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DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM

File No.: 2100.26.036.16

November 4, 2004

Troy Hodges
Troy Air Industrial Park
11821 Equestrian Trail
Phoenix, AZ 85044

RE: Record of Decision Regarding Troy Air Industrial Park 6601 South Airpark Place, Lot 14, Block 18 Anchorage International Airport; Spill No. 1995210026201 File No. 2100.26.036.16 (formerly L55.211); Lease # ADA-03405

Dear Mr. Hodges:

The Alaska Department of Environmental Conservation (ADEC) has recently reviewed Pit #2 release investigation for the Troy Air Industrial Park which is dated October 12, 2001 and received by the Department on October 19, 2004. This report documents the 2001 investigation of the nature and extent of contamination at Pit #2 which included:

- Further characterization of soil contamination in backfill material;
- Assessing the vertical extent of benzene soil contamination at Pit #2; and
- Advancement of soil borings near borings drilled in 2000 to collect soil samples for chemical analysis and install groundwater monitoring wells;

The 2001 investigation results revealed that the vertical and horizontal extent of contamination at Pit #2 has been delineated. Contaminated soil was not discovered at depths greater than 40 feet below ground surface (bgs). Groundwater is believed to be approximately 100 feet bgs and is not expected to be impacted by contaminated soil. The levels of gasoline constituents measured in Pit #2 soil exceed ADEC's most stringent cleanup levels. However, the ADEC has determined that levels of gasoline constituents measured in soil do not presently pose a risk to human health or the environment.

Based on the information contained in the attached Record of Decision, the ADEC has determined that Troy Air Industrial Park requires "no further remedial action" at this time and therefore, the Troy Air Industrial Park file will be conditionally closed.

The ADEC is pleased with your efforts to address the environmental issues at Troy Air Industrial Park. The ADEC will be pleased to discuss the status of this site with any parties

interested in purchasing lease ADA-03405. Please contact me at (907) 269-7699 if you have any questions regarding this decision, or require any additional information.

Sincerely,

Todd Blessing
ADEC Site Project Manager

Attachments: Record of Decision

cc w/ attachment:
Ray Dahl, Dynamic Properties Inc.
Monique Garbowicz, ANC
Scott Lytle, ANC