably associated with D&M Auto.

Wilhour-WarnerTrust Site Reconnaissance
4 November 2005

Discarded car batteries observed south of the fenced empty lot.

Discarded antifreeze and containers with unknown liquids south of the fenced empty lot.

Wilhour-WarnerTrust Site Reconnaissance
4 November 2005

Front entrance of retail jewelry store, facing south.

Interior wall of LFJ Manufacturing, note black staining at base of wall.

Wilhour-WarnerTrust Site Reconnaissance
4 November 2005

Interior wall of LFJ Manufacturing, note staining and dry wall damage.

Interior wall (east side) of LFJ Manufacturing, note staining at base of wall.

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APPENDIX D
SITE RECONNAISSANCE NOTES AND INTERVIEWS

ENVIRONMENTAL SITE ASSESSMENT
PRELIMINARY INSPECTION CHECKLIST

SITE NAME: Wilhour-Warner Trust

ADDRESS/LOCATION: _____

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.)
  Generally flat (<12% grade)
- Ground Cover (Dirt, asphalt, gravel, etc.)
  Asphalt pavement (driveways, parking) along the building entrances. Remaining areas are gravel.
- Development Features (Buildings, railroad tracks, roadways, utilities)
  2-Metal frame warehouse bldg. located on the Wilhour Trust property (3340 Mt. View)
  1-wood frame bldg located on the Warner Trust property (3300 Mt. View)
  See sketch on pg 10
- Businesses (Name, type)
  Coker's Machine shop
  D&M Auto
  LFJM Retail Jewelry
- Surface Water/Drainage (Ponds, ditches, lakes, etc.)
  No surface water present on-site.

2. Neighboring Properties (General Description)

- North Side (See photographs & sketch)
  - Elevation (Higher/Lower than subject property)
    Same as subject property
  - Ground Cover
    Asphalt pavement
  - Development Features
  - Businesses
  - Surface Water/Drainage
    N/A
- South Side (See photographs & sketch)
  - Elevation (Higher/Lower)
    slightly lower
  - Ground Cover
    gravel/dirt, vegetation (low grasses)
  - Development Features
    Empty lot w/ multiple vehicles parked on the property
  - Businesses
  - Surface Water/Drainage
    No surface water/drainage observed
- East Side (See photographs & sketch)
  - Elevation (Higher/Lower)
    same
  - Ground Cover
    gravel/dirt, low vegetation
  - Development Features
    Residential area
  - Businesses
    N/A
  - Surface Water/Drainage
    N/A

edge of property slopes ~45° w/ visible debris at toe of slope

- West Side (See photographs & sketch)
  - Elevation (Higher/Lower than subject property)
    same
  - Ground Cover
    gravel and asphalt paved areas
  - Development Features
    Commercially developed properties and storage (trailers)
  - Businesses
  - Surface Water/Drainage
    N/A

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):

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

- Describe any activities checked above:
  - Coker's had several machines used for re-tooling engine parts. Parts washing station contains a detergent (biodegradable type)
  - D&M auto repair facility w/ self-contained lifts.
- Describe any apparent waste handling/generation/disposal associated with the above-listed activities:
  (1) Parts washing station at Coker's facility - fully contained. Once detergent becomes fully spent, a contractor liquids are containerized and a contractor will pick-up the waste (API) (2) see below
- Identify equipment that handles hazardous substances including petroleum products or chemicals:
  None observed
- Describe any evidence of contamination or improper handling practices associated with the above-listed activities:
  None observed

(2) D&M auto have an on-site fully contained, portable parts washer w/ Stoddard Solvent. Parts washer spent fluid is containerized and picked up by a contractor for recycling

4. On-Site Housekeeping Practices (Yard Areas)

- General description of site (select one and describe)

  ____ Excellent: Clean, organized, well-maintained

  X 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:
  No spills or signs of contamination in the areas immediately surrounding the buildings. Several parked vehicles (conceivably awaiting repair or parts), but no waste piles/debris.

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
  - X 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?
  The jewelry/retail shop used to be occupied by a photo processing business (Castleton's)
- Describe above-listed items
  Noticed a small pile of batteries, discarded antifreeze and unlabeled containers South of the empty fenced lot. ^ Car

6. On-Site Active/Former Fuel Tanks

- Bulk terminals? Yes / (No) Describe:

- Large (>500 gallons) fuel AST? Yes / (No) Describe:

- Fuel pumps / potential UST? (Yes) / No Describe: FORMER 1,000gal gasoline UST was present onsite
  (Ask about active/former tanks during interview. Also search for tank vents, fill caps, asphalt patches, other indications of former tanks.)
  UST was closed by ADEC as an NFA site in 1993, observed a crack in the asphalt pavement where the former tank was located

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

- Underground Wastewater tanks or oil/water separators? (Yes) / No Describe
  1 oil/water seperator on-Site

7. Drum Storage:

- Drums visible on site? (Yes) / No

- Approx. Number of drums? 3-4 in the B&M Bldg. with used oil - these are picked up on a regular basis by a contractor. Additional empty (some w/ likely ppt as there was no fuel odor) on the SE side of the bldg

- Type of storage area

  ____ Scattered, no cover

  ____ Consolidated, no cover

  ✓ Consolidated, covered/contained area

  Describe:

- Contents of drums? (Labels, suspected contents, etc.)
  Used oil - based on generator knowledge

- Visible signs of leakage/spillage? (Stained soil, etc.)
  None

8. Stormwater

- Are there any stormwater/sewer drains on site?
  None.
- 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:
  N/A
- Are all pre-1980 transformers labeled as non-PCB? If not, find out if site contact has data re: PCB content.
  N/A
- General appearance – any signs of leakage or spills?
  N/A

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):

  ____ 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:
  None observed

11. Subject Property Building Interiors: (Cokers Machine shop and D&M Auto)

- Describe number & types of buildings:
  1 steel-frame warehouse bldg.

- Apparent Age (include interview information):
  - ____ Less than 10 years
  - ____ 10-20 years
  - X > 20 years
  - ____ > 50 years

- General housekeeping:
  - ____ Excellent
  - X Good
  - ____ Fair
  - ____ Poor

  Describe:
  Generally organized and clear of debris or wastes. Did observe 1-5gallon bucket of waste oil bottoms from the solvent/detergent parts washer - these are consolidated into 55-gallon drums.

- Type of floor coverings: concrete

- Floor drains, sumps or other potential waste discharge points? If yes, describe where these lead/discharge to (POTW discharge, the ground, etc.)
  One floor drain observed near the parts washer tank - this is for fresh/gray water only and is connected to the oil/water seperator tank.

- Potential waste-generating activities (e.g., parts washing, painting)?
  Parts-washing, oil changing during vehicle maintance/repair operations.

- Type of heating system (e.g., gas furnace, heat pump, oil furnace):
  Gas furnance.

- Sewer? On-site septic (if yes to septic, include approx. location on sketch) ?
  Municipal sewer - AWWU

- Source of water? On-site water supply wells?
  Municipal water - AWWU

- Potential lead-based paint? (if yes, indicate on attached page potential number/location/area of pre-1980 painted surfaces)
  None observed.

- 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)

No apparent ACM observed. potential.

- Other observations:

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.

X 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):

No immediate concerns at the site; did note several open drums at the south side of Coker Machine shop/ D&M auto as well as the battery/waste container pile that may warrant further investigation.

- Attach photographs, site map and interview notes (if applicable):

(See pg 10 for Site sketch)

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):

  X 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):

  None observed.

- Attach photographs, site map and interview (if applicable):

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: Nels Bodin / Tony Carey
Coker's Machine Shop and D & M Auto

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

- Current On-Site Business Activities
  Coker's Machine Shop / D & M Auto

- Current On-Site Waste Management
  - Wastewater – Municipal sewer and domestic water supply
  - Used Oil – Consolidated into oil/water seperator tank; contractor pick-up for recycling/disposal of used oil
  - RCRA Wastes – None
  - Other wastes?
    → None other than non-reg solid wastes (Refuse) deposited in an on-site dumpster

- Historic Site Uses
  Engine/machine parts repair, auto repair.

- Known/Previous Contamination Problems or Remediation? Prior due diligence, site characterization, available reports?
  Not aware of any. [Note: historical reports do indicate removal of a UST in July 1993 from the site]

- Knowledge of Neighboring Property or Area-Wide Contamination/Remediation
  Not aware of any.

- Knowledge of PCBs, Asbestos, Lead (if applicable)
  No knowledge of these materials being used.

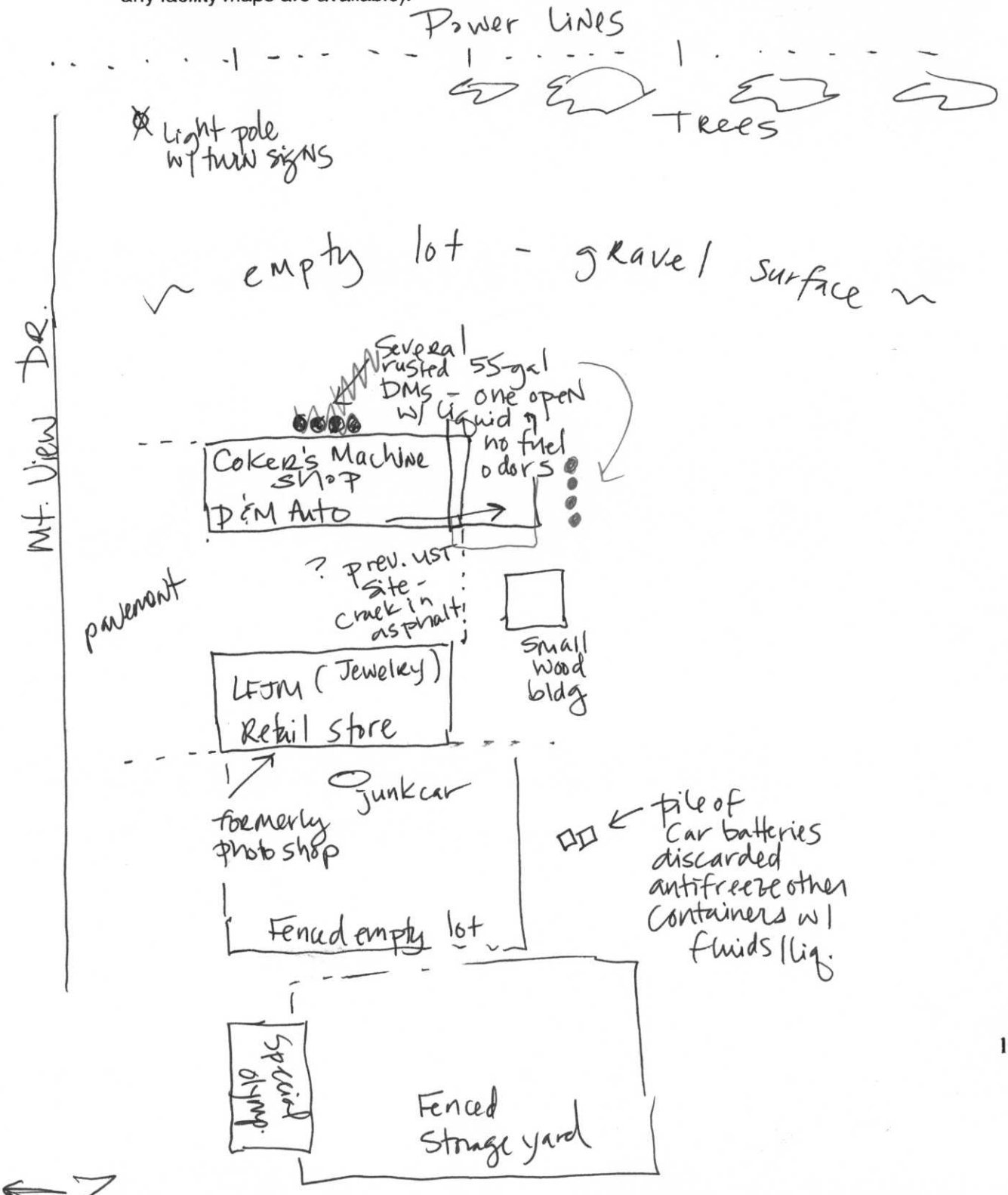
- Any environmental reports, permits, inspections, lawsuits?
  None.

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.)

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).



11. Subject Property Building Interiors:

- Describe number & types of buildings:
  LFMJ Manufacturing - Metal frame warehouse bldg.
- Apparent Age (include interview information):
  1968 constructed
  - ___ Less than 10 years
  - ___ 10-20 years
  - X > 20 years
  - ___ > 50 years

- General housekeeping:
  - ___ Excellent
  - X Good
  - ___ Fair
  - ___ Poor

  Describe:
  Generally organized, orderly. Chemicals and equipment are stored on shelves and kept closed
- Type of floor coverings:
  Concrete
- Floor drains, sumps or other potential waste discharge points? If yes, describe where these lead/discharge to (POTW discharge, the ground, etc.)
  2 drains connected to municipal sewer (1 under equipment, 1 in back room)
- Potential waste-generating activities (e.g., parts washing, painting)?
  Gold plating operations, chemicals are continually reused and kept covered. Plaster of paris from setting jewelry molds.
- 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) ?
  Connected to municipal sewer
- Source of water? On-site water supply wells?
  City water (AWWU)
- Potential lead-based paint? (if yes, indicate on attached page potential number/location/area of pre-1980 painted surfaces)
  No old painted surfaces visible; entrance recently painted

- 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)

  None observed / Suspected

- Other observations:

  Several of the walls (sheetrock) have visible damage or corrosion likely from historical film chemical spills and noted faint odors in the former dark rooms

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.

  X 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):

  Evidence of old chemical spills on the walls, one floor drain is actively used for gray water disposal to municipal sewer. Current activities are not a concern.

- Attach photographs, site map and interview notes (if applicable):

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: Barbara Robinson / DON Peters, owner

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

  ACLT

- Current On-Site Business Activities

  Jewelry Manufacturing - in business for 5 yrs in AK

- Current On-Site Waste Management
  - Wastewater
  - Used Oil
  - RCRA Wastes
  - Other wastes?

  2 (600ML) <250 ML pyrex
  plating metal chemicals - never disposed
  plaster of paris + detergent

- Historic Site Uses

  Casketons
  Film processing

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

  None known. When initially moved in noted heavy chemical, acrid smells. Also noticed that residue along the E wall (washer/dryer) foamed up.

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

  No.

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

  No.

- Any environmental reports, permits, inspections, lawsuits?

  No.

8:30am / 10:00 am Monday

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: ~~Nels Bodine~~ / Tony Clarke DON Peters

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

- Current On-Site Business Activities
  ~~Cokers Machine Shop~~ Manufacture Jewelry precious metals + stones. Feb 2005 moved in.

- Current On-Site Waste Management
  - Wastewater
  - Used Oil
  - RCRA Wastes
  - Other wastes?

- Historic Site Uses

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

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

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

- Any environmental reports, permits, inspections, lawsuits?
  when concrete, foams up. Lots of chemical fumes
  spills on
  noticed when first moved in
  along

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APPENDIX E
MUNICIPALITY OF ANCHORAGE REAL PROPERTY QUERIES

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Property Appraisal
Municipality of Anchorage, Alaska

<Back Taxes
Next Building

Public Inquiry Parcel Details

Show Parcel on Map

PARCEL: 004-051-09-000-06 01/02 Commercial Warehouse 12/06/05

ANCHORAGE COMMUNITY LAND TRUST ALASKA INDUSTRIAL
BLK 8 LT 2A
PO Box 100362
Anchorage AK 99510 Site 3340 Mountain View Dr

Lot Size:	149,250	---Date Changed---		----Deed Changed----	
Zone :	I1	Owner :	05/27/04	Stateid:	2004 0028264
Tax Dist:	001	Address:	08/15/05	Date :	04/23/04
Grid :	SW1235	Hra # :		Plat :	650003
GRW: PIWC				REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Final Value 2003:	503,700	341,300	845,000	
Final Value 2004:	671,700	341,300	1,013,000	--Exemption---
Appraised 2005:	805,900	354,700	1,160,600	-----Type-----
Exempt Value 2005:	0	0	0	
State Credit 2005:			0	
Resid Credit 2005:			0	
Final Value 2005:			1,160,600	

Liv Units:	Common Area:	Leasehold :	Insp Dt: 08/88 Land Or
			03/05 Interic

BUILDING DATA

		Bldg Area:	6,000	Eff Yr: 1968	Ident
Bldg Use :	Manufacturing	Grade :	Average	# Units: 000	Units: 1

INTERIOR FEATURES

Floor	Size	Use	Wall	Wall	Constrct	Heat	Air	Phys	F

Level	Area:	Type:	Hgth:	Material:	Type:	Type:	Con	Cond:	
01/01	1,500	Multi-Use	11	Light Metal	Light Steel	Unit Heat	0	Fair	Nc
01/01	3,000	Manufactur	11	Light Metal	Light Steel	Unit Heat	0	Fair	Nc
01/01	1,500	Multi-Use	11	Light Metal	Light Steel	Unit Heat	0	Fair	Nc

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Paving Asphalt Pk	4,500	01	68	Normal	Normal

BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
1	Ov'hd Dr Roll S	108	1				

''''''

Property Appraisal
Municipality of Anchorage, Alaska

Public Inquiry Parcel Details

Show Parcel on Map

PARCEL: 004-051-08-000-06 01/01 Commercial Retail - Single Oc 12/06/05

ANCHORAGE COMMUNITY LAND TRUST ALASKA INDUSTRIAL
BLK 8 LT 1

PO Box 100362
Anchorage AK 99510 Site 3300 Mountain View Dr

Lot Size:	22,500	---Date Changed---		----Deed Changed----	
Zone :	I1	Owner :	05/27/04	Stateid:	2004 0028265
Tax Dist:	001	Address:	08/15/05	Date :	04/23/04
Grid :	SW1235	Hra # :		Plat :	640101
GRW:	PIWC			REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Final Value 2003:	84,400	26,900	111,300	
Final Value 2004:	112,500	28,500	141,000	--Exemption---
Appraised 2005:	135,000	28,500	163,500	-----Type-----
Exempt Value 2005:	0	0	0	
State Credit 2005:			0	
Resid Credit 2005:			0	
Final Value 2005:			163,500	

Liv Units: 000 Common Area: Leasehold : Insp Dt: 08/88 Land Or
06/04 Exteric

BUILDING DATA

Bldg Area: 1,608 Eff Yr: 1963 Ident
Bldg Use : Retail Single Occ'y Grade : Fair # Units: 000 Units: 1

INTERIOR FEATURES

Floor Level	Size Area:	Use Type:	Wall Hgth:	Wall Material:	Constrct Type:	Heat Type:	Air Con	Phys Cond:	F
B1/B1	280	Multi-Use	08	None	Fire Resist	Hot Water	0	Fair	Fa

01/01	880	Multi-Use	10	Frame	T-11 Wood Joist(	Hot Water	0	Fair
01/01	448	Multi-Use	10	Conc. Block	Fire Resist	Hot Water	0	Fair

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Paving Asphalt Pk	1,240	01	63	Normal	Normal

BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
1	Porch Covered	166	1				

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