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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
BJ FUELS FUEL FACILITY**

McGRATH, ALASKA

Prepared for:

YUKON FUEL COMPANY

Attn: Mr. Larry Shelver, President
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Prepared by:

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R&M Project No. 011172

August 24, 2001

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1.0 SUMMARY

On August 1, 2001, Mr. Clayton Shelver, Yukon Fuel Company, General Manager, gave verbal notice for R&M Engineering Inc. to proceed with a Phase I Environmental Site Assessment for specific facilities currently owned and operated by B J Fuels, McGrath, Alaska. McGrath is located adjacent the Kuskokwim River, directly south of its confluence with the Tokotna River approximately 221 miles northwest of Anchorage. The community is located within the Mt. McKinley Recording District. See Division I for vicinity map. The environmental assessment was conducted on the following property:

- *Lots 3B, 4,5 and Lot 6A, Block 100 Subdivision, ADOT/PF Lease Parcel # ADA-07533 (airport fueling area);*
- *Lot 1, Phase III, Vinsale Subdivision, (bulk fuel storage area);*
- *Lot 1 and 2, Phase III, Vinsale Subdivision (pipeline easement from bulk fuel storage to airport);*
- *Lot 4, Block 1, Townsite of McGrath, US Survey 3140A and B (pipeline easement marine header to bulk fuel facility).*

See section 3.1 for legal descriptions of properties.

The property under assessment borders the Kuskokwim River to the east, and partially developed private property to the west, north and south. The fuel facility property is located on fairly level terrain that slopes gently towards the Kuskokwim River. The McGrath Airport taxiway is located approximately 400' to the northwest. Mespelt Street, a gravel surfaced roadway maintained by the City of McGrath, is adjacent the main fuel facility storage area.

BJ Fuels facility is composed of 7 above ground bulk fuel storage tanks near the McGrath Power and Light facility and 4 tanks near the BJ Fuels Café and lodge, above and under ground pipe lines, marine header, retail vehicle fuel dispensers and aviation retail fuel dispensers and miscellaneous fuel related equipment. Empty tanks exist within the property.

2.0 INTRODUCTION

The following report is a summary of work performed using guidelines set forth in American Society for Testing and Materials (ASTM) Standard E-1527-00 ENVIRONMENTAL SITE ASSESSMENTS for COMMERCIAL REAL ESTATE, including use of the ASTM Standard's suggested table of contents. Minor formatting modifications have been made to the suggested table of contents for ease in readability and understanding of the report material.

2.1 Purpose

In accordance with current real property transaction requirements an assessment of the property must be made with regard to the existence of soil or groundwater contamination, hazardous waste or asbestos. This report describes the assessment procedure and the information obtained. *The purpose of the assessment is to determine whether evidence exists that may indicate a potential for this site to be environmentally contaminated.* Opinions and recommendations regarding the potential for soil or groundwater contamination are offered in Sections 6.0 and 7.0 of this report. This report is in response and is subject to the limitations presented herein in Section 8.0.

2.2 Special Terms and Conditions

None.

2.3 Limitations and Exception of Assessment

None.

2.4 Methodology Used and Limiting Conditions

This environmental site assessment follows the methodology described in ASTM E-1527-00 Environmental Site Assessments for Commercial Real Estate. No limiting conditions existed during the site inspection visit.

3.0 SITE DESCRIPTION

The majority of the following information was obtained from personal interviews, BJ Fuels file research, historic aerial photographs and site inspection performed on the property. Please refer to the appropriate sections of this report for details.

3.1 Location and Legal Description

The physical location of the B J Fuels, McGrath fuel facility is located adjacent Mespelt Street, Frontage Road, Appel Road and A Street, McGrath, Alaska. The legal description for the property under study in this environmental assessment is as follows:

- Lots 3B, 4,5 and Lot 6A, Block 100 Subdivision, ADOT/PF Lease Parcel # ADA-07533 (airport fueling area);
- Lot 1, Phase III, Vinsale Subdivision, (bulk fuel storage area);
- Lot 1 and 2, Phase III, Vinsale Subdivision (pipeline easement from bulk fuel storage to airport);
- Lot 4, Block 1, Townsite of McGrath, US Survey 3140A and B (pipeline easement marine header to bulk fuel facility).

All property is located within Mt. McKinley Recording District, Fairbanks, Alaska.

3.2 Site and Vicinity Characteristics

McGrath was a seasonal Upper Kuskokwim Athabascan village which was used as a meeting and trading place for Big River, Nikolai, Telida and Lake Minchumina residents. The Old Town McGrath site, was originally located across the river. In 1904, Abraham Appel established a trading post at the old site. In 1906, gold was discovered in the Innoko District, and at Ganes Creek in 1907. Since McGrath is the northernmost point on the Kuskokwim River accessible by large riverboats, it became a regional supply center. By 1907, a town was established, and was named for Peter McGrath, a local U.S. Marshal. In 1909, the Alaska Commercial Company opened a store. The Iditarod Trail also contributed to McGrath's role as a supply center. From 1911 to 1920, hundreds of people walked and mushed over the Trail on their way to the Ophir gold districts. Mining sharply declined after 1925. After a major flood in 1933, some residents decided to move to the south bank of the River. Changes in the course of the River eventually left the old site on a slough, useless as a river stop. In 1937, the Alaska Commercial Company opened a store at the new location. In 1940, an airstrip was cleared, the FAA built a communications complex, and a school was opened. McGrath became an important refueling stop during World War II, as part of the Lend-Lease Program between the U.S. and Russia. In 1964, a new high school was built, attracting boarding students from nearby villages.

McGrath functions as a transportation, communications, and supply center in Interior Alaska. It has a diverse cash economy, and many families rely upon subsistence. Salmon, moose, caribou, bear, and rabbits are utilized. Some residents trap and tend vegetable gardens. The Nixon Fork gold mine located 30 miles northeast of McGrath ceased operations in May 1999 due to low gold prices. 45 year-round employees were laid off, and 5 caretakers remain on the property.

There are no road connections to McGrath, but ATVs and trucks use local roads. Residents rely on air service, and barges deliver heavy goods during the summer. Air facilities include a State-owned paved runway and a seaplane base. The airport is currently undergoing major improvements.

The McGrath area has a cold, continental climate. Average summer temperatures range from 62 to 80, winters temperatures can range from -64 to 0. Average snowfall is 86 inches, and total precipitation is 4 inches per year. The Kuskokwim River is generally ice-free from June through October.

McGrath operates a piped water system that serves nearly all 178 households; a few homes have individual wells or haul water. Review of public well log information in the McGrath area indicates there is eight privately owned domestic wells within the McGrath community. The city of McGrath owns three wells; two are listed as "unused" and one is listed as the public supply well. The FAA and local school have wells listed for "institutional" use. The FAA also has one well listed for public supply. The US Bureau

of Land Management also has two wells for domestic and institutional use. The well summary data indicates that drinking water wells tap the first encountered groundwater and that the depth to groundwater generally ranges from 5 to 20 feet below ground surface. The mean water level is about 12 feet bgs. The FAA operates its own water system. The majority of residents use individual septic tanks; a limited City sewage system serves approximately 34 homes. Funds have been requested to expand the piped sewer system to the 144 houses and businesses currently using septic tanks. A private firm, McGrath Trash & Refuse, collects refuse for disposal at the City landfill.

Refer to Section 5.0 of this report for additional information.

3.3 Descriptions of Structures, Roads and Other Improvements on this Site

Refer to Section 3.5 and 5.0 of this report for site description and improvements.

3.4 Information (if any) Reported by User

3.4.1 Environmental Liens

No environmental liens are on record against this property.

3.4.2 Specialized Knowledge or Experience of the User

Klaus Triebel, R & M Engineering, Inc. conducted personnel interviews with the following individuals to determine specialized knowledge or experience of the user;

- Bob Dryer, Project Manager, ADEC, Anchorage (907) 269-3073
Date: August 9, 2001
- Beatrice Egbejimba, McGrath Project Manager, ADEC, Anchorage (907) 269-7565
Date: August 9, 2001
- Ernie Baumgartner, McGrath Light & Power (907) 524-3009
Date: August 6, 2001
- Chad Gailey, Inspector, US Coast Guard, Anchorage (907) 271-6770
Date: August 10, 2001
- Ben Magnuson, B.J. Magnuson Fuel, facility owner (907) 524-3545
Date: August 6, 2001
- Sally Collins, Historian, Long Time McGrath resident (907) 524-3512
Date: August 16, 2001
- Nick Snow, DNR employee, long time McGrath resident (907) 524-3010
Date: August 16, 2001
- John Harris, Power Plant Supervisor, long time McGrath resident (907) 524-3009
Date: August 16, 2001
- Mike Jaynes, McGrath Project Manager, ADEC, Contaminated Sites, Juneau (907) 465-5358
Date: August 16, 2001

- Cynthia Pring-Ham, ADEC/Storage Tank Program, Juneau (907) 465-5301
Date: August 16, 2001
- Kathy Snow, McGrath City Clerk and long time McGrath resident (907) 524-3825
Date: August 16, 2001
- Leif Christianson, Project Manager, AGI Technologies (425) 417-5946
Date: August 17, 2001
- Dan Graham, MTNT Development, Inc. (907) 345-5112
Date: August 20, 2001

NOTE

Many of the following statements were mentioned in these interviews. Incidences often occurred decades ago and specific details could not always be described by the interviewees. We cannot verify the truthfulness of this information and only present the statements recorded:

A large tank cracked in the 1950/1960's and the contents ran onto the ground. In the early 1980's an overflow incident spilled 20,000 gallons. No product or recovery information is available for either incident. During the winter of 1998/1999 a 5,000-gallon overflow occurred on the McGrath Light & Power facilities. The overflow was contained in the containment area. No subsoil was affected. During the same winter, a snowplow ruptured the feeder line to the airport fueling facilities, which mostly contaminated snow. The break is still visible today as a 24" (approximately) section of flex line was used to patch the spot. Attempted water well installation for a residence encountered contaminated water in the vicinity of the BJ Fuels/power plant tank farms.

Dan Graham, representing the McGrath Village Corporation reported a test pit near the AC store exposing 3' of diesel on top of the water table. Many of these sites have been cleaned up with cases closed, but the contaminated water was never addressed. Potable ground water is usable, but not drinkable. The entire city receives drinking water from the Kuskokwim River.

It was reported that the facilities are in use for over 60 years and that future test holes would "encounter hydrocarbons everywhere".

BJ Fuels AST and/or above ground distribution lines near the former GTE shed appear to be the source for elevated levels of GRO (up to 10,000 ppm) found through laboratory analysis in the late 1990. Refer to Section 4.1.2 and Division IV for additional information.

3.5 Current Uses of the Property

Bulk Fuel Storage Facility

The B.J. Magnuson Fuel property located at intersection of Mespelt Street and Appel Street, McGrath, Alaska is currently being used as an above ground bulk fuel storage facility.

The tank farm consists of 7 individual above ground tanks, containing Jet A, Gasoline 100 Low Lead or Number 1 heating oil. The table below depicts the fuel distribution.

Tank size in gallons	Orientation	Number of tanks	Total possible capacity	Product
30,000	Vertical	1	30,000	Gasoline 100 Low Lead
20,000	Horizontal	4	80,000	Number 1 heating oil or Jet A
25,000	Horizontal	1	25,000	Gasoline 100 Low Lead
10,000	Vertical	1	10,000	Gasoline 100 Low Lead
Approx. Total		7	145,000	

The main site was constructed in 1994 on ground that previously was the site of the old McGrath tank farm, originally built in 1939/40. The tank farm is situated in a containment area approximately 80' by 90' surrounded by a 3.5' high earth containment berm and timber retaining wall. The fuel resistant liner COOLEY L 1023 SDEP was supplied and installed by Polar Supply of Anchorage (field welded by Polar Supply technicians to cover the entire storage facility). On top of the COOLEY L 1023 SDEP material an 8oz/square yard AMOCO 4553 cushioning fabric was installed to prevent puncturing of the liner from above. Sandy aggregate was placed within the dike area, but fabric is often visible, particularly on the inside slopes of the berms. Treated timber cradles placed onto the sand/fabric support the horizontal tanks. Vertical tanks sit directly on the ground. According to Ben Magnuson, accumulated precipitation within the containment dike is pumped whenever it rains. Pumping occurs at a location along the western side of the containment area. Discharge hoses are placed on the dike and the accumulated water is pumped onto the street behind the containment dike. Apparently, the end of the hose often rests on the berm instead of the level road surface below it and has started to erode portions of the earth containment berm.

NOTE

In the northeast corner of the containment area, small fuel sheen was observed on the standing water during the visit. Fuel oil stains on the sand surface were seen under some shutoff valves at the tanks. Excavating the sand surface revealed the stains to be contained to the top 2". The bulk fuel facility and containment area appeared to be well maintained.

A marine header exists at the intersection of "A" Street and the River Front Road. Three 3-1/2" locking valves with camlock fittings and drip pan are located at the marine header. Hoses, connecting the barge to the tanks, are strung across the River Front Road to the header each time the filling occurs. Vehicular traffic is restricted during filling procedures. Two 3-1/2" welded steel fuel cargo pipes lead from the header to the B.J. Magnuson Fuel facility. One 3-1/2" welded steel fuel pipe leads to the McGrath Light & Power tank farm. Where the pipes are above ground they are resting on steel pipe supports. There are two fuel supply lines leading from the electric transfer pumps in the tank area to the airport fueling dispensers. The pipes are welded steel single wall piping above and below ground. Pipes within the tank yard were originally threaded and later additionally welded around the thread pipe seams. These pipes are lying on the

ground along the side of Mespelt Street. Several 55-gallon drums might be identified as markers for the lines. The line corridor is overgrown with grass preventing recognition of the pipes at many locations along their path. Flattened grass, apparently indicative of four-wheeler tracks, crosses the pipes at least at one location.

Several packaged sorbent rolls are stored within the containment area.

Retail Fuel Dispensing

The retail fuel dispensing location consists of a fuel dispenser with hose and nozzle for (unleaded gas), situated along Frontage Road for dispensing to motor vehicles. Four horizontal single wall welded steel tanks (2x10,000 gallons, 1x12,000 gallons and 1x8,000 gallons) are located behind the B.J. Magnuson Fuel office. Three of the four tanks (2x10,000 gallons and 1x8,000 gallons) are situated within a fuel resistant geofabric lined and earth dike containment area. The fabric reaches up to the crest of the earthen berms. Approximately 6" of soil are placed on top the fabric to protect it from destruction. On the slopes of the berms the soil has partially slid downwards and now exposes the fabric. The remaining 12,000 gallon tank is located north of the dike and otherwise unsecured against spills. Timber cradles placed onto the sand/fabric support the contained tanks. Only unleaded gas is stored in this tank farm. A subsurface pipe permanently connects the central containment area tank with the retail dispenser. When this tank gets empty, fuel from one of the other tanks is pumped into the central one for continued service. A sump pump onto the gravel alley behind the tanks pumps accumulated water.

Filling of the tanks occurs by truck. The trucks are filled by barge, one at a time, and shuttle product to the individual tanks.

The retail unleaded gas pump consists of a concrete foundation the size of the single product pump. No shelter protects the pump area. The meter and cash registry is located inside the office behind the pump. For the time being, this room may be leased from B.J. Magnuson Fuel. Several minor quantities of lubes, oils, fuel additives and car supplies as well as general office utensils and file cabinets are contained in this room. There is no active heat source in the office. During the winter time the door to the adjacent utility room remains open, creating enough heat to keep the office comfortably warm.

3.6. Past Uses of the Property

Bulk Fuel Storage Facility

In 1940, the first airstrip was created and the FAA built a communications complex. During the remainder of World War II, McGrath became an important refueling stop, as part of the Lend-Lease Program between the U.S. and Russia. The tank farm site was built 1939/40 in conjunction with the airport development. The earliest aerial photograph found dates back to 1964. The tank farm displayed there is identical to the one seen in

the 1989 photo. No containment structures can be identified with certainty on the photos, but a fence is discernable.

Supply lines from the tank farms to the aircraft fueling station followed two different apparent routes, one of which is the existing pipeline corridor. The other one came from a building north of the tank farm. After 1979 only the current line is recognizable. Fuel oil stains on the ground were observed during the site inspection visit at the fueling station at the airport.

The tank farm property changed hands, after being subdivided, and was purchased by Ben Magnuson in 1985. In 1994 the existing tank layout was constructed.

Retail Fuel Dispensing

Aerial photos up until 1979 indicate that the location of the existing gasoline storage tanks were used as residential property or similar. In 1989 several tank-like structures (or conceivably tractor trailers or similar) are visible on the aerial photographs. No containment structure is discernable, which may not be an issue if these features were trailers. In 2000 an earth containment berm is visible in the aerials photographs, which could be interpreted as being approximately twice as large as the one encountered during this years visit. Three tanks occupy the southern half of this area. The fourth tank seen this year was not present.

Retail Dispensing Pumps

The early vehicle fueling station was near the existing airport fueling depot location. It was moved to where it is found now in the late 1980's after Ben Magnuson purchased the property. Mr. Magnusson stated that hardly any vehicles were in McGrath at that time (approximately 3) and most of today's cars had not been there until recently.

Other reports describe the available fuel source until then as not existing, some state that car fuel was dispensed at the aircraft hose reels and others seem to remember to have had a gas pump at the boat launch near the end of the short runway.

3.7 Current and Past Uses of Adjoining Properties

The whole neighborhood around both sites is a mélange of residential, governmental and industrial use properties. This downtown area is bordered in the north and east by the McGrath airport tarmac and runway and by the Kuskokum River in the east. To the south the area carries a more residential imprint, mixed with virgin vegetation. The Water treatment plant is located there. Its distance from the core of McGrath is approximately 2000'.

Businesses serving the airport are lined up along the Frontage Road bordering the airport (site of the vehicle fuel pump). These are mixed with enterprises catering to tourist (B&B, restaurants, store). Often, portions of the facilities are owner occupied or

residences are near by. The city government and native organizations are located in this core area, which is about half the size of a city block. The major industrial complex in this area is the McGrath Light & Power electricity plant that operates the generators and stores its fuel immediately northeast to the main tank farm.

3.8 Map or Site Plan

Please refer to Division I of this report for a vicinity map and as-built survey of the subject property.

4.0 RECORDS REVIEW

Vista Information Solutions Inc. was engaged by R&M Engineering Inc. to perform a search of all ASTM required data base searches for this property and surrounding properties. Division III lists the agency summary and findings. Page 3 and 4 of the Vista report illustrate search radii around the property, as specified by Section 7.2.1.1 of the ASTM Standard E-1527-00 guidelines. Additionally, the aerial photo library of AEROMAP USA was searched for current and historical photos.

4.1 Standard Environmental Record Sources

The following information was obtained from the Vista Information Solutions Inc. environmental data base search.

4.1.1 Federal Agencies

Federal RCRIS List

Finding: The B.J. Fuel's facility receives, stores and distributes gasoline and diesel fuel products.

Federal ERNS List

Finding: The subject property is not on the ERNS list.

Federal NPL (National Priority Pollutant) Site List

Finding: No NPL List sites exist within a one-mile radius of the property under assessment.

Federal CERCLIS List

Finding: No CERCLIS list site exists 1.0 mile of downtown McGrath

Federal TRIS List

Finding: No TRIS list property exists within a one-mile radius of the property under assessment.

Federal FINDS List

Finding: The aforementioned environmental record agency's listing makes up the Federal Finds List for this project.

4.1.2 State of Alaska

The following information regarding State of Alaska contaminated sites was provided by Vista Information and from the ADEC (Alaska Department of Environmental Conservation) Home Page on the Internet (www.state.ak.us/dec).

Contaminated Sites

No contaminated sites are listed within 0.5 miles of the B.J. Fuel's facilities in the Vista Report. The information of sites found in the ADEC files are shown below:

Reckey File #	Site Name Site Address Section, Township, Range, Meridian	City Zip code	Staff Status
194225X100101	Walseth Air Force Base Parks Avenue Sections 17,18,19 & 20	McGrath 99627	Caillouet Active
Problem:100 scattered drums, some with markings "stove oil" and others "ethylene glycol" but contents were not known. The drums were from WWII use. Site is adjacent to a city park and swimming pond.			
Comments:Lat/Long Measurement Method: NAD83. Accuracy Amount and Units: Information from Brass Cap monument located about 1000 ft west of site where the majority of the drums were located. A drum removal action occurred in 1999, minor POL contaminated soils found and removed.			
1987250134101	Alaska Commercial Prop. – McGrath	McGrath 99627	CS Closed
Problem:10,000 gallon spill of regular gas fuel line between a fuel storage tank and pump at a joint just north of a boardwalk that passes in front of the store. Site adequately cleaned up to DEC's satisfaction. Closed out per Ron Klein 3/2/90 telephone conversation with MSDO Mike Kreiber.			

**BJ FUELS FUEL FACILITY - McGRATH, ALASKA
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Comments: Jim Pierson branch manager for AK Commercial Co. in McGrath & Sam J. Salkin is president & chief executive officer of ACC in Anchorage. Last staff assigned were Klein and Kriebler.

1990250119101	McGrath Airport Airport	McGrath 99627	CS.NF Closed
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Problem: Approximately 50 gallons of jet fuel spilled on asphalt when hose came out of tank. Site considered closed - minimal impact from contamination.

Comments: Last staff assigned was Dronenburg.

1993250130501	McGrath Airport Building 206 Airport	McGrath 99627	Closed
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Problem: During reclamation on airport, DDT found at Bldg 206.

Comments: SI 7/94 approved. Excavation and stockpile approved 7/94. Soils excavated (33 drums) and disposed at approved facility. Last staff assigned was Dronenburg.

1993250114404	Pitka Point/Salmon River Roadhouse unknown T32N, R28W, S.M.	McGrath 99627	Closed
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Problem: 25-50 gallons of stove oil remaining in approx 200-300 barrels left behind in the late 50's. FAA has taken responsibility.

Comments: Confluence of Salmon and Pitka Rivers. Last staff assigned was Dronenburg.

1994250109006	Alaska Commercial Prop. - McGrath Administrator Office, Warehouse & Hanger	McGrath 99627	DB Inactive
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Problem: Diesel contamination. Approx. 80 c.y. contaminated soils. DRO to 41,000 ppm, GRO to 3,500 ppm, and BTEX to 194.3.

Comments: Water table varies between 4 and 10' bls. Abandoned equipment removed. Scattered drums removed.

BJ FUELS FUEL FACILITY - McGrath, ALASKA
PHASE I ENVIRONMENTAL SITE ASSESSMENT

1999250120201	GTE / BJ FUEL- P.O. Box 209	McGrath 99627	Egbejimba Active
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Problem: Petroleum.

Comments: Petroleum contamination was confirmed through lab analysis during an investigation conducted by AGI Technologies for GTE at their McGrath Central Office. GRO levels as high as 10,000 ppm were measured and the source appears to be BJ Fuels AST and associated aboveground distribution lines.

1992250131501	City of McGrath Water Treat. Plant Takotna Ave. & "R" Street	McGrath 99627	Jaynes Active
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Problem: Approx. 5,000 gallons of diesel fuel were released from an above ground storage tank due to a broken pipefitting. Occurred on 11/9/92. Approx. 900 gallons recovered.

Comments: Last staff assigned were Dronenburg and Palmieri.

1993250129951	FAA McGrath 406 UST F McGrath Airport	McGrath 99627	Olson Inactive
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Problem: Diesel contaminated soil was encountered during a site assessment following the removal of two UST's.

Comments: LC was listed as 14968760. Last staff assigned was Patrick-Riley.

1990250122601	FAA McGrath RCAG Site McGrath	McGrath 99627	Olson CS Active
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Problem: During removal of underground fuel storage tank contaminated soils were detected. Impact to human health unknown.

Comments: John Williford is manager of system maintenance. Harding Lawson contractor for site. Last staff assigned was Patrick-Riley.

Four of these cases are active. All of these active sites appear to be within ½ mile of the project site. One actually involves BJ Fuels. According to Leif Christianson, AGI Technologies, a spill occurred near the former GTE location, approximately one block west from the BJ Fuels vehicle dispensing pump. BJ Fuels had at least one above ground storage tank located at this site, which overflowed or otherwise contaminated the area. Fume concentrations were high enough in the GTE shed to legally prevent

work inside the building. The investigated product was a fresh and unaltered petroleum derivate.

Leaking Underground Storage Tanks

LUST sites are listed by ADEC within 1.0 miles of the B.J. Fuel's facility are as follows:

- ADOTPF - McGrath Airport Maintenance Station McGrath Airport, McGrath, AK 99627
- FAA - McGrath Air Sp Bldg 406 UST F McGrath Airport; McGrath, AK 99627
- McGrath Airport - Retardant Ramp McGrath Airport; McGrath, AK 99627
- ADOTPF - McGrath Airport Maintenance Station McGrath Airport, McGrath, AK 99627
- FAA - McGrath Air Sp Bldg 406 UST F McGrath Airport; McGrath, AK 99627
- McGrath Airport - Retardant Ramp McGrath Airport; McGrath, AK 99627

The source of this LUST information list is posted on the State of Alaska DEC website, updated May 21, 2001.

Registered Underground Storage Tanks

ADEC has the following record of registered or regulated USTs on or adjacent to the B.J. Fuel's facility per ADEC internet research and Vista Information Solutions report:

- ADNR - McGrath Station DNR Road; MCGRATH FIRE MNGMT. ZONE, McGrath, AK 99627
- ADOT&PF - McGrath Maintenance MCGRATH AIRPORT; P.O. BOX 21, McGrath, AK 99627
- FAA - (MCG), McGrath, AK 99627
- Southwest Area Office Air Retardant Ramp AIR RETARDANT RAMP, McGrath, AK 99627
- Tatalina AFS TATALINA AFS, McGrath, AK 99627
- USDOL - McGrath Fire Station SOUTHWEST AREA COMPOUND; MCGRATH, McGrath, AK 99627

Solid Waste/Landfill Sites

The ADEC, Solid Waste Management website (<http://www.state.ak.us/local/akpages/ENV.CONSERV/deh/solidwaste/interior.htm>), states that the McGrath, Landfill is an Active Class 3 (village) landfill permitted as a solid waste disposal site (Permit #9625-BA003).

4.2 Physical Setting

Our knowledge of the physical setting is based on interviews with local residents, R&M Engineering site inspection visit, U.S.G.S. Quad maps and aerial photograph research. This knowledge is the basis for the following statements:

McGrath is located on generally level topography intermixed with floodplains, sloughs and terraces on the south side of the Kuskokwim River. Most of the community development is confined to an area within a meander of the Kuskokwim River. Soils are defined as the "Kuskokwim Series" by the National Cooperative Soil Survey. These soils have a thick mat of mosses and other organic material over silty sand and sandy silt soils. The permafrost table is very shallow. Topography adjacent the BJ Fuels facility gradually slopes toward the Kuskokwim River.

The BJ Fuels bulk fuel facility and associated infrastructure is located within downtown McGrath approximately 20' above the river water level at the time of the R&M visit. Based on initial research, the facility does not appear to be within a designated flood zone.

4.3 Historical Use Information

According to review of historical aerial photographic information and verbal descriptions of the general location by long time McGrath residents, it can be stated that the BJ Fuels bulk fuel facility had been used as a tank farm location for the past 62 years. Since 1939 the site has been used exclusively as a bulk fuel storage facility for purposes of receiving, storing and transporting petroleum products. The retail fuel-dispensing site appears to have been used for residential purposes most of the time before the tank farm was established here.

4.4 Additional Record Sources

Aerial Photographic Review

Aerial photographs provide a means of interpreting past land use. The aerial photo library owned by AEROMAP USA, Anchorage, Alaska, is the sole source of aerial photos for this report. The photos for this report from the years 1964, 1971, 1979, 1989 and 2000 are found in Division I of this report.

Chain-of-Title Report

An official chain-of-title report for the BJ Fuels property will be ordered by Yukon Fuel Company and will be forwarded to all holders of this environmental document as a report addendum.

5.0 INFORMATION FROM SITE RECONNAISSANCE

Klaus Triebel, R&M Engineering, Inc performed an on-site reconnaissance on August 6, 2001. The weather at the time of the inspection visit was sunny and approximately in the mid 70°F. Interviews with persons having knowledge of the current and past activities on the subject property were conducted while in McGrath. *Findings of the site reconnaissance indicate evidence of petroleum stained ground and historical evidence of soil contamination around the bulk fuel storage facility and near the unleaded gasoline above ground fuel storage tanks for the vehicle fuel dispenser.*

5.1 Hazardous Substances in Connection with Identified Users

B.J. Fuels uses, handles, generates, produces, treats, stores, disposes, recycles, and transports hazardous substances in the normal and ordinary course of its business, including petroleum and solvent chemicals.

No other visual indications of past or existing leaks in tanks, pipelines, or dispensing systems were noted. Small petroleum product sheens were observed in various locations within the BJ Fuels secondary containment area where water had collected in the secondary containment area. No indication of the storage of hazardous substances by former users was found. No distressed vegetation was observed in the site visit.

5.2 Hazardous Substance Containers and Unidentified Substance Containers

The BJ Fuels facility did not contain any lead batteries. All used lead batteries are disposed of at the City of McGrath Public Works shop.

5.3 Storage Tanks and Piping

See Section 3.5

5.4 Indications of PCB's

No PCB's were visually identified on the property.

5.5 Indications of Solid Waste Disposal

Solid waste generated at the BJ Fuels fuel facility is collected in a garbage containers and hauled to the City of McGrath solid waste disposal facility by McGrath Trash and Refuse. The City of McGrath owns and operates the permitted solid waste landfill.

5.6 Physical Setting Analysis

Migrating hazardous substances could be an issue on these properties. No ponds or streams were observed running directly through the site, thereby reducing the possibility that contaminants would be transported via surface waters to the property under

assessment. Groundwater contamination is likely to exist at the subject property and could potentially influence the property under investigation or possibly migrate from the property under investigation.

5.7 Other Conditions of Concern

All surplus storage tanks should be periodically inspected to ensure no water is getting inside or that tanks are not rusting.

5.8 Site Plans

An as-built survey for the BJ Fuels fuel facility is found in Division I of this report.

Site photos taken for the facility during the inspection visit are found in Division II of this report.

6.0 FINDINGS AND CONCLUSIONS

Based on the knowledge of the site we obtained from the historic aerial photo research, interviews with longtime McGrath residents, BJ Fuels owner interview, and a site reconnaissance visit it is our conclusion that there is potential of contaminated soil/groundwater at the referenced properties under study in this assessment.

One spill was reported with ADEC that occurred near the former GTE storage building. B.J. Fuels had unleaded gasoline storage tanks nearby that created a spill in a non-containment area according to the environmental field investigation report. An environmental investigation was initiated by GTE and involved the GTE property only. Apparently, this location was not the site of the spill source, but the adjacent BJ Fuels property was thought to be the source of unleaded gasoline contamination with leaks from existing above ground fuel supply lines that run from an AST along the property line between GTE and BJ Fuels. The investigation report is included in Division IV of this report along with ADEC correspondence on this case.

The BJ Fuels main bulk fuel facility has a history of where spills could have happened without being reported. Several interviewees remembered contamination events of the past. Reported contamination of water wells in the vicinity support these statements.

7.0 RECOMMENDATIONS

Based on the findings and conclusions described in this report it is our recommendation that petroleum products are present within the soil and groundwater at this site. Historically, this property has been used as a bulk fuel facility and over the course of time has had some incidents in which petroleum products have come in contact with the soil and groundwater.

With respect to the GTE property, ADEC has sent a final notice to Ben Magnuson dated July 18, 2001, requesting a site characterization be performed to determine the nature and extent of soil and ground water contamination from hazardous substances. In accordance with ADEC regulations, the responsible party for a hazardous release is required to investigate and cleanup the contamination in accordance with an ADEC approved work plan. At this time, it is recommended to see if Ben Magnuson complies with this request, or if ADEC will take administrative action to investigate the site and seek recovery of its costs through administrative or judicial means.

PCB's and asbestos are probably not an issue based on this visual inspection.

8.0 LIMITATIONS

The assessment report is based on a site reconnaissance, interviews with facility operators, interviews with long time McGrath residents, aerial photograph inspection and historic records review. Phase I Environmental Site Assessments are non-comprehensive by nature and are subject to the limitations inherent in the discovery process. This report is not designed to identify all potential concerns nor is its intent to eliminate all risk associated with transferring property title.

Each of the agencies/individuals contacted has limited information regarding the property. Interviews are limited inherently by time available, individual knowledge and memory. Historical aerial photography as a perfect record is limited by scale and resolution. The interpretation of features by the reviewer is also a limiting factor as is the sporadic distribution of the photographic events over time.

The database containing the Federal and State records of hazardous waste storage/disposal sites and hazardous waste or petroleum contamination releases is subject to recording time lags and record entry completeness.

Opinions and judgments leading to the conclusions and recommendations herein are general and we are fully aware that they are made with some degree of uncertainty. This assessment is subjective, and is based on the collective judgment of the project team after considering the available site information.

This report should be used only for the property ownership transfer purposes for which it was intended and is subject to the time restrictions normally associated with real property transfer transactions. Activities occurring after transfer is complete are not projected or anticipated in this report and the report should not be utilized for subsequent property ownership transfers.

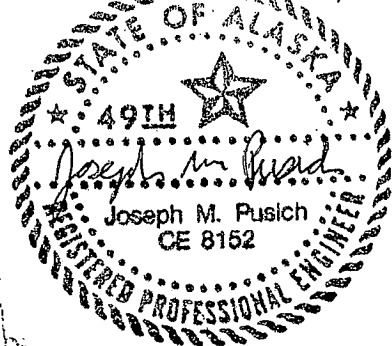
9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please refer to Division V for the resumes of environmental professionals associated with production of this Phase I Environmental Site Assessment.

We have appreciated working with Yukon Fuel Company on this important project. Should there be questions, or if we may be of further assistance, please do not hesitate to contact us at your convenience at 780-6060.

Sincerely,

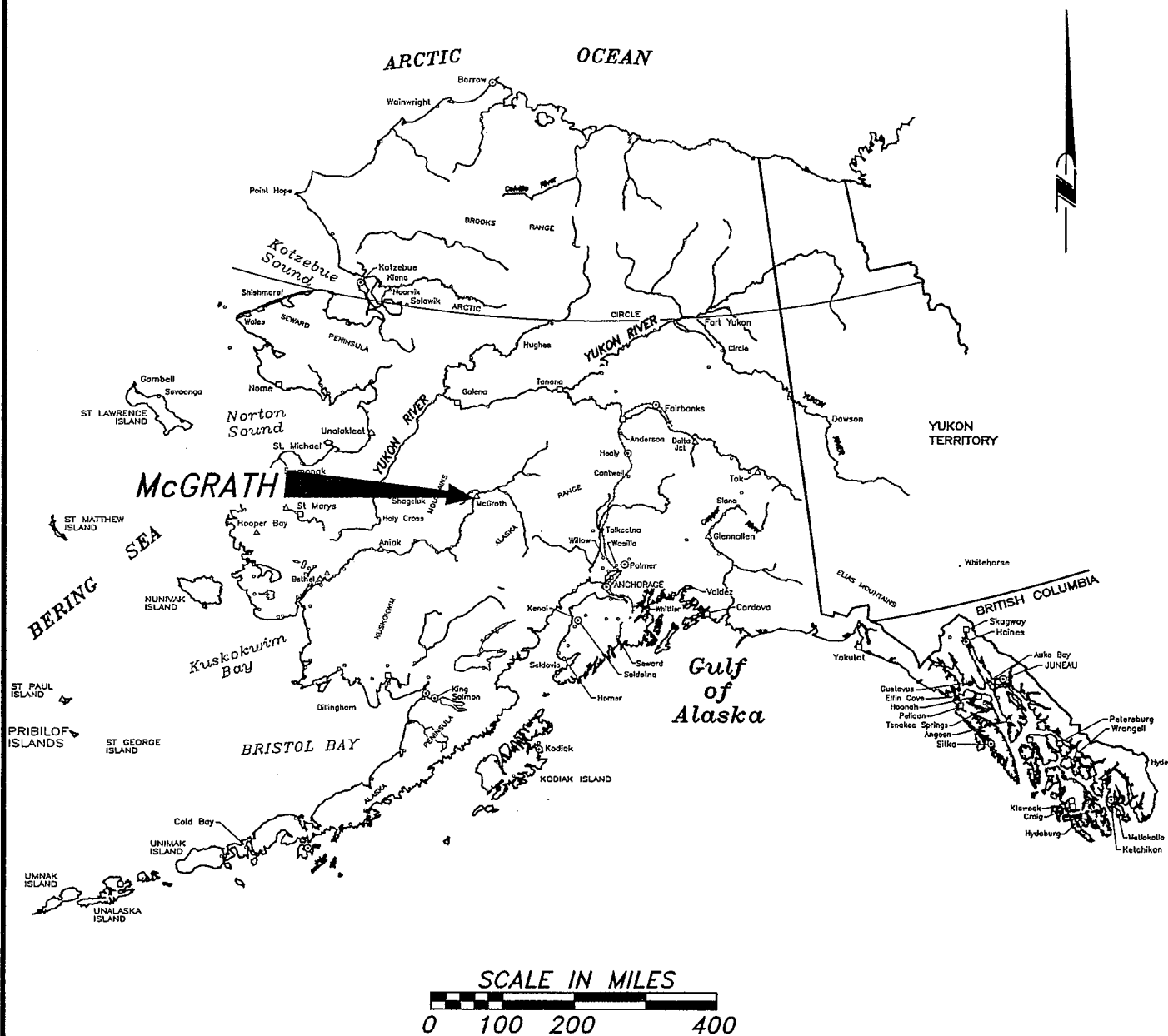
R & M ENGINEERING, INC.



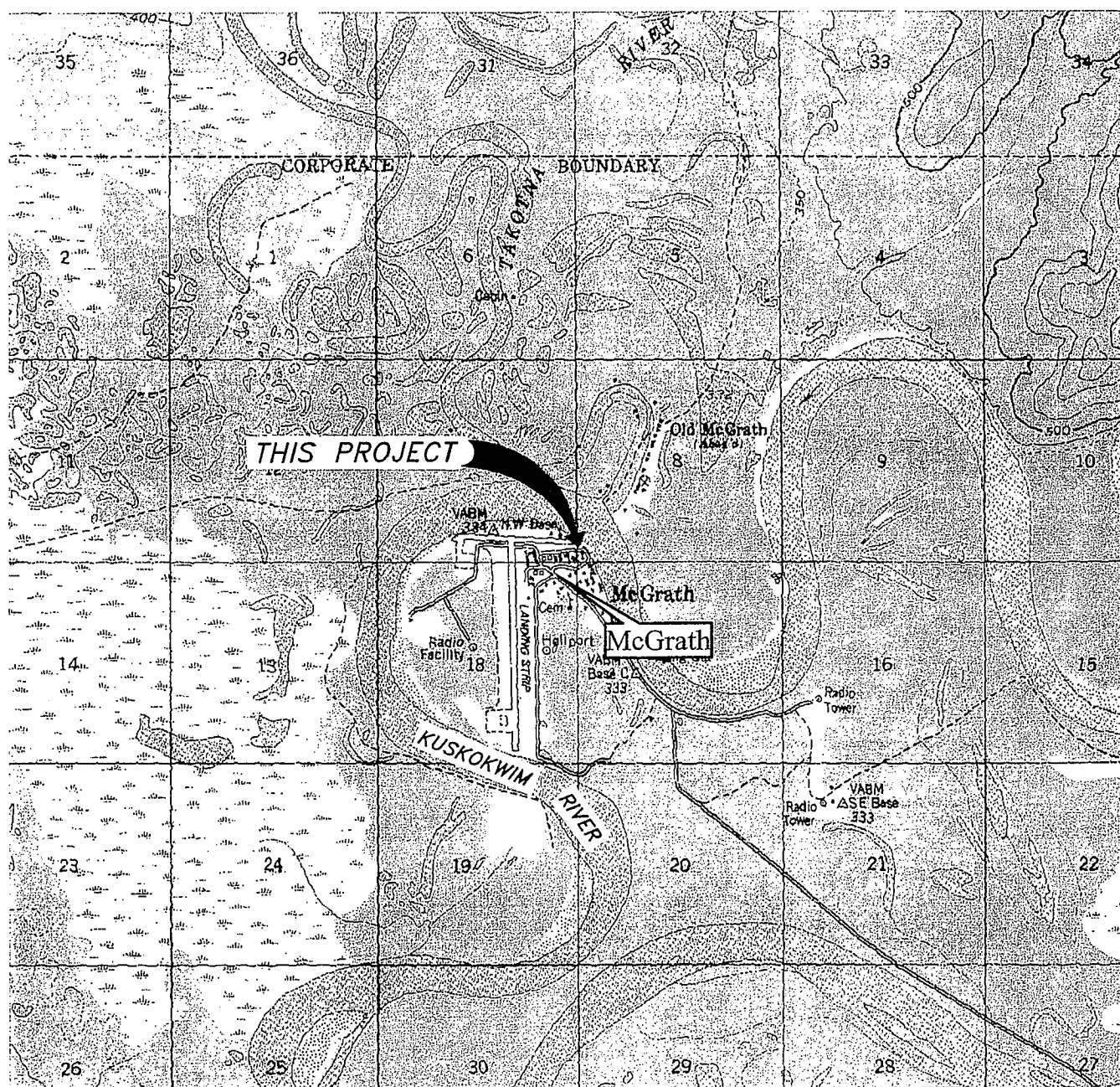
J. Mark Pusich, P.E.
Civil Engineer

Joseph M. Pusich for

Klaus Triebel
Engineering Geologist



ALASKA SITE MAP PHASE I ENVIRONMENTAL SITE ASSESSMENT BJ FUELS FUEL FACILITY McGRATH, ALASKA



SITE LOCATION MAP PHASE I ENVIRONMENTAL SITE ASSESSMENT BJ FUELS FUEL FACILITY McGRATH, ALASKA

ADAPTED FROM 3-D TOPOQUADS 1999 DELORME
McGRATH, (D-6), ALASKA

DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
AUGUST 17, 2001	1" = 50,000'	KAP	JMP	011172	1 OF 1



SITE AERIAL PHOTOGRAPH
DATE: 6-6-2000
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BJ FUELS FUEL FACILITY
McGRATH, ALASKA



DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
AUGUST 17, 2001	1"=500'	KAP	JMP	011172	1 OF 5



SITE AERIAL PHOTOGRAPH
 DATE: 10-3-89
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 BJ FUELS FUEL FACILITY
 McGRATH, ALASKA



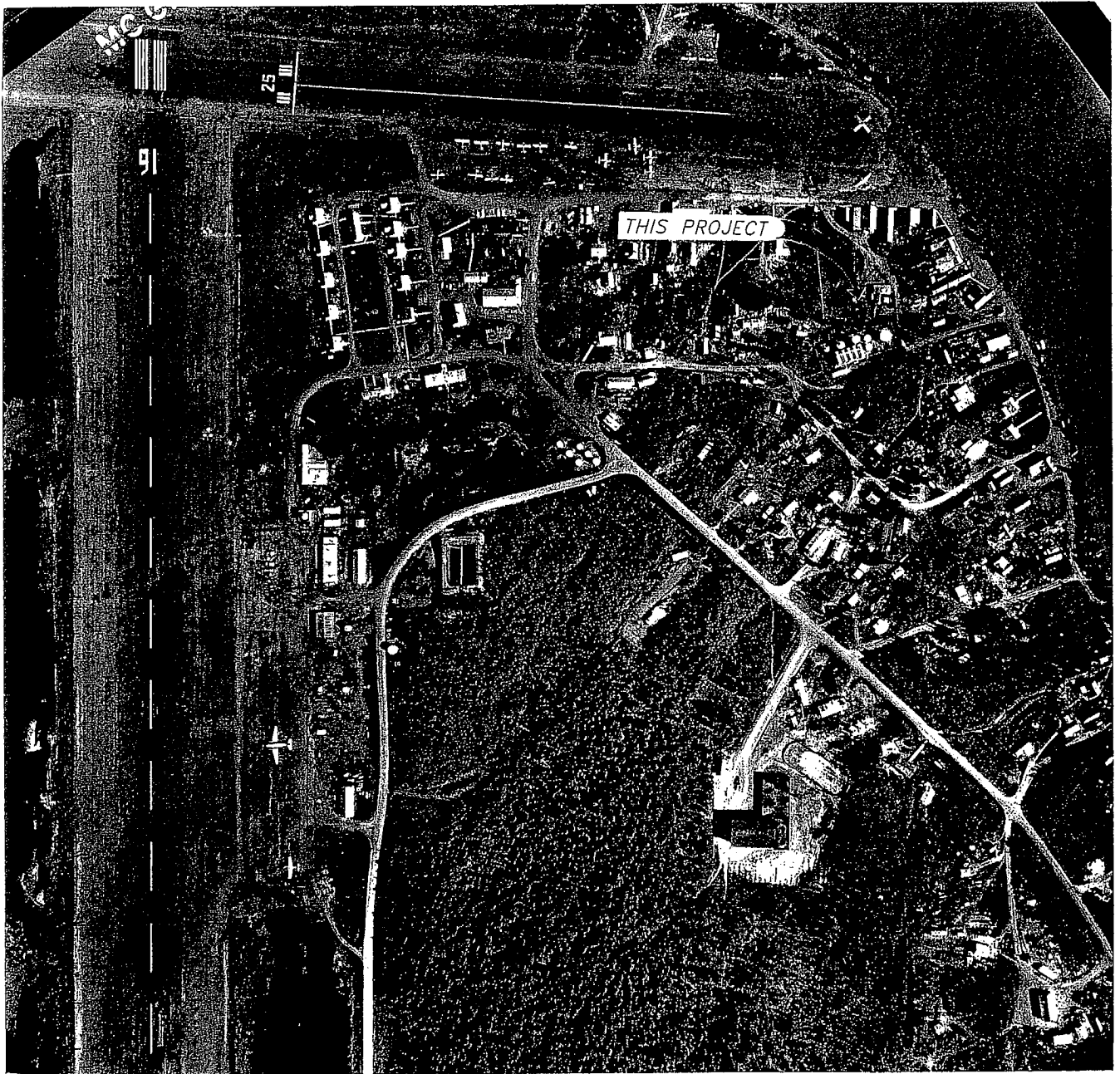
DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
AUGUST 17, 2001	1" = 400'	KAP	JMP	011172	2 OF 5



SITE AERIAL PHOTOGRAPH
 DATE: 5-10-79
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 BJ FUELS FUEL FACILITY
 McGRATH, ALASKA



DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
AUGUST 17, 2001	1" = 2000'	KAP	JMP	011172	3 OF 5



SITE AERIAL PHOTOGRAPH
DATE: 7-3-71
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BJ FUELS FUEL FACILITY
McGRATH, ALASKA



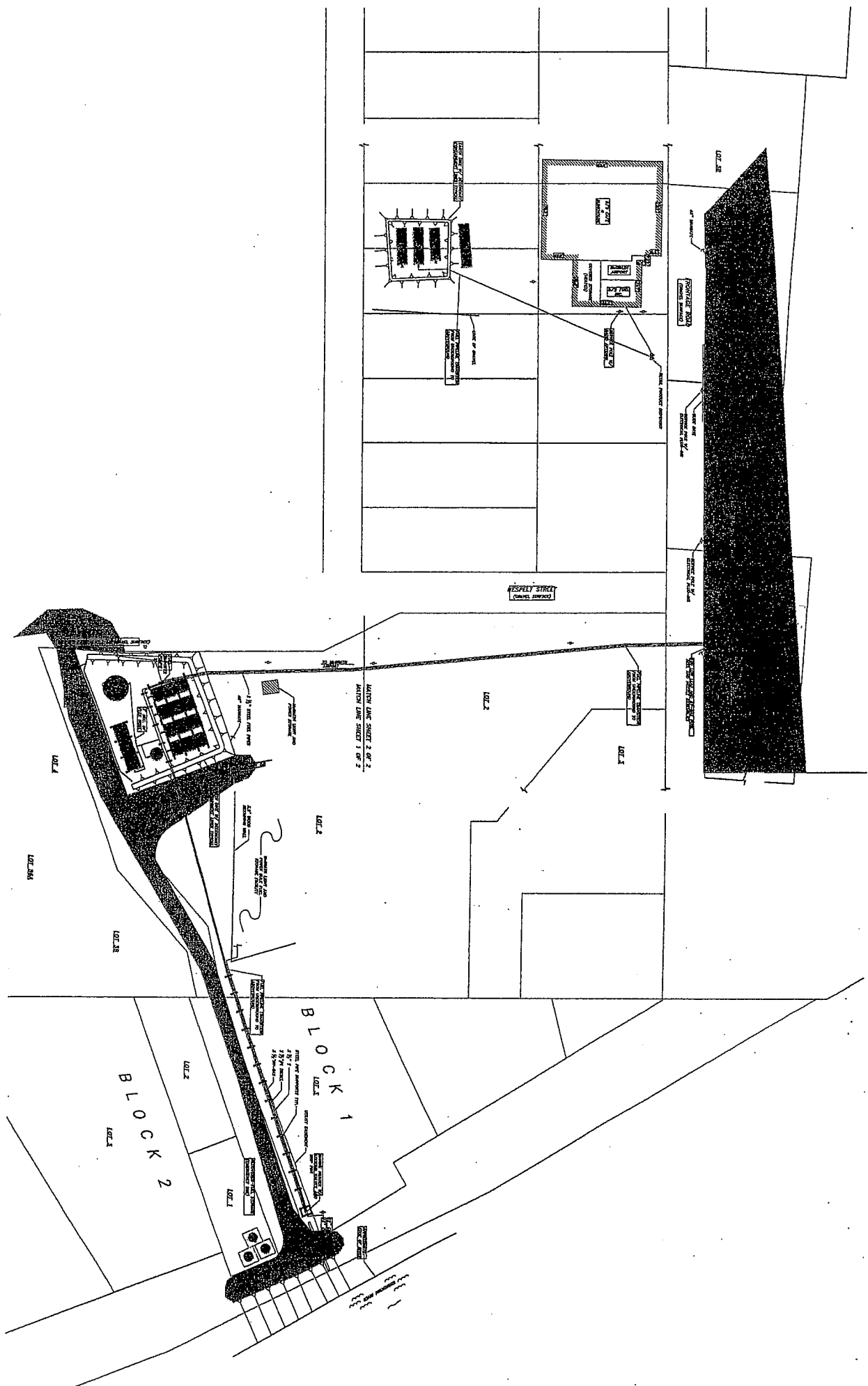
DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
AUGUST 17, 2001	1" = 400'	KAP	JMP	011172	4 OF 5



*SITE AERIAL PHOTOGRAPH
DATE: 7-22-64
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BJ FUELS FUEL FACILITY
McGRATH, ALASKA*

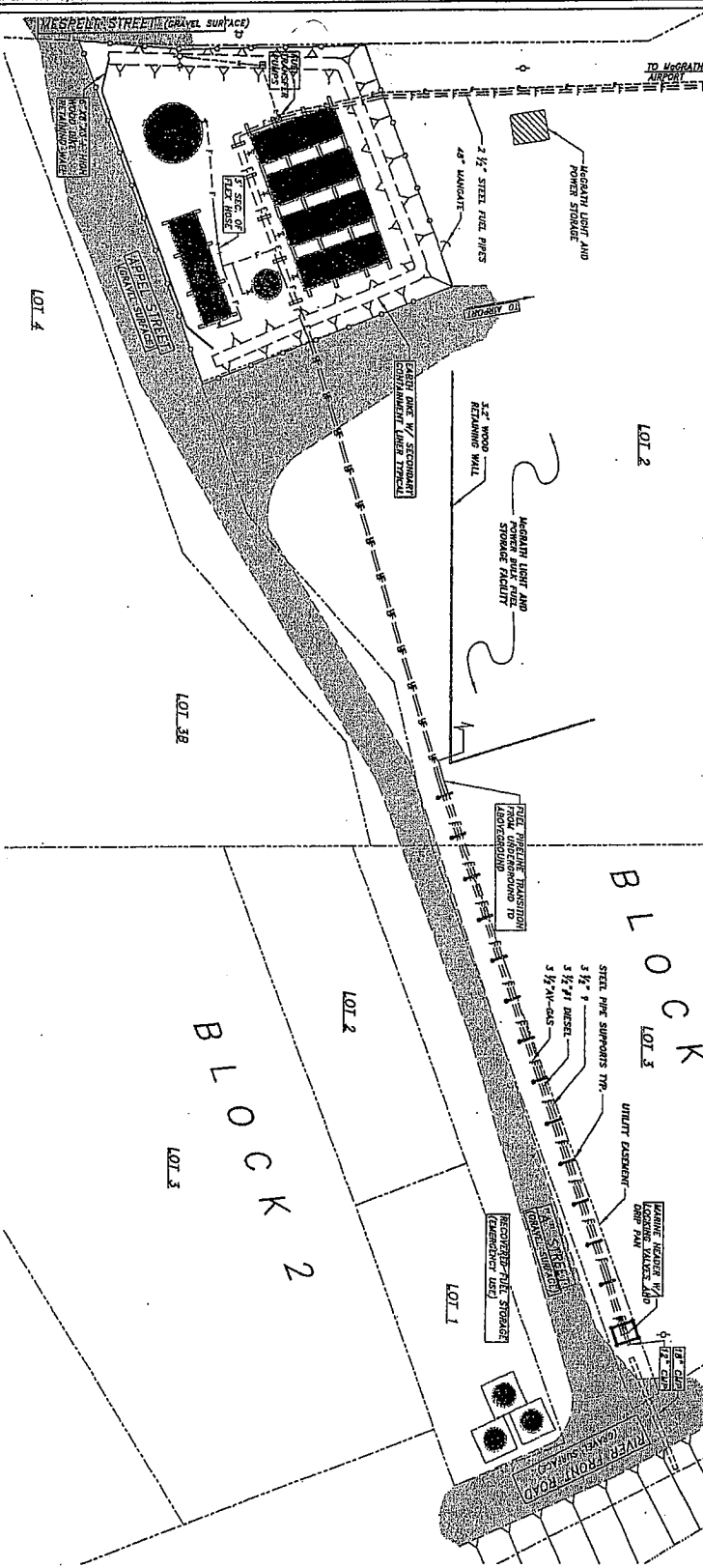
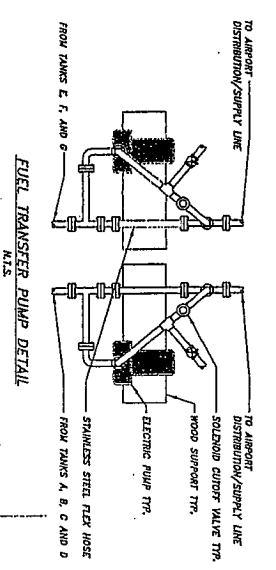


DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
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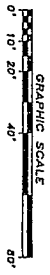


NOTE: THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF ESTABLISHING A BOUNDARY FOR THE FUEL TANKS AND PUMP FACILITY. THE SURVEY WAS CONDUCTED ON THE BASIS OF THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD MEASUREMENTS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

MATCH LINE SHEET 1 OF 2



TANK	DIAMETER	HEIGHT	LENGTH	GALLONS	PRODUCT	REMARKS
A	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
B	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
C	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
D	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
E	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
F	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
G	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
H	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
I	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.
J	10.5'	25.5'	20.00'	10,000	HE-1 & JET A-1	W.S.T.



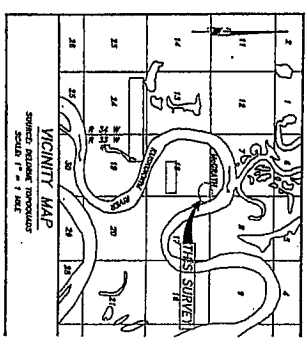
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE SURVEY MAP AND THAT ALL WELLS, ROUTES, EASEMENTS AND OTHER INTERESTS SHOWN ARE AS SHOWN, AND THERE ARE NO UNDISCOVERED INTERESTS.



AS-BUILT SURVEY
B.I. FUEL FACILITY
LOT 2, VINASLE SUBDIVISION
TOWNSHIP OF KODIAK, ALASKA
SHEET 2 OF 2
DATE: AUGUST, 2001

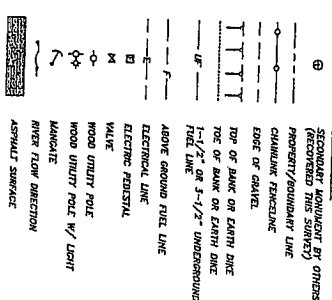
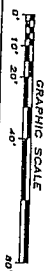
- GENERAL NOTES**
- 1) INFORMATION TO CONDUCT THIS SURVEY WAS BY MR. MARK SMITH AND CLAYTON SUTHER, VINASLE FUEL COMPANY ON AUGUST 1, 2001.
 - 2) THE BASIS OF BEARING UTILIZED FOR THIS SURVEY WAS THE 1983 NAD 83 DATUM. THE SURVEY WAS CONDUCTED WITHIN U.S. SURVEY NO. 30348 HAVING A RECORD BEARING OF 83°30'00" W.
 - 3) WHERE RECORD SURVEY COORDINATES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASUREMENTS, THE RECORD SURVEY COORDINATES SHALL PREVAIL. WHERE RECORD SURVEY COORDINATES AND/OR COMPARED SURVEY COORDINATES DIFFER, THE RECORD SURVEY COORDINATES SHALL PREVAIL. WHERE RECORD SURVEY COORDINATES AND/OR COMPARED SURVEY COORDINATES DIFFER, THE RECORD SURVEY COORDINATES SHALL PREVAIL.
 - 4) THIS SURVEY WAS COMPLETED ON AUGUST 8 AND 9, 2001.

- SYMBOLS**
- RECORDED MONUMENT BY OTHERS (RECORDED THIS SURVEY)
 - PROPERTY/BOUNDARY LINE
 - CHUNKING FENCELINE
 - EDGE OF RIVER
 - EDGE OF CANAL
 - TOP OF BANK OR EARTH DUNE
 - TOP OF BANK OR EARTH DUNE
 - 1-1/2" OR 1-1/2" UNDERGROUND FUEL LINE
 - ALONG GROUND FUEL LINE
 - ELECTRIC LINE
 - ELECTRIC HYDRAULIC/DEPENDENCY SHUTOFF
 - FIRE HYDRANT
 - WALL
 - WOOD UTILITY POLE
 - WOOD UTILITY POLE W/ LIGHT
 - MANHOLE
 - BIGER FLOW DIRECTION
 - METAL PILE SUPPORTS
 - THINER PILE SUPPORTS
 - TANK LAYER
 - GRAVEL SURFACE



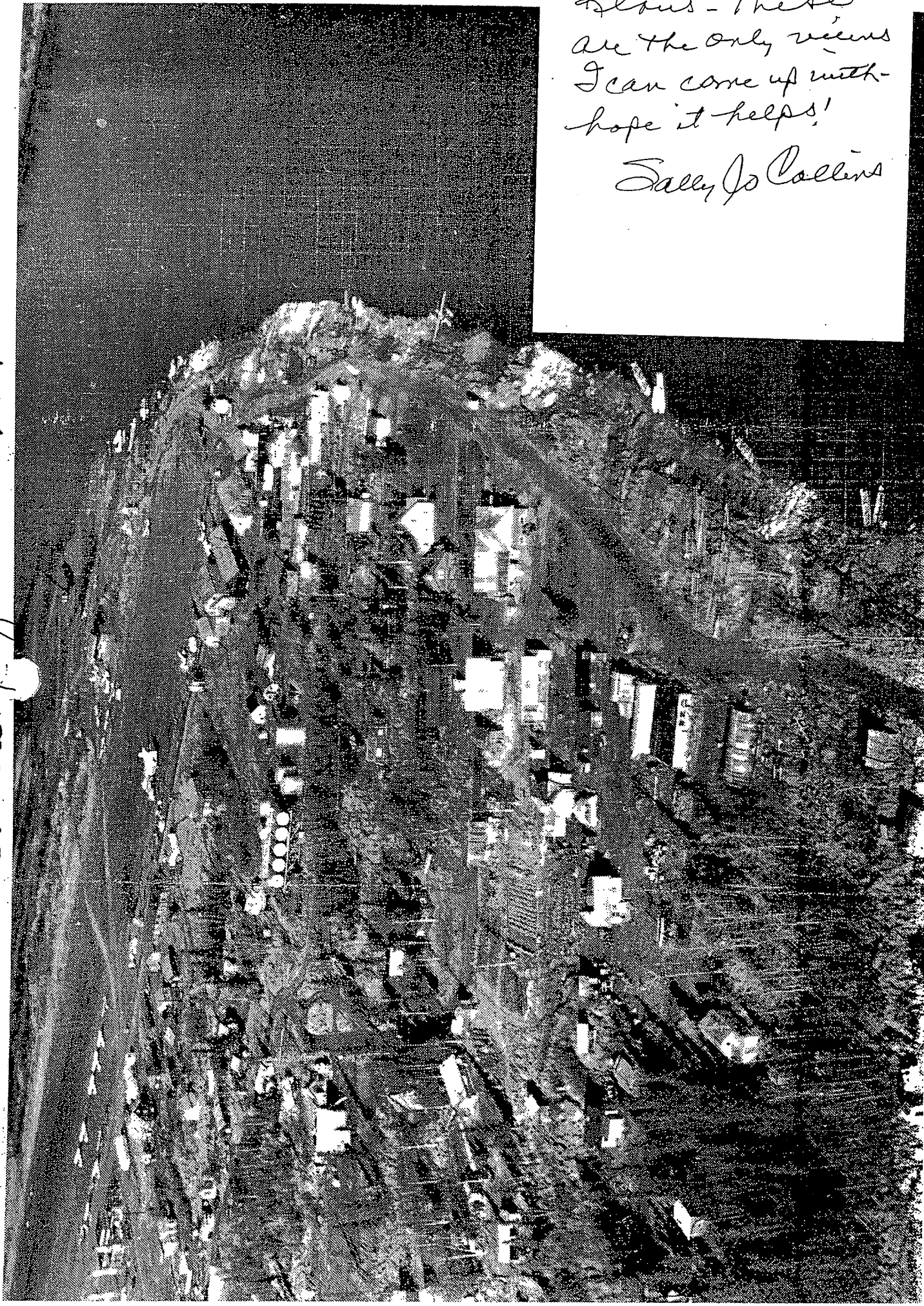
R & M ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
STATE OF ALASKA
DATE: AUGUST, 2001

NOTE:
UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

[illegible]

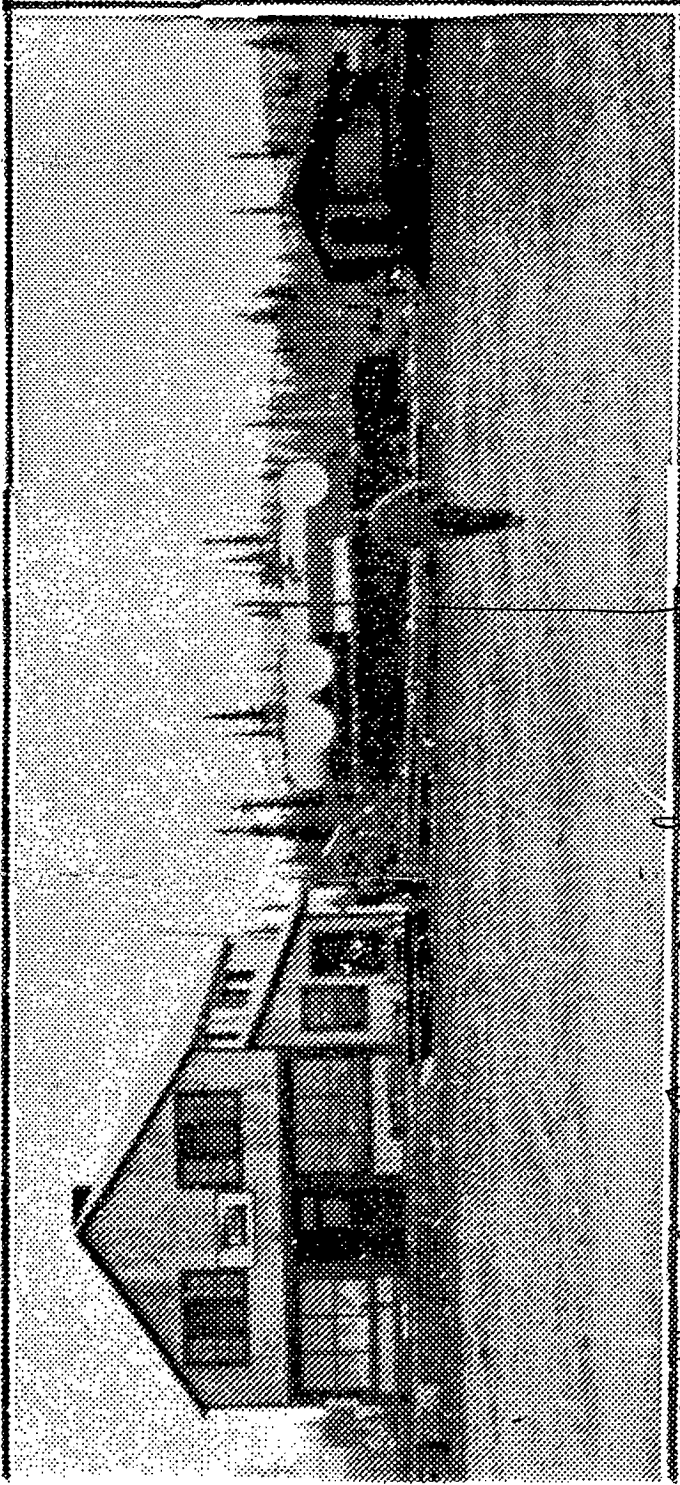
LOCATED WITHIN
TOWNSHIP OF MERRILL ALASKA
CLERK: TROOP PUL COMPANY
7841 SACHINPOO PLAC. SUITE 100
ANCHORAGE, ALASKA 99507
DATE: AUGUST, 2001 SHEET 1 OF 2
SERVEE: RAN ENGINEERING, INC.
P.O. BOX 3478
DENALI, ALASKA 99501
RAN PUL. NO. 011807

FAA Photo Courtesy of THS 1960-1994



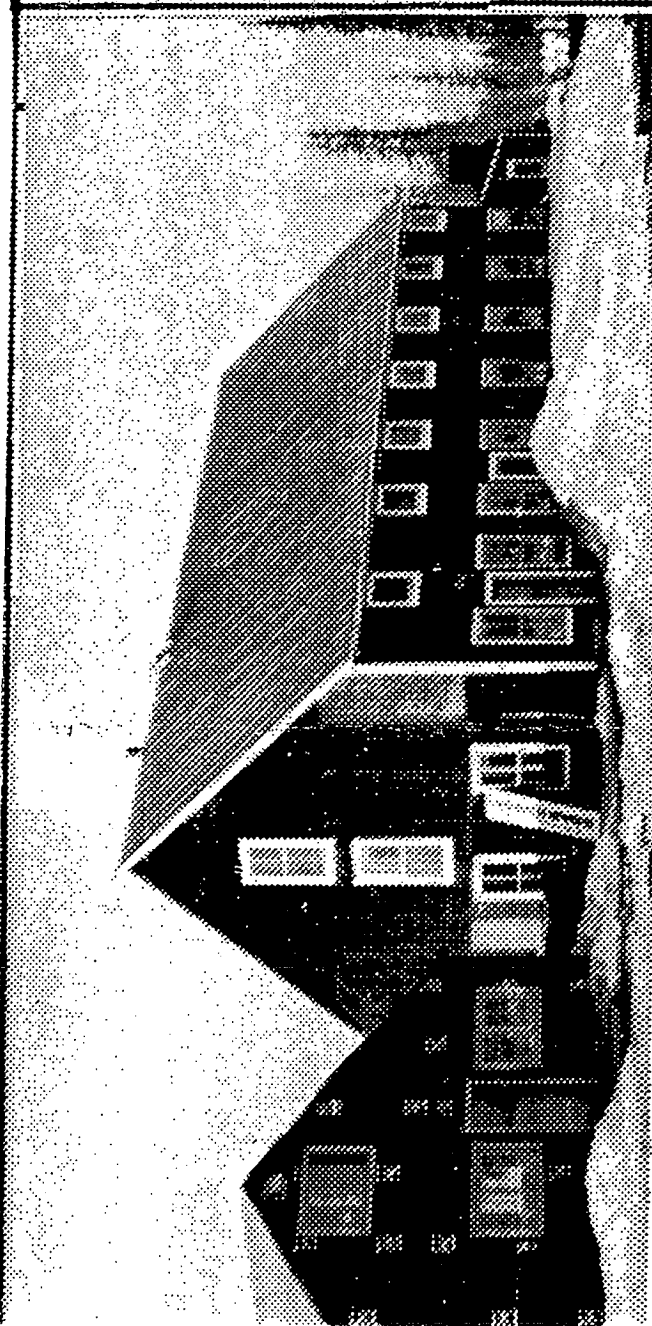
Klaus - These
are the only views
I can come up with -
hope it helps!

Sally Jo Collins



↑ Northern Commercial
Co. Bldg. McGraw, GA
1904

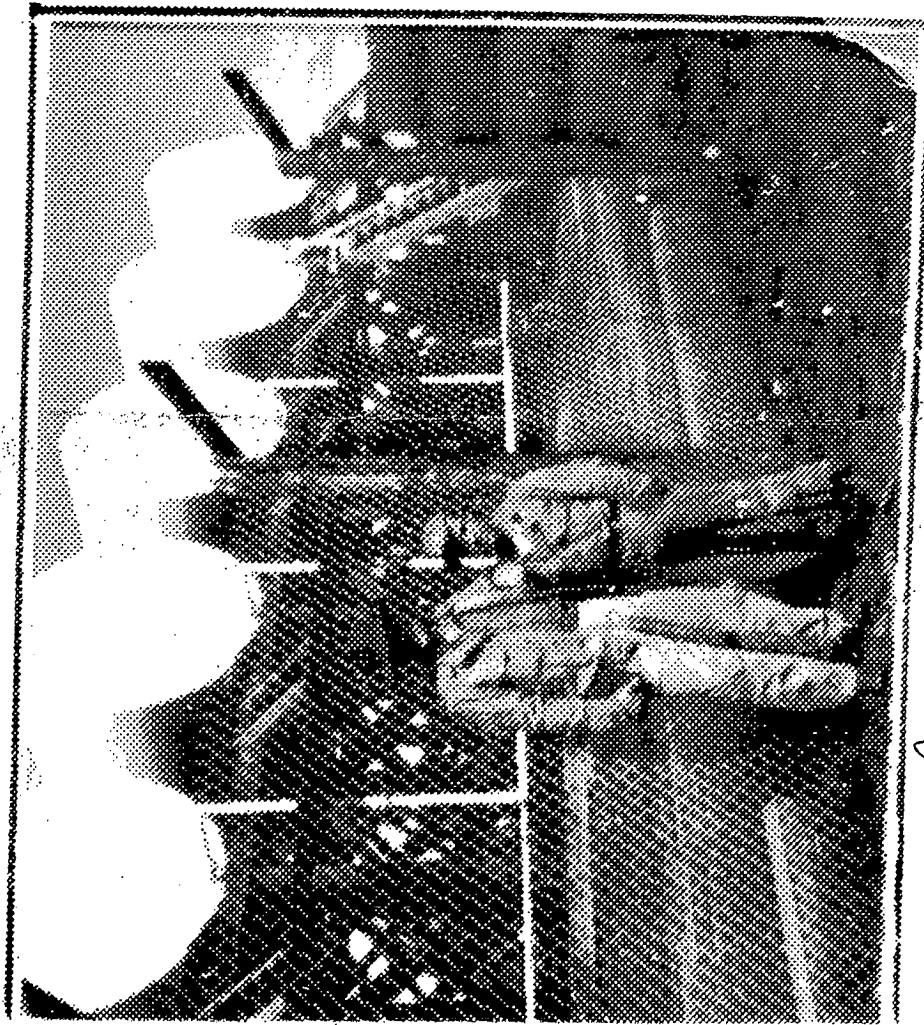
(Army tank farm from north)



MCGRAW'S

Above: M
Ande A
earl
U. Left:
Left:
E/12

...a youngster in McGrath. (14) ...organs stripes...



1943 Army's new fuel tank farm
McGrath, AK from the south



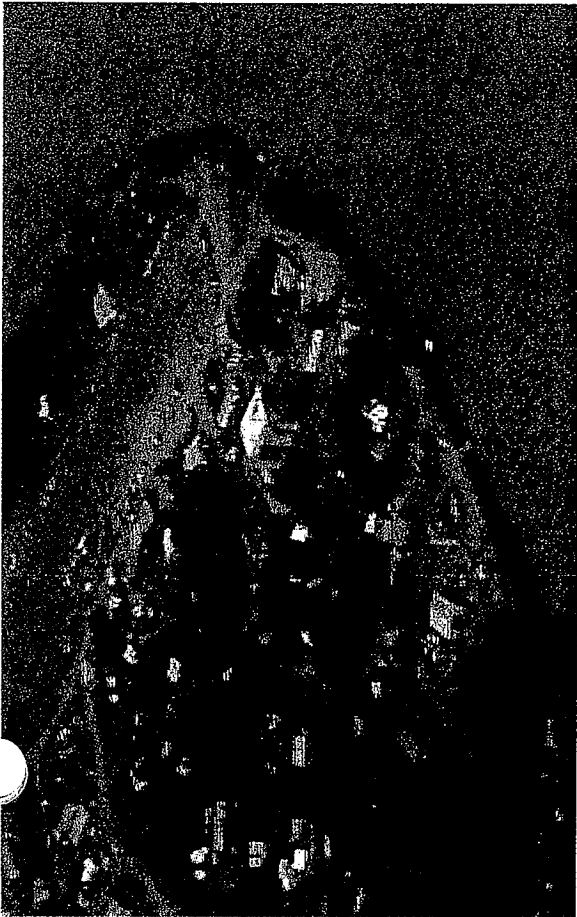
Photo by Ed Stander, Courtesy of Tochar Historical
Society, McGrath, Alaska

MON

TUE

WED

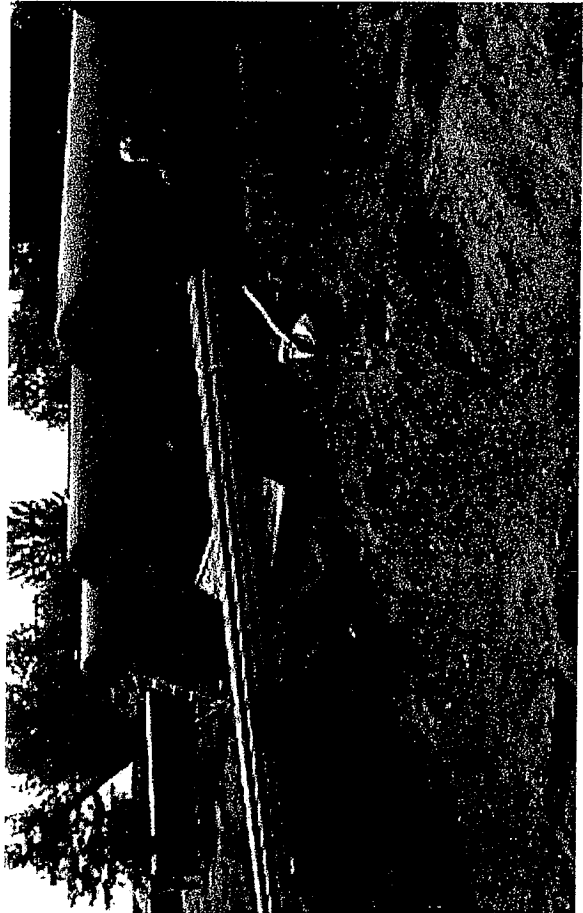
TH



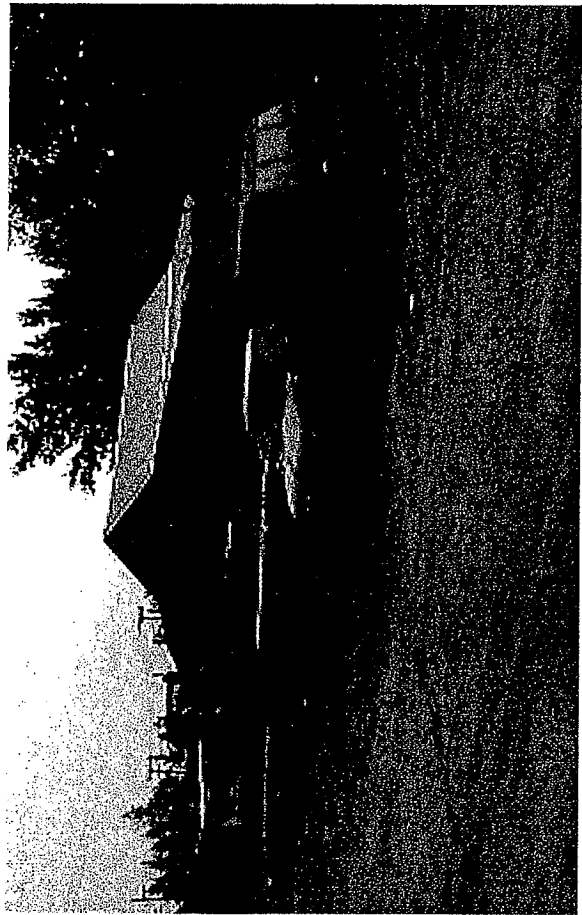
1. Oblique aerial view of McGrath's Village core.



2. Vehicle fuel pump.



3. Vehicle fuel storage site.



4. Typical scene next to fueling station.



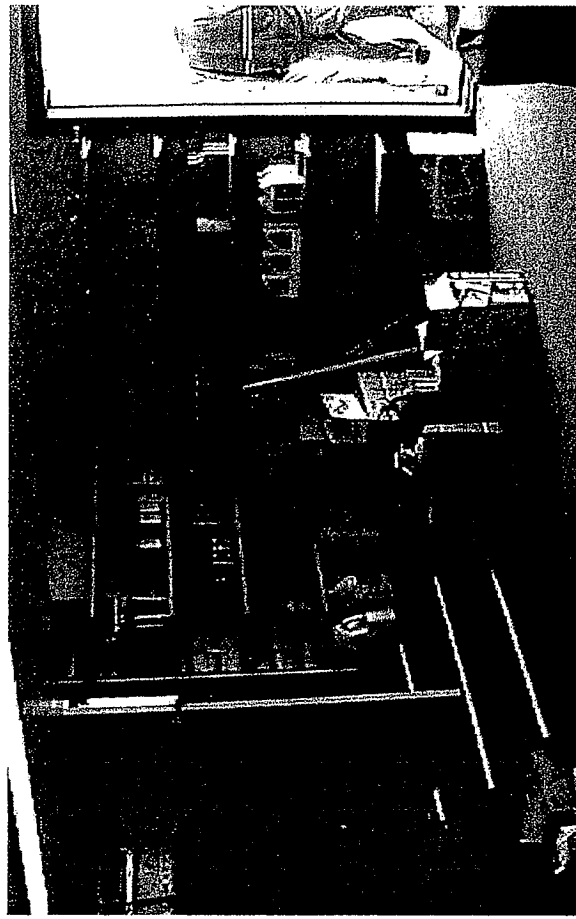
5. Inside of main tank farm.



6. Outwash on containment berm.



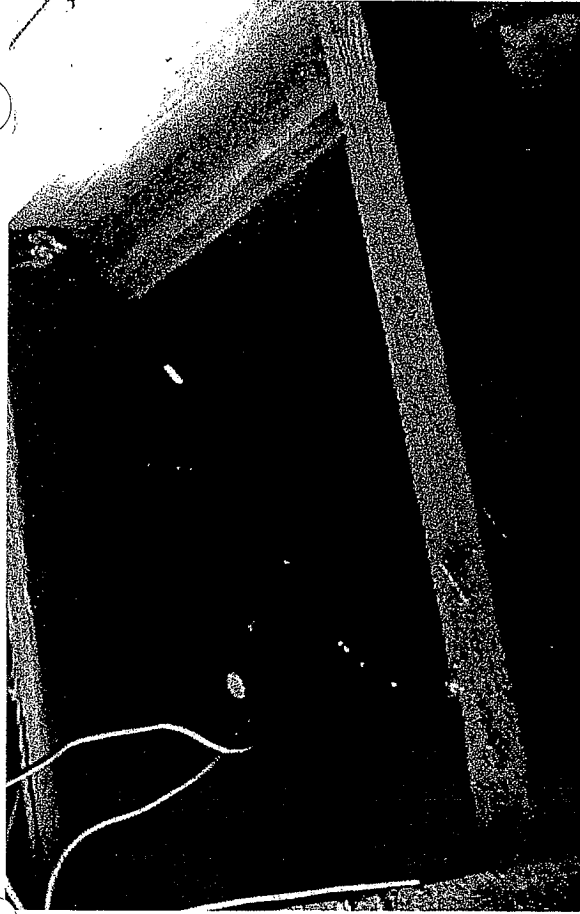
7. Emergency response gear in main tank site.



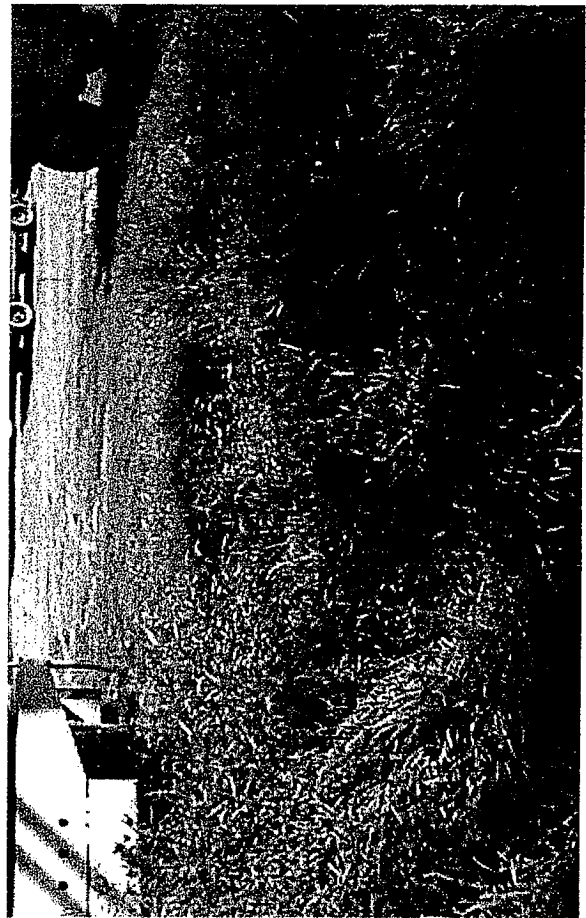
8. Inside of gas station office.



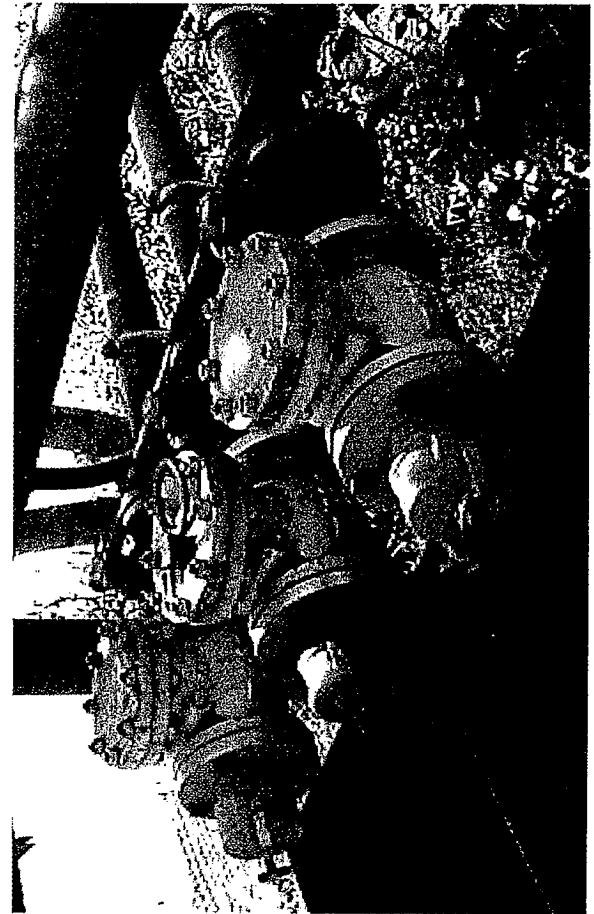
9. Aircraft fueling pumps.



10. Inside of aircraft fueling pump shelter.



11. Four wheeler tracks crossing fuel line.

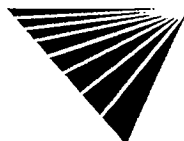


12. Marine header.

SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 011172 BJ's Fuel Inc. McGrath, AK 99627 Latitude/Longitude: (62.966443, 155.607535)	Klaus TRIEBEL RM ENGINEERING INC 6206 GLACIER HIGHWAY JUNEAU, AK 99803

Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions (w/o TSD)	0	0	0	0
US EPA TSD RCRA Corrective Actions and CORRACTS associated TSD	0	0	0	0
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	0	0	2	-
US EPA CERCLIS / Sites currently or formerly under review NFRAP by US EPA	0	0	0	-
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE LUST Leaking Underground Storage Tanks	0	0	0	-
STATE SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 1/4 mile:				
STATE UST Registered underground storage tanks	0	0	-	-
D) Databases searched to 1/8 mile:				
US EPA ERNS Emergency Response Notification System of spills	0	-	-	-
US EPA LG GEN RCRA registered large generators of hazardous waste	0	-	-	-
US EPA SM GEN RCRA registered small generators of hazardous waste	0	-	-	-
STATE SPILLS State spills list	0	-	-	-
US EPA NOTIFIERS RCRIS Notifiers	0	-	-	-



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 900101901

Version 2.7

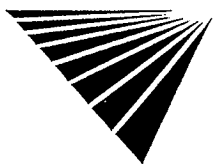
Date of Report: August 9, 2001

Page #1

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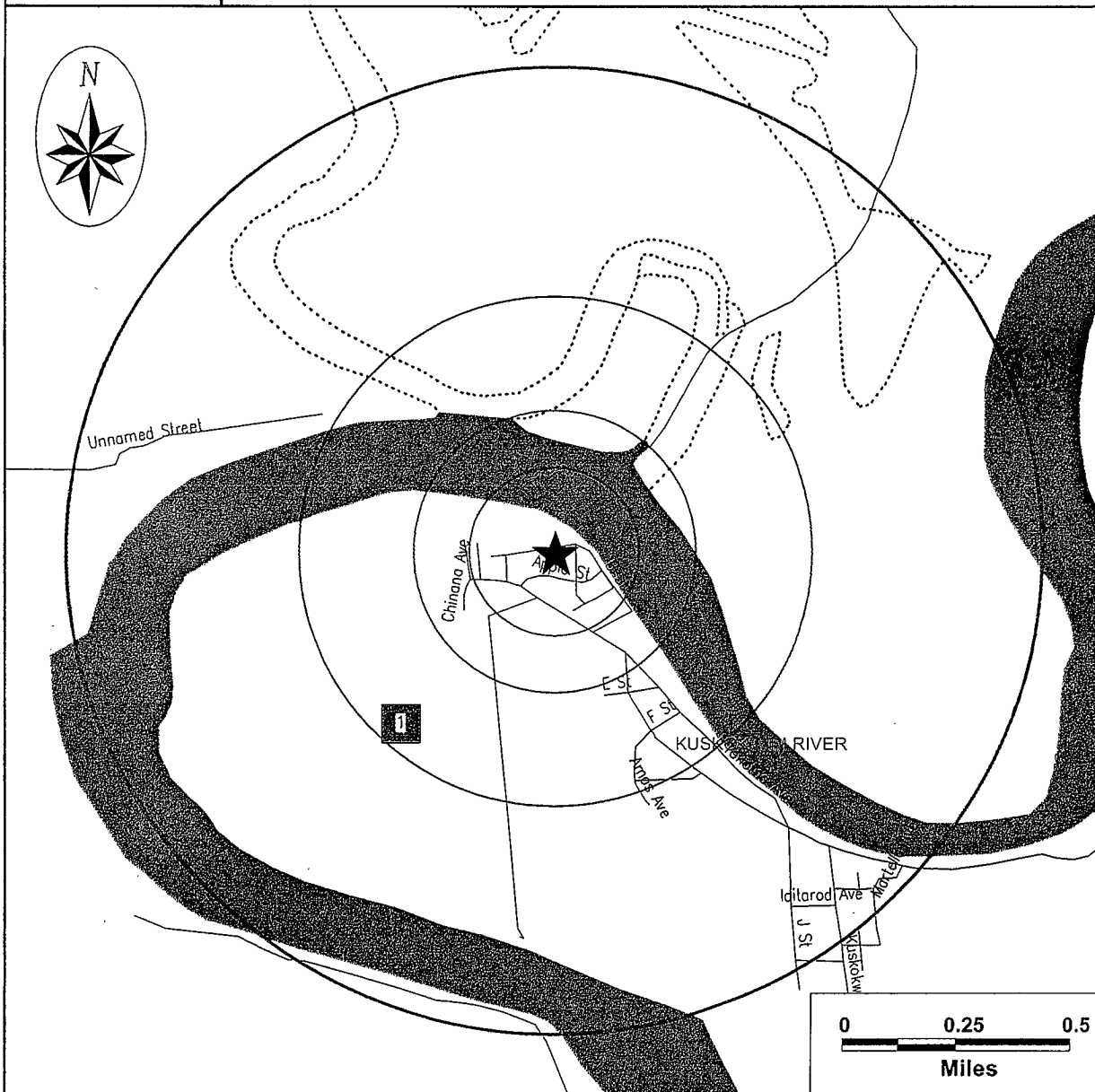
This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.





SITE ASSESSMENT REPORT

Map of Sites within 1 Mile



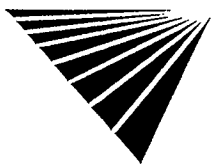
Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	3/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, CORRACTS (TSD)	CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS
	Highways and Major Roads				
	Roads				
	Railroads				
	Rivers or Water Bodies				
	Utilities				

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

Report ID: 900101901

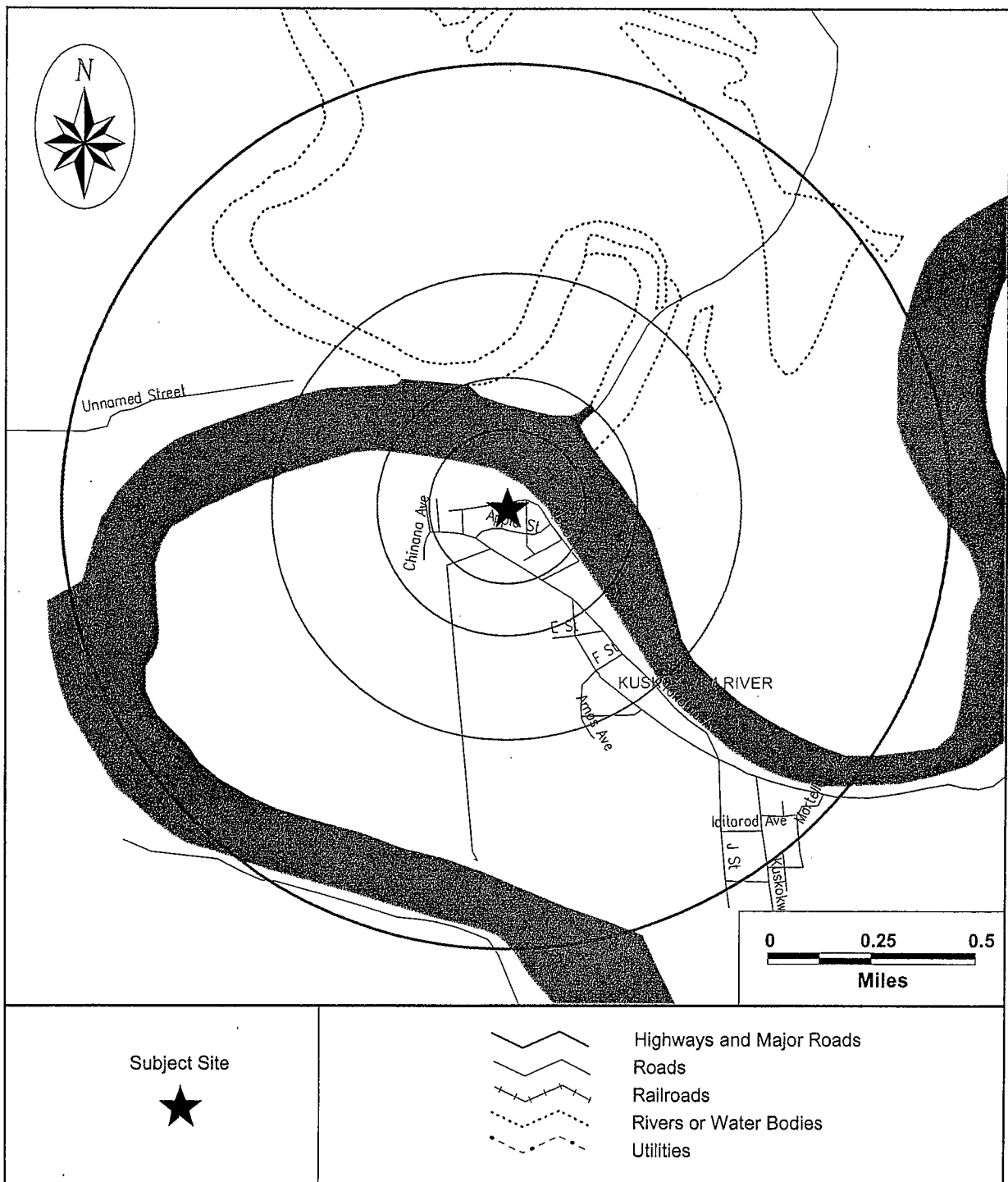
Date of Report: August 9, 2001

Page #3



SITE ASSESSMENT REPORT

Street Map



SITE ASSESSMENT REPORT

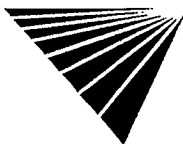
SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A		B			C	D						
			NPL	CORRACTS	TSD CORRACTS	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS
No Records Found															

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A			B			C	D						
		NPL	CORRACTS	TSD CORRACTS	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS	NOTIFIERS
No Records Found															

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A			B			C	D						
		NPL	CORRACTS	TSD CORRACTS	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS	NOTIFIERS
1	AVIATION NAVIGATION FACILITY MCGRATH MC GRATH, AK 99627	66675695 0.45 MI SW			X									•	
1	AVIATION NAVIGATION FACILITY MCGRATH AIRPORT MC GRATH, AK 99627	66675696 0.45 MI SW			X									•	

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A			B			C	D						
		NPL	CORRACTS	TSD CORRACTS	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS	NOTIFIERS
	VISTA ID DISTANCE DIRECTION														
No Records Found															



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 900101901

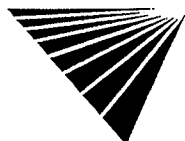
Date of Report: August 9, 2001

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UNMAPPED SITES	A			B				C	D					
	NPL	CORRACTS	TSD CORRACTS	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	SPILLS	NOTIFIERS
WALSETH AFB LAT 62 57 00 LONG 155 36 00 MC GRATH, AK 99627					X									

VISTA ID
6455667



X = search criteria; • = tag-along (beyond search criteria).

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SITE ASSESSMENT REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

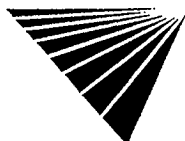
No Records Found

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	AVIATION NAVIGATION FACILITY MCGRATH MC GRATH, AK 99627	VISTA ID#:	66675695
		Distance/Direction:	0.45 MI / SW
		Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 4		EPA/Agency ID:	N/A
Agency Address:	AVIATION NAVIGATION FACILITY MCGRATH MCGRATH, AK 99627		
Facility Name:	AVIATION NAVIGATION FACILITY		
Facility Address:	MCGRATH MCGRATH, AK 99627		
Facility ID #:	1990250122601		
DEC File ID #:	CS		
DEC Staff Name:	OLSON		
State Status:	ACTIVE		
NPL Status:	UNKNOWN		
Pollutant(s):	SEE AGENCY MEMO NOT REPORTED NOT REPORTED		
Priority Level:	HIGH		
Agency Memo:	DURING REMOVAL OF UNDERGROUND FUEL STORAGE TANK CONTAMINATED SOILS WERE DETECTED. IMPACT TO HUMAN HEALTH UNKNOWN.		
Fields Not Reported by the Source Agency for this Site:	Facility Secondary Address(1), Facility Type(1), Lead Agency(1)		

Map ID

1



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

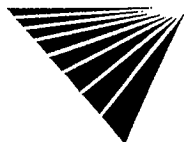
VISTA Address*:	AVIATION NAVIGATION FACILITY MCGRATH AIRPORT MC GRATH, AK 99627	VISTA ID#:	66675696
		Distance/Direction:	0.45 Mi / SW
		Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 4		EPA/Agency ID:	N/A
Agency Address:	<i>AVIATION NAVIGATION FACILITY MCGRATH AIRPORT MCGRATH, AK 99627</i>		
Facility Name:	<i>AVIATION NAVIGATION FACILITY</i>		
Facility Address:	<i>MCGRATH AIRPORT MCGRATH, AK 99627</i>		
Facility ID #:	<i>1993250129951</i>		
DEC Staff Name:	<i>OLSON</i>		
State Status:	<i>INACTIVE</i>		
NPL Status:	<i>UNKNOWN</i>		
Pollutant(s):	<i>SEE AGENCY MEMO NOT REPORTED NOT REPORTED</i>		
Priority Level:	<i>MEDIUM</i>		
Agency Memo:	<i>DIESEL CONTAMINATED SOIL WASENCOUNTERED DURING A SITE ASSESSMENT FOLLOWING THE REMOVAL OF TWO UST'S.</i>		
Fields Not Reported by the Source	<i>Facility Secondary Address(1), DEC File ID #(1), Facility Type(1), Lead Agency(1)</i>		
Agency for this Site:			

Map ID

1

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



* VISTA address includes enhanced city and ZIP.

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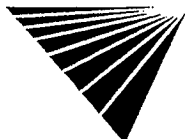
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UNMAPPED SITES

VISTA Address*:	WALSETH AFB LAT 62 57 00 LONG 155 36 00 MC GRATH, AK 99627	VISTA ID#:	6455667
NFRAP / SRC# 18		Agency ID:	1001870
Agency Address:	WALSETH AFB LAT 62 57 00 LONG 155 36 00 MCGRATH, AK 99627 AK0001366665		
EPA ID:	1001870		
Site ID:	10		
EPA Region:	UNKNOWN		
Ownership Type:	NOT A FEDERAL FACILITY		
Federal Facility Indicator:	NOT ON THE NPL		
NPL Status:	NOT ON THE HAZARDOUS WASTEDOCKET		
Hazardous Waste Docket Flag:	DISCOVERY		
Action:	FEDERAL FACILITIES		
Action Lead:	FEBRUARY 7, 1996		
Actual Completion Date:	PRELIMINARY ASSESSMENT		
Action:	NFRAP (NO FUTHER REMEDIAL ACTION PLANNED)		
Action Qualifier:	EPA FUND-FINANCED		
Action Lead:	AUGUST 28, 1996		
Actual Start Date:	AUGUST 28, 1996		
Actual Completion Date:	00		
Operable Unit ID:	SITEWIDE		
Operable Unit Name:	Financial Management System ID(1), USGS Hydrologic Unit Code(1), Site Incident Category Description(2), Action Qualifier(1), Scheduled Start Date(2), Scheduled Completion Date(2), Actual Start Date(1), (1), (1), (1)		
Fields Not Reported by the Source	Agency for this Site:		



* VISTA address includes enhanced city and ZIP.

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SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 19 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for National Priorities List was May, 2001.

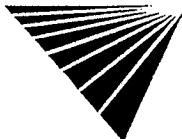
The NPL Report is the US EPA's registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

CORRACTS
SRC#: 14 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS Corrective Action Sites was June, 2000.

The CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a corrective action. A Corrective Action Order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may also be imposed as a requirement of receiving and maintaining a TSDF permit.

RCRIS-TSDC
SRC#: 556 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS TSDs Subject to Corrective Action was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDCs are treatment, storage and/or disposal facilities that are subject to corrective action under RCRA.



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B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 17

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Comprehensive Environmental Response, Compensation and Liability Information Sys was May, 2001.

The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL).

NFRAP
SRC#: 18

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for No Further Remedial Action Planned was May, 2001.

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without 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.

SCL
SRC#: 4

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Contaminated Sites Database was June, 2001.

This database is provided by the Alaska Department of Environmental Conservation. The agency may be contacted at: 907-269-7546. The Alaska Contaminated Sites Database includes State Priority Sites. Some of these sites are Leaking Underground Storage Tank Sites or Hazardous Materials Spills sites. Facilities on this report may also appear on the leaking underground storage tank report or the spills report. Any details pertaining to LUST status will appear on the Leaking Underground Storage Tank report.

RCRIS-TSD
SRC#: 12

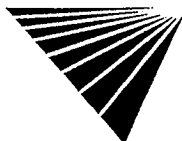
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for RCRIS Treatment, Storage and Disposal Facilities was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 5

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Solid Waste Facilities was March, 2001.

This database is provided by the Alaska Department of Environmental Conservation. The agency may be contacted at: 907-465-5160.



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SWLF
SRC#: 23

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS Solid Waste Landfills was December, 1991.

This database is provided by the United States Geological Survey. The agency may be contacted at: 703-648-5613.

LUST
SRC#: 9

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Leaking Underground Storage Tanks was May, 2001.

This database is provided by the Alaska Department of Environmental Conservation, Division of Spill Prevention and Response. The agency may be contacted at 907-465-5301.

C) DATABASES SEARCHED TO 1/4 MILE

UST
SRC#: 7

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tanks was May, 2001.

This database is provided by the Alaska Department of Environmental Conservation. The agency may be contacted at: 907-465-5206. Be advised that some states do not require registration of heating oil tanks, especially those used for residential purposes.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 8

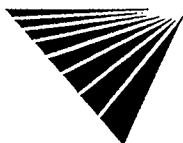
VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Emergency Response Notification System was December, 2000.

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party.

RCRA-LQG
SRC#: 16

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Large Quantity Generators was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).



RCRIS-SQG
SRC#: 15

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Small Quantity Generators was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small Quantity Generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

RCRIS-NOTI
SRC#: 1298

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Notifiers was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRIS Notifiers contains information on formerly regulated RCRA sites with more complete historical information.

SPILLS
SRC#: 10

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Contaminated Sites Database was June, 2001.

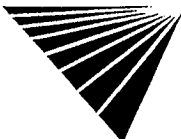
This database is provided by the Alaska Department of Environmental Conservation. The agency may be contacted at: 907-269-7546.

SPILLS
SRC#: 1300

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Spills Database was April, 2001.

This database is provided by the Alaska Department of Environmental Conservation. The agency may be contacted at: 907-465-5242.

End of Report



For more information call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403.**

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