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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10
1200 Sixth Avenue, Suite 900
Seattle, WA 98101-3140

OFFICE OF
ENVIRONMENTAL CLEANUP

January 14, 2013

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, AK 99519
Attn: Alison Smith

Dear Ms Smith:

The U.S. Environmental Protection Agency Region 10 (EPA), through its contractor Ecology and Environment, Inc., collected environmental samples from your property during the month of July 2012. These samples were collected in relation to EPA's Site Inspection of the 4th and Gamble Parking Lot site. The Alaska Department of Environmental Conservation (DEC) has been investigating the site for several years. This Site Inspection conducted by the EPA in cooperation with DEC; provides EPA and DEC with an updated evaluation of the site.

The samples were analyzed for volatile organic compounds (VOCs). Enclosed is a copy of the laboratory results. Only the results for compounds which were detected are displayed. Also listed with the results are DEC's Regulatory Cleanup Standards.

If you have any questions concerning the possible health effects of these contaminants, you may contact Nim Ha, Alaska Environmental Public Health Program, by email at nim.ha@alaska.gov or by phone at (907)269-8028.

EPA appreciates your cooperation during this sampling event. If you have any questions, please feel free to contact me at (206) 553-6396 or perkins.brandon@epa.gov

Sincerely,

Brandon Perkins
Site Assessment Manager

Enclosure

cc: Nim Ha, Alaska Environmental Public Health Program
Todd Blessing, Alaska Department of Environmental Conservation

USEPA SF
1397695

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Former Alaska Native Hospital property (3rd and Ingra) Analytical Results

Owner: Municipality of Anchorage Heritage Land Bank
Phone: (907) 343-7531
Property Description: HLB Parcels 4-046 and 4-047
EAST ADDITION BLK 35 HOSPITAL
Sample Date: July, 2012
Sample Media / Location: Subsurface Soil, Surface Soil, Ground Water, and Outdoor Air
Sample Analysis: Volatile Organic Compounds

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 inch Zone Ingestion (ug/kg)	Method 2 Soil Under 40 inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	Ground Water Cleanup Level (ug/L)	12294640 JRZ02 BH11SB05	12294641 JRZ03 BH11SB10	12294642 JRZ04 BH11SB15	12294643 JRZ05 BH11SB20	12294644 JRZ06 BH11SB25	12294645 JRZ07 BH11SB30	12294646 JRZ08 BH11SB35	12294647 JRZ09 BH11SB40	12294648 JRZ10 BH11SB45
Description	**Available ADEC Regulatory Cleanup Standards**					**Subsurface Soil (ug/kg)**								
Diesel Range Total Petroleum Hydrocarbons														
TPH-GC/Diesel Range Organics	10250000	--	12500000	250000	1500	NA	NA	NA	NA	NA	NA	NA	NA	NA
Gasoline Range Total Petroleum Hydrocarbons														
Unleaded gasoline composite	1400000	--	1400000	300000	2200	NA	NA	NA	NA	NA	NA	NA	NA	NA
Residual Range Total Petroleum Hydrocarbons														
RRO (nC25-nC36)	10000000	--	22000000	11000000	1100	NA	NA	NA	NA	NA	NA	NA	NA	NA
Volatile Organic Compounds														
Ethylbenzene	--	10100000	110000	6900	700	7.7 U	5.7 UJK	5.6 U	4.4 UJK	5.5 U	4.8 U	6 U	5.4 U	5.2 U
Isopropylbenzene	--	10100000	62000	51000	--	7.7 U	5.7 UJK	5.6 U	4.4 UJK	5.5 U	4.8 U	6 U	5.4 U	5.2 U
m,p-Xylene	--	--	--	--	10000*	7.7 U	5.7 UJK	5.6 U	4.4 UJK	5.5 U	4.8 U	6 U	5.4 U	5.2 U
Methylcyclohexane	--	--	--	--	--	7.7 U	5.7 UJK	5.6 U	4.4 UJK	5.5 U	4.8 U	6 U	5.4 U	5.2 U
o-Xylene	--	--	--	--	10000*	7.7 U	5.7 UJK	5.6 U	4.4 UJK	5.5 U	4.8 U	6 U	5.4 U	5.2 U
Tetrachloroethene	--	15000	10000	24	5	7.7 U	5.7 UJK	5.6 U	0.89 JQ	1.2 JQ	1.3 JQ	3.3 JQ	4.1 JQ	2.5 JQ
Volatile Organic Compounds														
Benzene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethyl Benzene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA
m,p-Xylene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA
o-Xylene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA

Note:
*No associated cleanup level available for m,p-Xylene or o-Xylene, the cleanup Level for Total Xylenes used.
Highlighted cells indicated one or more of the cleanup levels were exceeded.
Bolded type indicates the analyte was detected at or above the CRQL.

Key:

-- = No associated cleanup level.
ADEC = Alaska Department of Environmental Conservation
BH = Borehole
CLP = Contract Laboratory Program.
CRQL = Contract Required Quantitation Limit
EPA = United States Environmental Protection Agency.
GW = Ground Water
ID = Identification.
H = High bias
J = The analyte was positively identified. The associated numerical value is an estimate.
K = Unknown bias.
L = Low bias
mg/L = Milligrams per Liter
NA = Not analyzed
OA = Outdoor Air
Q = The analyte was positively identified.
The associated numerical value is above the instrument detection limit but below the CRQL.
SB = Subsurface Soil
U = The analyte was not detected at or above the associated value.
ug/kg = Micrograms per kilogram.
ug/L = Micrograms per Liter
ug/M^3 = Micrograms per Meter Cubed

Former Alaska Native Hospital property (3rd and Ingra) Analytical Results

Owner: Municipality of Anchorage Heritage Land Bank
Phone: (907) 343-7531
Property Description: HLB Parcels 4-046 and 4-047
EAST ADDITION BLK 35 HOSPITAL
Sample Date: July, 2012
Sample Media / Location: Subsurface Soil
Sample Analysis: Volatile Organic Compounds, Petroleum Hydrocarbons

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 Inch Zone Ingestion (ug/kg)	Method 2 Soil Under 40 Inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 Inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	Ground Water Cleanup Level (ug/L)	12294649 JRZ11 BH11SB50	12294650 JRZ12 BH12SB05	12294651 JRZ13 BH12SB10	12294652 JRZ14 BH12SB15	12294653 JRZ15 BH12SB20	12294674 JRZ36 BH11SS	12294675 JRZ37 BH12SS	12294703 JRZ87 BH12GW	12284699 JRYT3 PP06OA
Description	**Available ADEC Regulatory Cleanup Standards**					**Subsurface Soil (ug/kg)**					**Surface Soil (ug/kg)**		**Ground Water (ug/L)**	**Outdoor Air (ug/M³)**
Diesel Range Total Petroleum Hydrocarbons														
TPH-GC/Diesel Range Organics	10250000	--	12500000	250000	1500	NA	NA	NA	NA	NA	NA	NA	**18000 JH**	NA
Gasoline Range Total Petroleum Hydrocarbons														
Unleaded gasoline composite	1400000	--	1400000	300000	2200	NA	NA	NA	NA	NA	NA	NA	**200 JL**	NA
Residual Range Total Petroleum Hydrocarbons														
RRO (nC25-nC36)	10000000	--	22000000	11000000	1100	NA	NA	NA	NA	NA	NA	NA	**440 JH**	NA
Volatile Organic Compounds														
Ethylbenzene	--	10100000	110000	6900	700	4.6 U	4.7 U	5 U	9.3	5.1 U	4.6 U	4.5 UJK	NA	NA
Isopropylbenzene	--	10100000	62000	51000	--	4.6 U	4.7 U	5 U	15	5.1 U	4.6 U	4.5 UJK	NA	NA
m,p-Xylene	--	--	--	--	10000*	4.6 U	4.7 U	5 U	7.9	5.1 U	4.6 U	4.5 UJK	NA	NA
Methylcyclohexane	--	--	--	--	--	4.6 U	4.7 U	5 U	**2000**	5.1 U	4.6 U	4.5 U	NA	NA
o-Xylene	--	--	--	--	10000*	4.6 U	4.7 U	5 U	9.5	5.1 U	4.6 U	4.5 UJK	NA	NA
Tetrachloroethene	--	15000	10000	24	5	**150**	2 JQ	2.3 JQ	2.6 JQ	5.1 U	4.6 U	0.39 JQ	NA	NA
Volatile Organic Compounds														
Benzene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	1.5
Ethyl Benzene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	1
m,p-Xylene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	3.6
o-Xylene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	1.2
Toluene	--	--	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	11

Note:
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