



BGES, INC.
Providing Environmental and Geological Consulting Services

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July 8, 2020

Frank Martin
BM Old Seward LLC
3030 Highlands Drive
Las Vegas, Nevada 89109

**RE: MONITORING WELL DECOMMISSIONING; 10560 OLD SEWARD HIGHWAY,
ANCHORAGE, ALASKA**

Dear Mr. Martin:

BGES, Inc. (BGES) is pleased to present this summary report describing the decommissioning of one monitoring well located at 10560 Old Seward Highway in Anchorage, Alaska (Figure 1); hereafter referred to as the subject property. This site is an Alaska Department of Environmental Conservation (ADEC) Contaminated Site (File Number 2100.26.463).

Robert Weimer, Alaska Department of Environmental Conservation (ADEC) Project Manager, approved the *Work Plan for Decommissioning One Monitoring Well; 10560 Old Seward Highway, Anchorage, Alaska* (dated March 9, 2020) in email correspondence dated March 11, 2020. The procedures used and observations documented during field activities are the subject of this report.

FIELD ACTIVITIES

The field work was completed on June 11, 2020, and Chris Pepe, Environmental Scientist of BGES, who is a Qualified Person (QP) as defined by the ADEC, observed and documented the well decommissioning activities. The field work was performed in accordance with the ADEC-approved Work Plan dated March 9, 2020.

BGES observed and documented the decommissioning of Monitoring Well OSH-1. Discovery Drilling, Inc. performed the well decommissioning activities. The monitoring well was decommissioned utilizing the following methodology.

1. The bottom well cap was punctured/separated by driving a steel pipe against/through the end cap. The well casing/screen/end cap assembly was lifted from the borehole slightly prior to driving off the end cap, in order to raise the end cap above the underlying compacted soil and assist with breaking it off of the end of the well casing/screen.
2. After the end cap had been ruptured or separated, bentonite chips were placed into the well until a column of bentonite filled the casing to near the ground surface.
3. The well casing/screen was then slowly withdrawn until the screened interval was above the groundwater interface. The bentonite level within the well casing/screen dropped as the well casing/screen was withdrawn and bentonite chips flowed out of the base of the well casing/screen and filled the borehole void space. Bentonite chips were periodically added as the casing was removed.
4. The well casing/well screen was cut off approximately 2 feet below ground surface and the borehole was filled with bentonite chips to approximately 1 foot below the ground surface. The remaining annulus of the well was filled with clean sand to ground surface. The bentonite chips were hydrated and then approximately 2 to 4 inches of gravel was placed above the bentonite.

On June 11, 2020; NRC Alaska LLC transported one, 30-gallon drum containing decontamination and purge water offsite for disposal. Prior to transport, a request to transport form was submitted and approved by ADEC Project Manager Robert Weimer. The ADEC-approved request to transport and the NRC Waste Manifest are included as attachments. Photographs and a copy of the field notes documenting these monitoring well decommissioning activities are also included as attachments to this report.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings from the groundwater monitoring activities performed at the subject property, it was determined that groundwater concentrations within Monitoring Well OSH-1 were below ADEC cleanup criteria. Therefore, the ADEC approved decommissioning of the monitoring well. The decommissioning activities for Monitoring Well OSH-1 were completed on June 11, 2020.

It is recommended that a copy of this report be submitted to the ADEC.

EXCLUSIONS AND CONSIDERATIONS

This report presents facts, observations, and inferences based on conditions observed during the period of our project activities, and only those conditions that were evaluated as part of our scope of work. Our conclusions are based solely on our observations made in the immediate vicinities of the locations of the monitoring wells. In addition, changes to site conditions may have occurred since we completed our project activities. These changes may be from the actions of man or nature. Changes in regulations may also impact the interpretation of site conditions. BGES will not disclose our findings to any parties other than our client as listed above, except as directed by our client or required by law.

The field work was observed by Chris Pepe, Environmental Scientist of BGES. Mr. Pepe also prepared this report. Mr. Pepe is a QP, as defined by the ADEC and has conducted numerous groundwater monitoring, site characterization, and remediation projects in south-central Alaska. Brian Braunstein, Senior Environmental Scientist of BGES, reviewed this report. Mr. Braunstein has more than 15 years of environmental consulting experience and has conducted and managed hundreds of site characterization and remediation efforts throughout Alaska.

Sincerely,

BGES, INC.

Prepared by:



Chris Pepe
Environmental Scientist

Reviewed by:

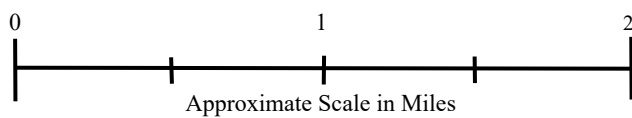


Brian Braunstein
Senior Environmental Scientist

Attachments: Figure 1 - Property Vicinity Map
Figure 2 - Monitoring Well Locations Map
Site Photographs
Approved Request to Transport Form
NRC Waste Manifest
Field Notes



Source: USGS Map, Anchorage (A-8) NW, Alaska 1979, Revised 1994.



10560 Old Seward Highway
Anchorage, Alaska
Property Vicinity Map

BGES, INC.

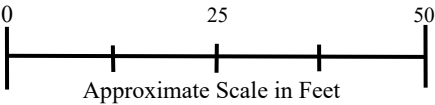
July 2020


Figure 1



Approximate location of
Monitoring Well OSH-1

Source: Google Earth Pro ©



Legend	
	= Former Location of Monitoring Well OSH-1


10560 Old Seward Highway Anchorage, Alaska Former Location of Monitoring Well Map		
 BGES, INC.	July 2020	Figure 2



Photo 1. A truck mounted drill rig was used to decommission the well



Photo 2. The full casing of the well was removed



Photo 3. Former location of Monitoring Well OSH-1

10560 Old Seward Highway
Anchorage, Alaska
MW Decommissioning Photographs



July 2020

Figure A-1



**ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites and Prevention Preparedness and Response Programs**

Contaminated Media Transport and Treatment or Disposal Approval Form

DEC HAZARD/SPILL ID #		NAME OF CONTAMINATED SITE OR SPILL	
23848		Parker Drilling Company	
CONTAMINATED SITE OR SPILL LOCATION – ADDRESS OR OTHER APPROPRIATE DESCRIPTION			
10560 Old Seward Hwy; Anchorage, AK 99515			
CURRENT PHYSICAL LOCATION OF MEDIA		SOURCE OF THE CONTAMINATION (DAY TANK, WASH BAY, FIRE TRAINING PIT, LUST, ETC.)	
4 5-gallons buckets stored on subject property		Subsurface contamination associated with a former used oil tank	
CONTAMINANTS OF CONCERN	ESTIMATED VOLUME	DATE(S) GENERATED	
VOCs	approximately 20 gallons of purge water	November 2017, June 2017, March 2018, and November 2019	
POST TREATMENT ANALYSIS REQUIRED (such as GRO, DRO, RRO, VOCs, metals, PFAS, and/or Chlorinated Solvents)			
Not applicable			
COMMENTS OR OTHER IMPORTANT INFORMATION			
<p>The purge water (approx. 20 gallons) was produced from four separate monitoring well sampling events. The Lab Analytical reports are attached to this form. The November 2017 (Lab report 1179569) sampling event exhibited sample concentrations that exceeded the cleanup criteria for chloroform (2.62 µg/L) and trichloroethene (4.47 µg/L). The other three sampling events did not exhibit any sample concentrations that exceeded the cleanup criteria. Those reports are:</p> <ul style="list-style-type: none"> • Lab Report 1173614 is the June 2017 Sampling Event • Lab Report 1181140 is the March 2018 Sampling Event • Lab Report 1196487 is the November 2019 Sampling Event <p>The purge and decontamination water will be processed in a wastewater treatment unit at the NRC Alaska; a US Ecology Company, 2020 Viking Drive, Anchorage, AK.</p>			

TREATMENT FACILITY, LANDFILL, AND/OR FINAL DESTINATION OF MEDIA	PHYSICAL ADDRESS/PHONE NUMBER
NRC Alaska; a US Ecology Company	619 East Ship Creek Avenue, Anchorage, AK 99501 / 907-646-5020
RESPONSIBLE PARTY	ADDRESS/PHONE NUMBER
Frank Martin/ BM Old Seward LLC.	3030 Highland Drive, Las Vegas, NV 89109
WASTE MANAGEMENT CO. / ORGANIZER	ADDRESS/PHONE NUMBER
BGES, Inc.	1042 E. 6th Avenue, Anchorage, AK/ 907-644-2900

*Note, disposal of polluted soil in a landfill requires prior approval from the landfill operator and ADEC Solid Waste Program.

Chris Pepe
 Name of the Person Requesting Approval (printed)

 Signature

Environmental Scientist
 Title/Association
1/27/2020 **907-644-2900**
 Date Phone Number

-----DEC USE ONLY-----

Based on the information provided, ADEC approves transport of the above mentioned material. The Responsible Party or their consultant must submit to the DEC Project Manager a copy of weight receipts of the loads transported and a post treatment analytical report, if disposed of at an approved treatment facility. The contaminated soil shall be transported as a covered load in compliance with 18 AAC 60.015.

Robert Weimer
 DEC Project Manager Name (printed)

 Signature

DEC-CS
 Project Manager Title
1/27/2020 **269-7525**
 Date Phone Number

NON-HAZARDOUS WASTE MANIFEST

Please print or type (Form designed for use on elite (12 pitch) typewriter)

NON-HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. VSQG		Manifest Document No. 148075A	2. Page 1 of 1		
3. Generator's Name and Mailing Address FRANK MARTIN 303C HIGHLAND DRIVE LAS VEGAS, NV 89109		4. Generator's Phone ()		6066			
5. Transporter 1 Company Name NRC ALASKA LLC		6. US EPA ID Number AKR000004184	A. State Transporter's ID				
7. Transporter 2 Company Name		8. US EPA ID Number	B. Transporter 1 Phone 907-258-1558				
9. Designated Facility Name and Site Address NRC ALASKA LLC 202C VIKING DRIVE ANCHORAGE, AK 99501		10. US EPA ID Number AKR000004184	C. State Transporter's ID				
			D. Transporter 2 Phone				
			E. State Facility's ID				
			F. Facility's Phone 907-258-1558				
11. WASTE DESCRIPTION				13. Total Quantity			
				14. Unit Wt./Vol.			
a. MATERIAL NOT REGULATED BY D.O.T.				1	DM	100	P
b.							
c.							
d.							
G. Additional Descriptions for Materials Listed Above 1) EA0302 IDW DECON WATER / GROUNDWATER				H. Handling Codes for Wastes Listed Above D30012			
15. Special Handling Instructions and Additional Information Shipper's Certification: This is to certify that the above-named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation							
16. GENERATOR'S CERTIFICATION: I hereby certify that the contents of this shipment are fully and accurately described and are in all respects in proper condition for transport. The materials described on this manifest are not subject to federal hazardous waste regulations.							
Printed/Typed Name Chris Pepe				Signature <i>Chris Pepe</i>		Date Month Day Year	
17. Transporter 1 Acknowledgement of Receipt of Materials				Signature <i>Roy C Trisdale JR</i>		Date Month Day Year 6 11 2020	
18. Transporter 2 Acknowledgement of Receipt of Materials				Signature		Date	
Printed/Typed Name				Signature		Date	
19. Discrepancy Indication Space							
20. Facility Owner or Operator: Certification of receipt of the waste materials covered by this manifest, except as noted in item 19.							
Printed/Typed Name Patricia L Beasley				Signature <i>Patricia L Beasley</i>		Date Month Day Year 06 12 20	

NON-HAZARDOUS WASTE

GENERATOR

TRANSPORTER

FACILITY



CERTIFICATE OF DISPOSAL/RECYCLE

GENERATOR: BM OLD SEWARD LLC
10560 OLD SEWARD HIGHWAY
ANCHORAGE, AK 99515

DISPOSAL FACILITY: NRC ALASKA LLC
2020 VIKING DRIVE
ANCHORAGE, AK 99501

EPA ID NUMBER: VSQG
MANIFEST/DOCUMENT #: 148075A
DATE OF DISPOSAL/RECYCLE: JUN-12-2020

<u>LINE</u>	<u>WASTE DESCRIPTION</u>	<u>CONTAINERS</u>	<u>TYPE</u>	<u>QUANTITY</u>	<u>UOM</u>
1	IDW DECON WATER / GROUNDWATER	1	DM	100	P

I certify, on behalf of the above listed treatment facility, that to the best of my knowledge, the above described waste was managed in compliance with all applicable laws, regulations, permits and licenses on the date listed above.

PREPARED BY: ^{PLB} _____
SIGNATURE: Patricia J Beasley DATE: JUN 12 2020

54°F Sunny

10560 Old Seward Highway

6-11-2020

9:00- Arrived at the site and met w/ Discovery Drilling to decommission one monitoring well.

- Monitoring well decommissioned according to work plan and the full length of casing was removed
- Transferred four 5-gallon buckets of decon & purge water into a 30-gallon drum, NRC picked up the 30-gallon drum for disposal.