THE STATE of ALASKA
GOVERNOR SEAN PARNELL

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

555 Cordova Street
Anchorage, Alaska 99501
Phone: 907.269.7503
Fax: 907.269.7649
dec.alaska.gov

File: 2100.38.407

July 1, 2014

Leonard Hyde
Centerpoint Financial Center LLC
c/o JL Properties
P.O. Box 202845
Anchorage AK 99520-2845

Re: Decision Document: Centerpoint Subdivision
Cleanup Complete Determination

Dear Mr. Hyde;

The Alaska Department of Environmental Conservation (ADEC) reviewed the environmental records for the referenced site and has determined that no further remedial action is required. This decision memorializes the site history, cleanup actions, and standard conditions for long-term site management.

Site Name and Location:
Centerpoint Subdivision site
3801 Centerpoint Drive
Anchorage, AK 99503;
Legal description: Tract B-1 and B-2,
Centerpoint Subdivision

Name and Mailing Address of Contact Party:
Leonard Hyde
Centerpoint Financial Center LLC
c/o JL Properties
P.O. Box 202845
Anchorage AK 99520-2845

DEC Site Identifiers:
File No: 2100.38.407
Hazard ID: 4000

Regulatory Authority for Determination:
18 AAC 75

Background

Approximately 10,000 cubic yards of soil contaminated by diesel range organics (DRO) were excavated at the site in 2003 and 2004 during pre-construction work for the office building now present at 3801 Centerpoint Drive. Contamination was reportedly associated with a heating oil storage and/or distribution system that served the former Plaza 36 mobile home park (park) at the site. The park was built before natural gas became available in Anchorage and occupied approximately 30 acres, including the approximately 6.8-acre site. It was vacated by 2001 and re-platted for development. The site comprises tracts B-1 and B-2 of the Centerpoint Subdivision, located between 36th Avenue and 40th Avenue, west of C Street in Anchorage. Tract B-1 contains 1.8 acres and currently has no associated street address. Tract B-2 contains 5 acres and has the address

of 3801 Centerpoint Drive. Tracts B-1 and B-2 are shown on Figures 1 and 2 (attached), and the locations of Tracts B-1 and B-2 relative to the former mobile home park are shown on Figure 3 (attached).

Contaminants of Concern
The following petroleum contaminant of concern, above approved cleanup levels, was identified in soil and groundwater during the course of the site investigations and is summarized in the Characterization and Cleanup Activities section of this decision letter. No other compounds exceeded cleanup levels in soil or groundwater.

- Diesel Range Organics (DRO)

Cleanup Levels
Applicable site cleanup levels for sol are the migration to groundwater soil cleanup level for DRO under 18 AAC 75.340, Method Two, 40 inch precipitation zone. The cleanup level for DRO in groundwater is established by 18 AAC 75.345, Table C, Groundwater Cleanup Levels.

Table 1 – Approved Cleanup Levels

Contaminant	Soil (mg/kg)	Groundwater mg/L
DRO	250	1.5

mg/kg = milligrams per kilogram
mg/L = milligrams per liter

Characterization and Cleanup Activities
Pre-development information useful for determining contaminant distribution and sources was not available to ADEC. The park had a private water and sewer system and other buried utilities as documented in DOWL Engineers' 2003 geotechnical report.[1] Information that would be included in a Phase I report, including the former locations and the fate of any drinking water wells, septic systems, fuel oil piping and/or tanks was not provided to ADEC. A Phase I report for the mobile home park prepared by DOWL Engineers is referenced in file documents but was lost by DOWL and could not be located by the property owner. Information relevant to contamination at the site such as pipelines or tanks encountered, decommissioning of drinking water wells, etc. was not documented during preconstruction work at the site.

Construction contractor Davis Constructors (Davis) encountered soil contaminated by diesel range organics (DRO) during preconstruction excavation at the site in fall 2003.[2] Between September 23 and November 21, 2003 Davis transported an estimated 8,571 cubic yards of excavated material to an Anchorage landscaping business where it was stored over the winter before processing. Additionally, in October 2003 Davis excavated and stockpiled at the site approximately 1,280 cubic yards (cy) of observably contaminated soil. Davis contracted with environmental consultant Shannon & Wilson, who sampled the stockpile on November 11, 2003 with results of 9,000 mg/kg DRO. Contamination was not reported to ADEC until May 13, 2004, after soil processing had

[1] See *Final Subsurface Investigation, Centerpoint Subdivision, Phase II* prepared by DOWL Engineers and dated September 3, 2003. The report notes that no testing or sampling for environmental contamination was performed as part of the investigation.
[2] See "Release Notification" prepared by Shannon & Wilson and dated May 13, 2004.

begun at the landscaping business and a customer receiving processed soil at his residence complained that it was contaminated. Additionally, on May 17, 2004 Shannon & Wilson notified ADEC that Davis had encountered additional contamination during excavation at the site.

Contaminated soil excavated at the site totaled approximately 10,000 cy. This included the estimated 1,280 cy stockpile excavated in 2003, the over 8,000 cy of soil excavated and delivered to the landscaping business in 2004, a few yards of contaminated soil delivered to and retrieved from a residence by the landscaping business in May 2004, and an additional 200 – 300 cy that were excavated at the site in May 2004. No confirmation sampling was done in excavations at the site. Soil stored at the landscaping business was sampled and found to contain 300-500 mg/kg DRO. In July 2004 ADEC approved a request to transport the soil to property on Trunk Road in Palmer for treatment by landspreading, and a request to delay further site characterization until after the building at 3801 Centerpoint was completed. Following sampling under an approved plan and a determination by ADEC's chemist that there was a biogenic component to the contaminants in the landspread soil, ADEC issued a letter dated May 11, 2005 requiring no further remediation of the soil.

Characterization at the site included advancing a total of six borings that were completed as monitoring wells, with one soil sample collected from each boring, and a determination of groundwater flow direction. None of the soil samples exceeded cleanup levels for DRO or any other petroleum hydrocarbons. Three wells (B1MW, B2MW and B3MW) were installed in October 2007 and groundwater was sampled twice with results below the DRO cleanup level of 1.5 mg/L for both events with DRO detected at concentrations of 0.562 to 1.29 mg/L during the first event, and concentrations of non-detect to 1.01 mg/L during the second event in August 2008. For subsequent groundwater monitoring events, MW-2 could not be located. In April 2014 three additional borings were advanced and completed as monitoring wells B4MW, B5MW and B6MW. All monitoring well locations are shown on Figure 4, attached. All five wells were sampled in April 2014. BTEX and DRO were not detected in any groundwater samples. Groundwater flow direction was measured three times, twice with a flow direction to the northwest and in April 2014 with the flow direction to the west.

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations do not pose a cumulative human health risk.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De-Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 2.

Table 2

Pathway	Result	Explanation
Direct Contact with Surface Soil	De Minimis	Contaminants were excavated; remaining soil does not exceed the most stringent ADEC cleanup levels.
Direct Contact with Subsurface Soil	Pathway Incomplete	Contaminants were excavated, and were not detected above the most stringent ADEC cleanup levels for this pathway.
Outdoor Air Inhalation	Pathway Incomplete	The remaining subsurface contamination is below inhalation cleanup levels.
Groundwater Ingestion	De Minimis	DRO documented in groundwater did not exceed cleanup levels.
Surface Water Ingestion	Pathway Incomplete	Surface water contamination was not documented at the site.
Wild or Farmed Foods Ingestion	Pathway Incomplete	Wild foods are not collected in this area.
Indoor Air Inhalation (Vapor Intrusion)	Pathway Incomplete	Contaminants were not documented above the applicable cleanup level for this pathway.
Other Human Health	Pathway Incomplete	Contaminants do not remain in site soil or groundwater at levels above the most stringent ADEC cleanup levels.
Ecological	Pathway Incomplete	There are no complete exposure pathways to ecological receptors at the site.

Notes to Table 2: "De-Minimis Exposure" means that in ADEC's judgment receptors are unlikely to be affected by the minimal volume or concentration of remaining contamination. "Pathway Incomplete" means that in ADEC's judgment contamination has no potential to contact receptors. "Exposure Controlled" means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

Remaining petroleum contamination in soil is below approved cleanup levels. This site will receive a "Closed" designation on the Contaminated Sites Database, subject to the following conditions.

Conditions

1. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 78.600(h). A "site" [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. (See attached site figure.)

2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

3. Groundwater monitoring wells must be decommissioned within 120 days of this decision, unless an extension is requested. Within 30 days of decommissioning provide this office with the date of decommissioning and documentation that the wells were decommissioned in accordance with ADEC guidance.

This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have questions about this closure decision, please feel free to contact me at (907) 269-7527.

Sincerely,

Eileen Olson
Project Manager

Attachments as noted (Figures 1-4).

cc: Jennifer Simmons, Shannon & Wilson, Inc., Anchorage
DEC-RFA via email at dec.spar.cr@alaska.gov

Parcel Details | Help | Privacy | Disclaimer | Opt Out

CENTERPOINT TR B FRAGMENT LOT 1
(Commercial Property)
Tax ID: 907133

Site Address:			
Square Footage:	78455 (1.80107897153352 Acres)	Drainage:	GOOD
Zoning:	B3SL	Grade to Street:	
Land Use:	PARKING MISC.	Street Feature:	PAVED
Class:	Commercial	Traffic:	LOW
Deed:	01/13/2005 , Book 2005, Page 2317	Utilities:	PUBLIC WATER, PUBLIC SEWER

Assessment Data

Year	Parcel	Building	Total
2010 Value	$1571000	$	$1571000
2011 Value	$1888800	$	$1888800
2012 Value	$1888800	$16300	$1905100

Owner Data

Name(s):	CENTERPOINT II LLC
Address:	PO BOX 202845
City,State, Zip:	ANCHORAGE AK, 99520-2845

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Figure 1: Tract B, Fragment Lot 1
(from www.Anchoragelive.com)

CENTERPOINT TR B FRAGMENT LOT 2
(Commercial Property)
Tax ID: 907134

Site Address:	3801 CENTERPOINT DR		
Square Footage:	217915 (5.00264003673095 Acres)	Drainage:	GOOD
Zoning:	B3SL	Grade to Street:	
Land Use:	OFFICE BLDG HIGH RISE	Street Feature:	PAVED
Class:	Commercial	Traffic:	LOW
Deed:	10/31/2003 , Book 2003, Page 114623	Utilities:	PUBLIC WATER, PUBLIC SEWER

Assessment Data

Year	Parcel	Building	Total
2010 Value	$4314700	$16082100	$20396800
2011 Value	$4314700	$16809700	$21124400
2012 Value	$4314700	$17222800	$21196489

Owner Data

Name(s):	CENTERPOINT FINANCIAL CENTER, I LLC
Address:	PO BOX 202845
City,State, Zip:	ANCHORAGE AK, 99520-2845

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Figure 2: 3801 Centerpoint Drive; Tract B, Fragment Lot 2
(from www.Anchoragelive.com)

Figure 3: 2001 Air Photo of former Plaza 36 Mobile Home Park (source: MOA)

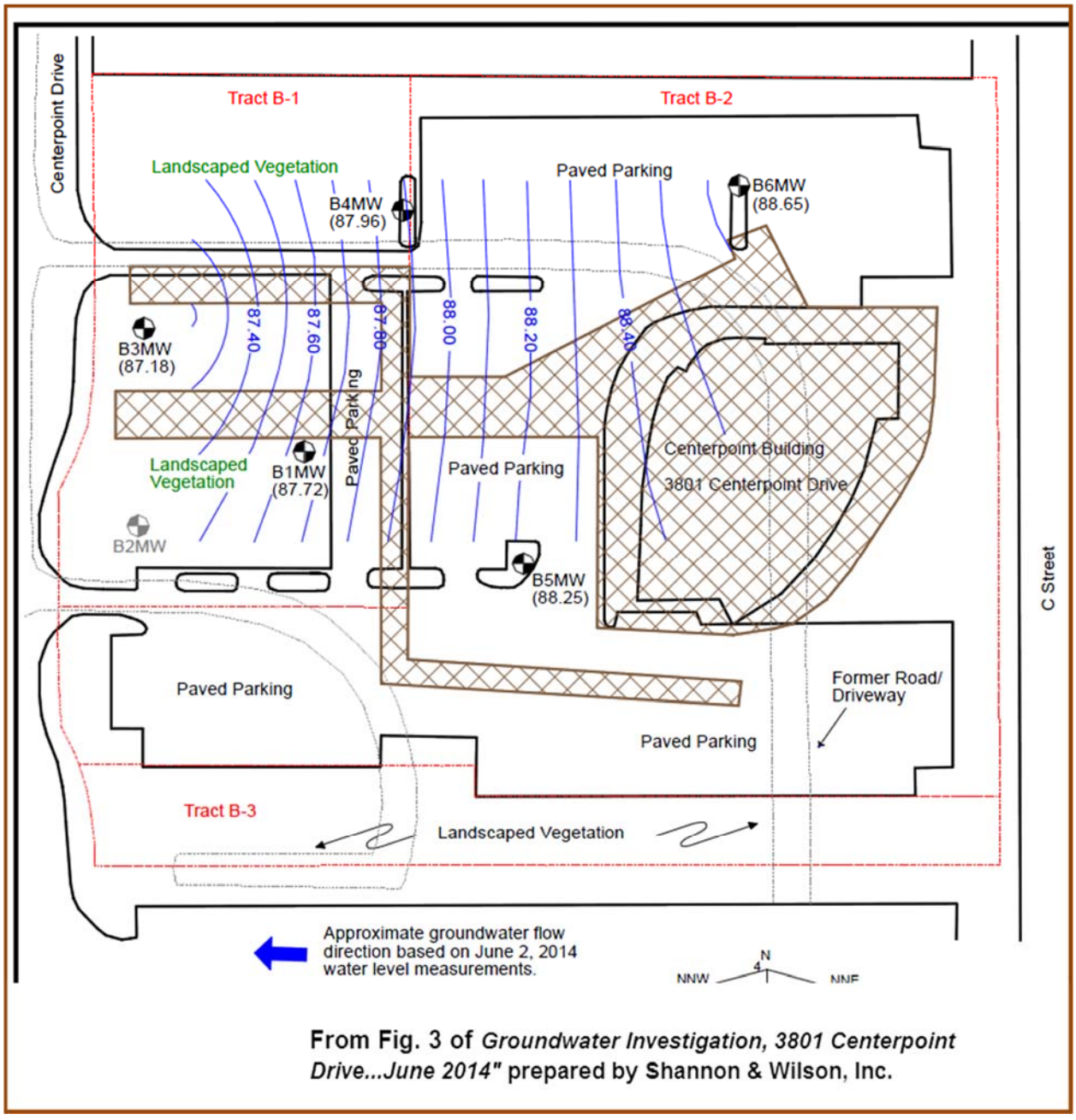
Centerpoint Drive
Tract B-1
Tract B-2
Landscaped Vegetation
Paved Parking
B4MW
(87.96)
B6MW
(88.65)
B3MW
(87.18)
87.40
87.60
87.80
88.00
88.20
88.40
Paved Parking
Landscaped
Vegetation
B1MW
(87.72)
Paved Parking
Paved Parking
Centerpoint Building
3801 Centerpoint Drive
B2MW
B5MW
(88.25)
C Street
Paved Parking
Former Road/
Driveway
Paved Parking
Tract B-3
Landscaped Vegetation
Approximate groundwater flow
direction based on June 2, 2014
water level measurements.
N
NNW
NNE
From Fig. 3 of *Groundwater Investigation, 3801 Centerpoint Drive...June 2014"* prepared by Shannon & Wilson, Inc.

Figure 4