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ecology and environment, inc.

International Specialists in the Environment

USEPA SF
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Job Number ~~002233.~~ 11-04-0001; 11-04-0002; 11-04-0003

Preliminary Assessment site visits
Alaska Real Estate Parking Lot (-0001)
Snow White Cleaners (-0002)
Sand Lake Cleaners (-0003)
Anchorage, Alaska

E & E Job Number 002233.0680.01SA; 002233.0681.01SA; 002233.0682.01SA

Telephone Code Number _____

Site Name Alaska Real Estate Parking Lot; Snow White Cleaners; Sand Lake Cleaners

City/State Anchorage, Alaska

TDD 11-04-0001, 11-04-0002, 11-04-0003

PAN See E & E Job Number

SSID _____

Start / Finish Date 7/18/2011 / 7/25/11

Book 1 of 1

E & E Emergency Response Center: (716) 684-8940

E & E Corporate Center: (716) 684-8060

MEDTOX Hotline: (501) 370-8263

E & E Safety Director (Home): (716) 655-1260

2 11-04-0002 Snow White Cleaners 7/18/11

-907-868-9411- @ scotty@alaskacleaners.com

10:00 Am - Arrive @ Snow White Cleaners
Brandon Perkins (EPA) onsite
Picture 1-7 outside of snow white site and surrounding from NW corner of site - Storm drains in road
-12x12 vt in front entrance area suspended ceiling 2x4

Atty 1989/1990 Snowwhite moved in
Owner Location soap/water ~~t~~ and dry cleaning
↓ same since moved in
- Seve 100,000 lbs of laundry year ± 200 gallons
- Floor ~~plan~~ pan since inception
- Snow White as a name 1936 maybe not in this location

Atty - Bought Snow White business late 80's
- 70's American Linen bought snow whites
- Snow White bough Alaska Cleaners 2yrs ago - business/stores/name then eqpmt
- Multimatic machines bought new and moved to Green Machine current
- machines 2nd generation
- One barrel of solvent for each machine
- Highland for disposal
- Soap and water machine is automated
- Worked onsite since high school 2003 Started working/managing
- Didn't use tank while they where in ~~B~~ use

Atty - Unknown use
- No info on tank integrity purchased from RR - foreclosure

[signature] 7/18/11

Picture DP ~~7-8~~ 8-9 · looking east from driveway into buildin
DP ~~8-9~~ 9-10 · behind soap & water machine w/curtain drain
DP ~~10~~ 11 · Front of washing machines
DP ~~11-12~~ 12-13 · Tank removal pad and borings
DP 14 - Paint chip on concrete of tank patch
60% of business soap & water machine
Paint chip over tank patch
DP ~~13-14~~ 16-17 - Boiler room from S-&N
DP ~~15~~ 18 · Sump/blowoff from boiler
DP ~~16~~ 19 · Cleaning machine from S/SE
DP ~~20~~ 20 floor drain @ SE corner of building
21 flam cabinet
22 rear of Columbia Cleaning machine
23 rear of Bowe
~~24~~ 25 DP diagonal cut to drain
24 - Replacement filters
- 4 to 5 years for filter change
owner - Powdered dry cleaning
Atty - 5 year record keeping requirement
- Solid Waste Services @ highland road takes haz waste
-
DP ~~25~~ 26 Pressing area
DP ~~26~~ 27 Pressing spotting table
DP ~~27~~ 28 Seams between slab
~~28~~ 30 DP SW corner bldg looking east
29 - Front interior of cleaner
~~29~~ 31-32 DP Pipe next to gas meter
~~30~~ ~~31~~ ~~32~~ 33 DP SE looking west
~~31~~ ~~33~~ 34 DP Grease drum next to country kitchen
DP ~~32-33~~ 35-36 - pipes through S wall of cleaner and dumpster
[signature] 7/18/11

4 11-04-0002 Snow White Cleaners 7/18/11

37-38 DP East ~~and~~ from SE corner site south from center towards ADEC Bldg
DP ~~34~~ 39 West from SW corner
DP ~~35~~ 40 South " " "
DP ~~36~~ 41 SW corner bldg
DP ~~37~~ 42 North from NW
DP ~~38~~ 43 Storm drain NW corner
DP ~~39~~ 44 Businesses to north
DP ~~40~~ 45 looking south on Denali

Atty departs site ± 11:20

Walk around for exterior shots

DP ~~41~~ 46-47 ~~42~~ - S/SE and east from across street
DP ~~42~~ ~~43~~ 48-50 subject block from north

Depart site @ 11:45

- Take pictures of property from ~~so~~ north vantage

- Stop for lunch 12:15 → 12:45

- Weather partly cloud - 55-60 light winds

- Onsite for visit include Brandon Perkins Scott Woodland, & Max Garner
- Equipment used limited to Olympus Stylus 850 SW (XEQ119) - All photos taken by Derek Pulvino
- Site Sketch - See attached annotated Google Earth Image (Pages 14 & 15)
- See pages 9-11 for photo log DP

DP 7/18/11

Sand Lake Cleaners

13:03 Arrive at Site meet Brent Jenison
~~Contous~~ & Contentions liability and owner cost agreement issue continues
- Owner recites
- Property owner says facility later turned into drop facility
- Owner very concerned / focussed on "global release" from owners / GCI / ANIC
ANIC is only party that won't sign on to agreement
- Air tests in reportedly happened in building but may have done wrong testing Envirotech
- GCI has cell tower. Current tenant is a communications company - not onsite during site visit

Photo 1 (51) drains in central-east part of building → is former location of cleaners as per Brent
Photo 2 (52) former drain location - used by washing
Photo 3, 4 (53,54) general storage NE corner
5 - (55) Water heater
6, 7 (56,57) Bathroom and sink/toilet
8 - (58) General back area
9,10 (59,60) NW and west interior of bldg
11 - (61) SW monitoring (TH1) ~~well~~ boring patch
12 - (62) South side of bldg
- Most on if not all on AWWU for water
13 (63) looking south from site @ Wells Fargo
14 (64) looking east on prop line
15 Northern well (MW6)
16 2 ~~wells~~ boring patches by SLC

7/25/11

17 - Phuken boring & SW boring north side of site
18 - ~~[illegible]~~ east side north site
19 - MW on NE side of site
20 - ~~West~~ east embankment on site
21 - Connex on-site
22 - east side of property

- unable to locate MW-5 or several other old test holes by Phuken (TH2 B5)

23,24 NW & SW from site
25 S/SE from site - ANIC

- 2:25 depart site
2:15 Brent departs site

- Onsite during site visit was Derek Pulvino, Brandon Perkins (EPA), & Brent Jenison (property owner).
- Equipment used was limited to Olympus Stylus 850 SW camera (XEQ119). All photos by Derek Pulvino
- Site sketch is attached using Google earth image annotated with field notes - See Pages 16-17 DP 7-25-11
- See Pages 11-12 for photo log
- Weather was mostly sunny, slight breeze ±60

DP 7/25/11

11-04-0001 Alaska Real Estate Parking Lot 7/18/11 7

- Arrive at site 2:51

Photo 1 & 2 - west and east from SE corner
3 - SW from SE looking across 4th Ave
4 - EPM 3 reported location - not visible
5 - EPM 2 reported location not visible - foundation present
6. MW-7 - SW corner offsite
7 MW-4 - under parking spot
8 MW-2 - damaged at corner likely not sampleable. can also serve as conduit for cont.
9 MW-1 - cap/lid broken next to car
10. Area of MW-3 - not visible
11 - Picture of MW-5 - on N. adjacent res property
12 - MW-6 - on adj property
13 - Parcel north of 3rd
14 - looking South on Hyder from corner of 3rd and Hyder
15 looking east from 3rd & Hyder
16 N/NW from 3rd & Gambell
17 W/SW " " "
18 & 19 E/& SE from NW corner of site
20 - west adjacent service station
21 - Joss building
22 & 23 - Site from SW corner
24 & 25 - East half of site
7/25/11

 11-04-0001 Alaska Real Estate Parking Lot 7/18/11

- lot is generally gravel covered and used for parking
- Some areas of foundations for tire store visible
- Northern adjacent property is residentiae existing wells are visible
- Surrounding on all other sides (S, E, W) is commercial
- Several well monuments found 2 were damaged - remaining could not be located
- Cell tower on SE corner of site
- no access restrictions
- no existing buildings
- Depart site at 3:30

- Equipment used was limited to Olympus Stylus 850SW camera (XEQ119)
- Only Brandon Perkins (EPA) and myself onsite for site visit. No owners representative
- Weather was sunny, slight breeze, mid 60's
- Site sketch is attached to log book and uses Oasis site plan as base map
- Consolidated photo log on Pages 12-13

7/25/11

- Check into hotel @ 4:30
- Send emails regarding 305 eureka sampling

— 7-18-11 Photo Logs - Snow White Cleaners —

Photo 1-(7180001): Looking east @ NW corner of cleaners from NW corner of lot
2: Looking south from NW corner of parking lot
3: Looking north from NW corner of site at storm drains in 5th Ave
4: looking w/NW from NW corner of site
5: Looking W/NW from NW corner of site
6: looking south along west margin of site
7: looking south on west parking lot of site
8: Borehole along west/SW side of cleaners facing N/NE
9: Borehole on west side of bldg looking east portion of tank patch and borehole in bldg visible
10: Soap solutions over/next to south trench drain facing east
11: Closer shot of trench on south bldg - looking east
12: Soap and water washers on south side of bldg
13: looking east at tank patch and 2 boring locations w/in cleaners
14: looking NE over tank patch and 2 boreholes in cleaner building
15: Chipped paint over concrete tank patch
16: Boilers in west boiler room looking S/SW
17: Items stored north of boiler room looking N/NE
18: Sump/overflow for boiler/steam system in boiler room

7/25/11

 11-04-0002 Snow White Cleaners 7/25/11
(Photo log - cont'd)

Picture 19 = looking N/NW at rear of dry cleaning machines Drums are petroleum based solvent
20 = Floor drain at SE corner of building
21 = Flamable cabinet - looking west
22 = Rear of Northern dry cleaning machine looking west
23 = Rear of southern dry cleaning machine looking SW soap in buckets and filters in boxes
24 = looking west at carbon filters
25 = Diagonal cut in concrete looking SW in southern part of building
26 = looking N/NE at press area - center of shop
27 = looking north at press area and spotting table
28 = Example of cracks/seams in floor slab looking S/SE at front of dry cleaners
29 = looking NE at north part of shop
30 = looking E/NE along south side of bldg
31, ~~32~~ = Facing ~~east~~ west natural gas meter south side bldg
33 = Facing west/NW from SW corner of site
34 = Drum of non-hazardous waste on south side east adjacent property - location of removed UST picture
35-36 Dumpster on south side of bldg and two wall penetrations in cleaner wall
37 SE corner of site, facing east
38 South of site from SE corner of site
39 - Facing W/SW at SW corner of site
40 - Facing South at SW corner of site
41 = Facing NE at SW corner of site
42 = Facing NW at NW corner of site
43 = Storm drain on NW corner of site

7/25/11

11-04-0002 Snow White Cleaners (Photo log cont'd) 7/25/11 11

11-04-0003 Sand Lake Cleaners (Photo Log) 7/25/11

44 - Businesses to north of site facing north
45 - Storm drain on Denali street - facing south
46 - Facing se from north of site
47 - facing east " " " "
48 - Facing south from north of site
49 - Facing SW from north of site
50 - Facing S/SW from north of site

7/19/11 Sand Lake Cleaners

Pic 51 (7180051) Floor drain in east part of building
52 - Former floor drain location now patched in east portion of bldg
53 Items stored in NE portion of site facing NE
54 Item " " " " " facing North
55 Items stored in furnace room (NE corner) of bldg - facing NE
56 Bathroom in bldg
57 Sink & toilet in bathroom
58 Items stored in north central portion of building facing NW
59 Heat and floor in NW corner of bldg facing NW
60 Facing south - west part of bldg
61 Borehole at SW corner of site
62 South side of bldg - looking east
63 Facing S/SE at SW corner of property
64 Facing east along north property line
65 Facing east along north property line MW6 picture 2
66 Two boreholes on north adjacent property (B2MW & B1)

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Pic 67 looking N/NE from NE corner of building onsite boring (B3) and N adj boring (B3MW) visible
68 looking south along east property portion
69 East side of site ~~looking north~~ to North, looking north
70 MW4 on east side of site looking North
71 looking north on east slope of property
72 Conex on east portion of site facing S/SE
73 East side of site looking South
74 Apartments to east facing SE
75 Apartments to east facing east
76 NW corner of property facing N/NW
77 West margin of site, facing SW
78-79 ANIC, to south, from SW corner of site facing S/SE

Site Photograph Log - Alaska Parking Lot

Pic 80 (718080) - looking W/NW from SE corner of site
81 - Looking east from SE corner of site
82 - Looking SW from SE corner of site
83 - Reported location of EPM3 not visible, facing SE. Foundation for tire store bldg visible
84 - Reported location of EPM2 not visible. Concrete slab for former bldg present. Facing NE
85 - Reported location of MW7. Facing NE
86 - MW4 visible, located under a parking spot facing NE
87 MW-2 well monument damaged. Portion of white plastic cap visible

7/25/11

Pic 88 MW-1 with broken monument cap
89 Facing west from north central portion of site. MW-3 in this area - not visible
90 MW-5 - looking north from site. Well on adjacent parcel
91 MW-6 on adjacent property. Facing NE from site
92 Residences north of east portion of site. Facing NE
93 Residences north of west portion of site. Facing NW
94 Undeveloped property north of 3rd. Facing N
95 looking South from Hyder and 3rd
96 looking east from Hyder & 3rd
97 looking NW from 3rd & Gambell
98 looking W/SW from 3rd & Gambell

99 looking E/SE from NW corner of site
100 looking S/SE from NW corner of site
101 looking W/NW from SW corner of site
102 looking SW from SW corner of site
103 looking N from SW corner of site
104 looking NE from SE corner of site
105 looking N from center of site
106 looking NE from center of site

7/25/11

 11-04-0002 - Snow White Cleaners 7/25/11

- Map of site visit observations stapled to this page. Observations hand written on 8.5" x 11" Google Earth aerial photo Photo date is 4-14-2011

7/25/11

Site Walk Observation / Notes Map

11-04-0002. Snow White Cleaners

7/25/11

Aerial photo/map over this page also - No additional notes here

7/25/11

 11-04-0003 Sand Lake Cleaners 7/25/11

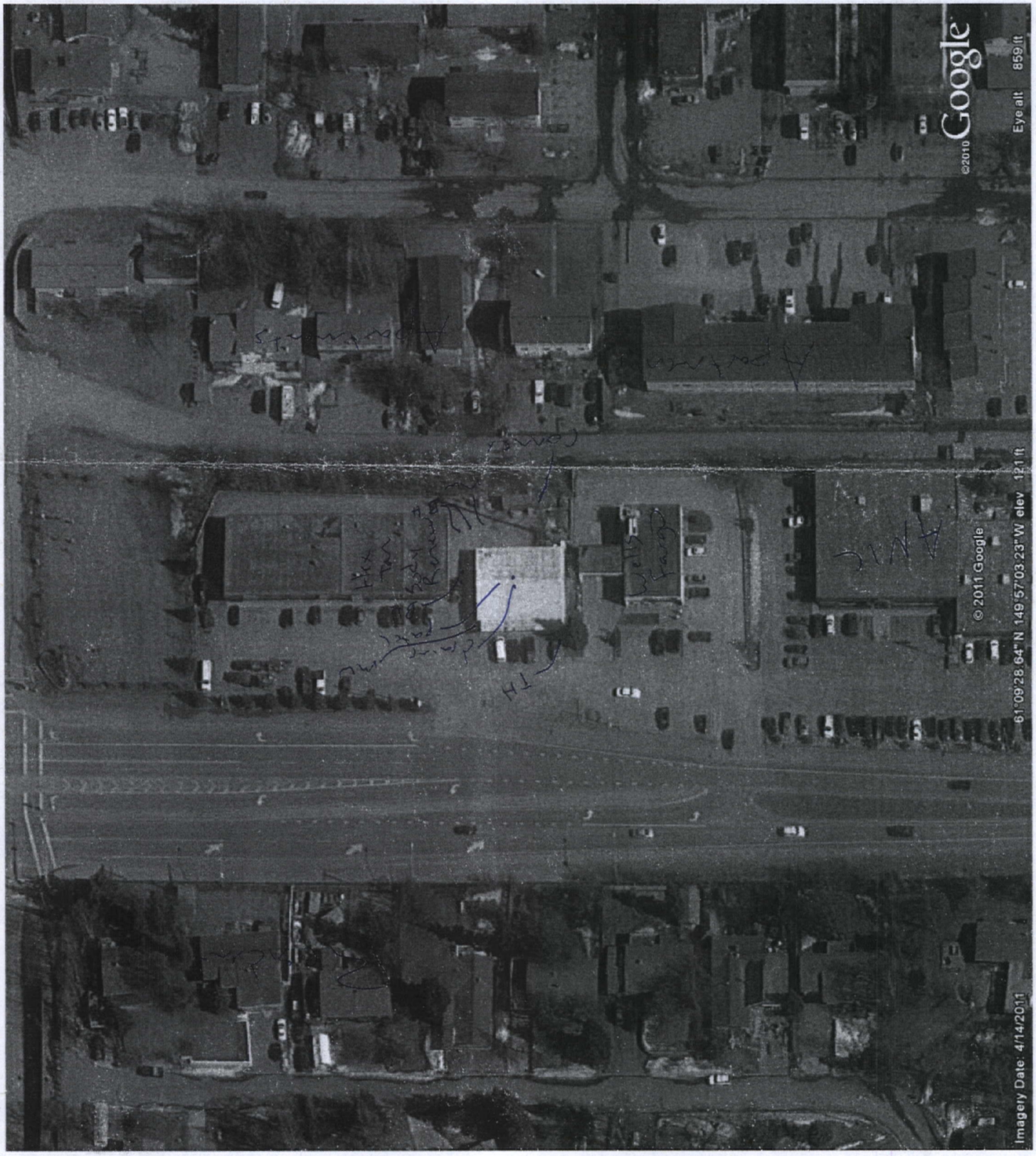
- Map of site observations stapled to this page. Observation hand written on 8.5"x11" paper with 4/14/2011 dated Google Earth aerial photo basemap.

7/25/11

Site Walk Observations / Notes Map

11-04-0003 Sand Lake Cleaners

DP 7/25/11



1L04-0003 Sand Lake Cleaners 7/25/11

Site observations map overlies this page also. No other notes included

7/25/11

11-04-0001 Alaska Real Estate Parking Lot 7/25/11

- Map with site observations stapled to this page. Observations hand written on 8.5" x 11" paper using "Figure 5" from Oasis Environmental. Figure 5 is dated August 2008

7/25/11

Site Walk observations / Notes Map
11-04-0001 Alaska Real Estate Parking Lot
DP 7/25/11

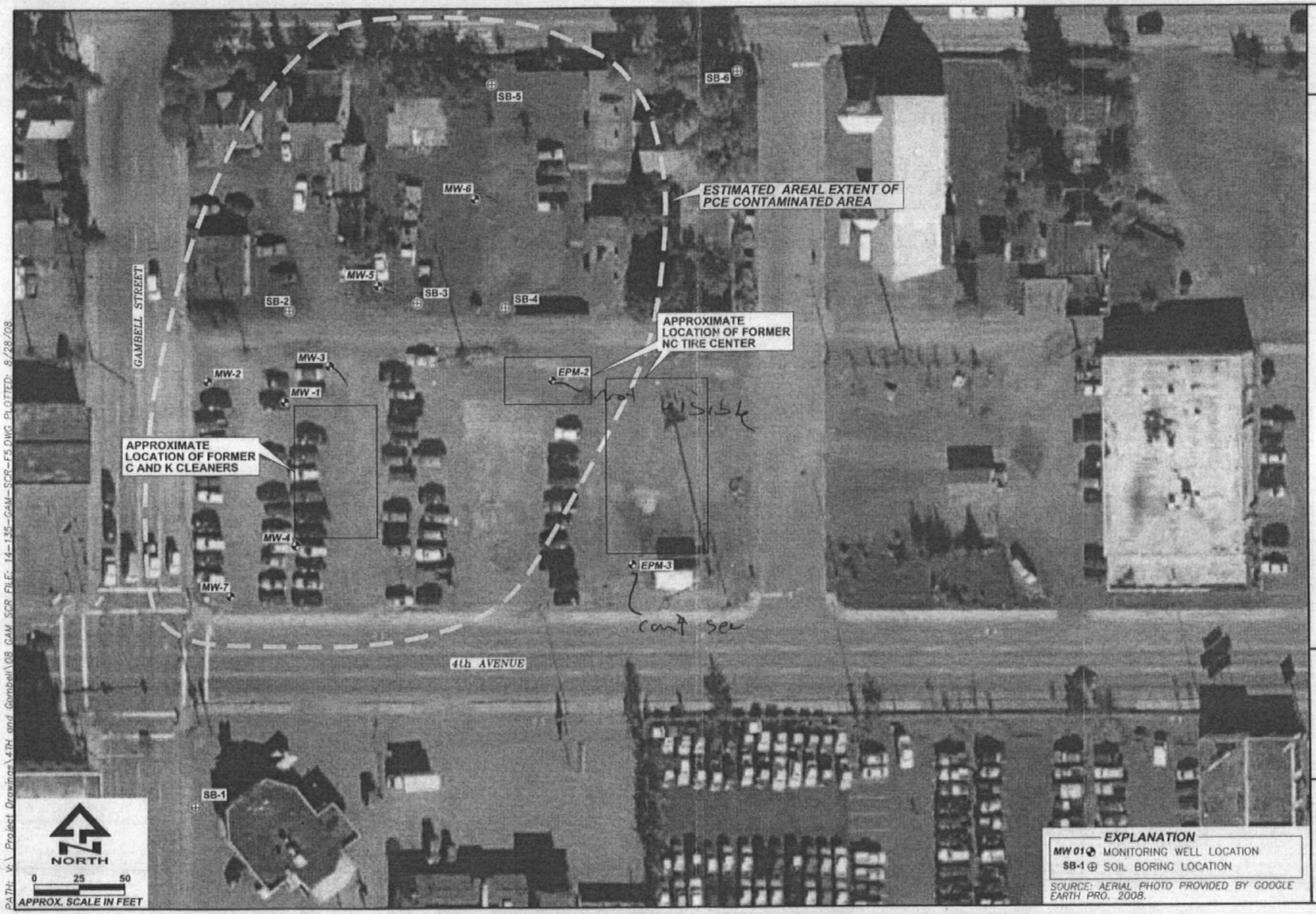


FIGURE 5

CONCEPTUAL MODEL OF PCE CONTAMINATED SOIL

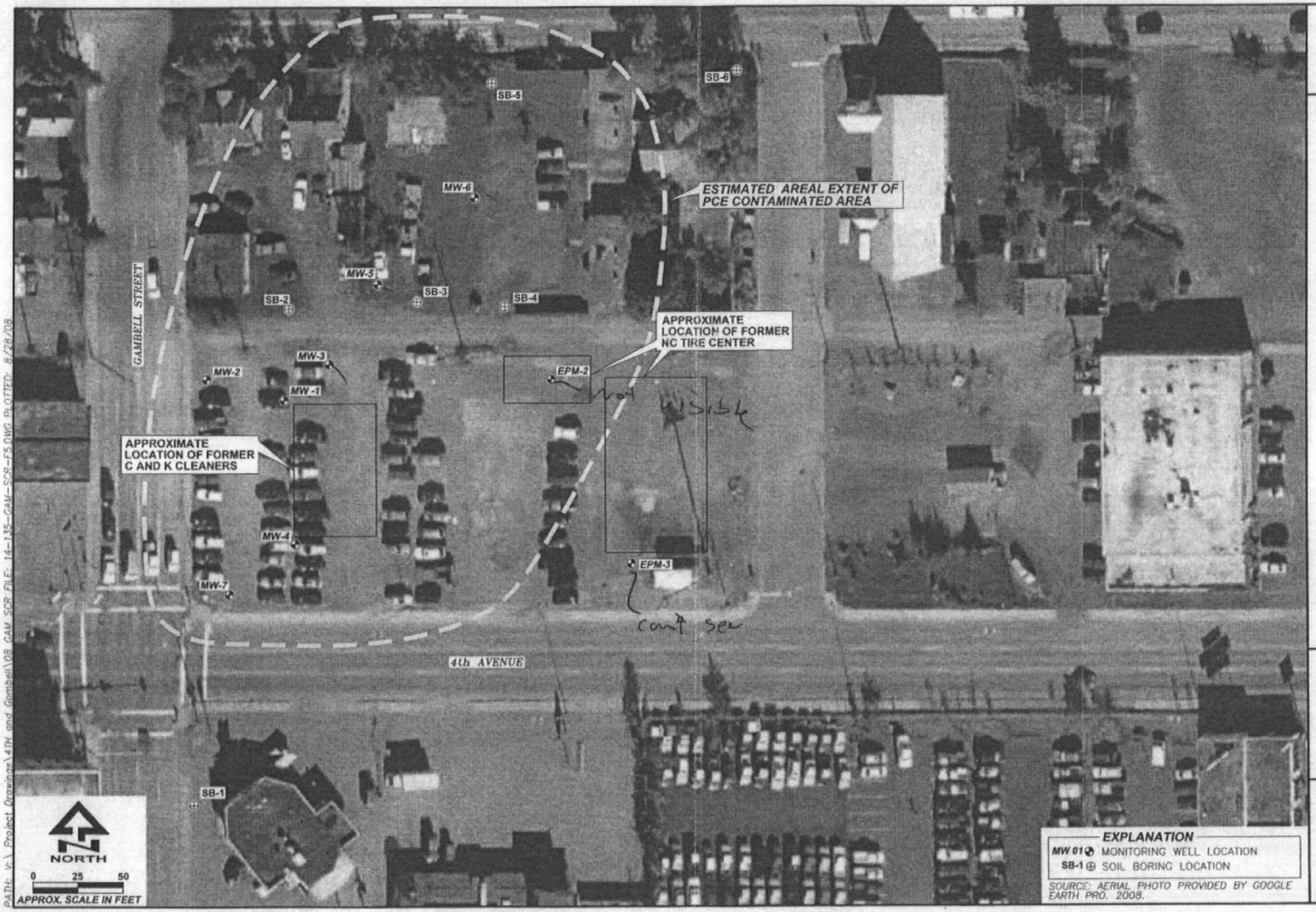
4TH AND GAMBELL
SITE CHARACTERIZATION REPORT
Anchorage, Alaska

DATE: AUGUST 2008
CHKD: B.J.M.
DRAWN: C.E.H.
PROJ. No.: 14-135

oasis ENVIRONMENTAL
625 W. 8th Ave., Anchorage, AK 99501, (907) 258-4880

PATH: V:\ Project Drawings\4TH and Gambell\08 GAM SCR FILE: 14-135-GAM-SCR-F5.DWG PLOTTED: 8/28/08

Site Walk observations / Notes Map
11-04-0001 Alaska Real Estate Parking Lot
DP 7/25/11



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11-04-0001 Alaska Real Estate Parking Co 7/25/11

Site observation map overlies this page also. No other notes on page

7/25/11

End of Logbook

7/25/11

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