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2015-019981-0

Recording District 301 ANCHORAGE

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NOTICE OF ENVIRONMENTAL CONTAMINATION

Grantor: Alaska Department of Environmental Conservation-Contaminated Sites Program

Grantee: Alaska USA Federal Credit Union

Legal Description: Lot 6A, Block 26A, EAST ADDITION TO THE TOWNSITE OF ANCHORAGE, according to the official plat thereof, filed under Plat Number 64-100, Records of the Anchorage Recording District, Third Judicial District, State of Alaska

Recording District: Anchorage

Return to: Grant Lidren
ADEC Contaminated Sites Program
555 Cordova Street
Anchorage, AK 99501

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

This **NOTICE OF CONTAMINATION** ("Notice") is made by the Alaska Department of Environmental Conservation ("ADEC") to provide information concerning indoor air contamination affecting the real property located at 710 E. 3rd Avenue. This notice also provides a list of maintenance, monitoring, and repair activities that the United States Environmental Protection Agency ("EPA") recommends the property owner to perform. These activities will assist in keeping tetrachlorothene ("PCE") vapor concentrations below the ADEC PCE target level for residential indoor air, thereby protecting public health and the environment.

WHEREAS, EPA identified the existence of PCE and other chlorinated volatile organic compound ("VOC") contamination at the parcel of real property (the "Property") identified as 710 E. 3rd Avenue, in the City of Anchorage, Borough of Anchorage, State of Alaska, and more particularly described as follows:

> Lot 6A, Block 26A, EAST ADDITION TO THE TOWNSITE OF ANCHORAGE, according to the official plat thereof, filed under Plat Number 64-100, Records of the Anchorage Recording District, Third Judicial District, State of Alaska; and

WHEREAS, the taxing authority of the City of Anchorage identifies the Property as East Addition, Block 26A, Lot 6A, Parcel ID #002-093-38-000 and identifies the current owner of the Property as Alaska USA Federal Credit Union; and

WHEREAS, the Property is part of Subarea II of the Fourth Avenue and Gambell Street Site ("Site") where EPA conducted a time-critical removal action under the authority of Section 104 of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9604. EPA issued an Action Memo for the Site in which the selected removal action for the Property included installing a passive vapor intrusion mitigation system in the residential building on the Property. The passive vapor intrusion mitigation system included installing a sub-membrane depressurization system, installing a passive sub-slab depressurization system, and sealing utility conduits to prevent vapor intrusion of PCE and other VOCs into the building; and

WHEREAS, PCE contamination at the Site remains in the soil at the ground surface and extends approximately 40 feet below ground surface to the groundwater interface. Vapor from the contaminated soil and groundwater continues to migrate upwards toward the ground surface and into the overlying building on the Property through gaps and cracks in foundation slabs or basements or crawl spaces. A Maintenance, Monitoring, and Repair ("MM&R") Plan has been developed for the Property and includes steps that can be taken by the property owner to ensure that the mitigation systems are properly maintained and sustainable over the long-term so that PCE concentrations remain below the ADEC target level for residential indoor air. For more information or questions regarding vapor intrusion or the maintenance and repair of vapor intrusion systems, contact the Alaska Department of Environmental Conservation, Division of Spill Prevention and Response, Contaminated Sites Program at (907) 269-7503 in reference to file number 2100.38.434 for the site named Alaska Real Estate Parking Lot or access the ADEC

contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under Hazard ID number 4084; and

WHEREAS, this Notice itself does not and is not intended to create any interest in real estate in favor of the EPA, nor to create a lien against the Property, nor to restrict the use and enjoyment of the Property but rather is intended to provide notice and information concerning the indoor air contamination at the Property and encourage current and future owners of the Property to follow the MM&R Plan to decrease the risk of exposure to the contamination and prevent harm or endangerment to public health or the environment.

NOW, THEREFORE, ADEC provides notice that:

FIRST, EPA has developed an MM&R Plan for the mitigation system in the building on the Property. The MM&R Plan, which provides a list of maintenance and monitoring activities the property owner can take to assist in the long-term sustained operation of the vapor intrusion mitigation system, is attached to this Notice as **Exhibit "A"** and made a part hereof.

SECOND, the Property subject to this Notice is shown on figure 3 of **Exhibit "A"** and made a part hereof.

THIRD, a copy of the Action Memo for the Site may be obtained by contacting EPA's On-Scene Coordinator for the Site at the following address:

Robert Whittier
US Environmental Protection Agency
222 West Seventh Avenue, #19
Anchorage, Alaska 99513

FOURTH, EPA is available to consult with any party seeking to engage in any of the activities identified in Exhibit B at the Property. A request for consultation may be made by contacting EPA's On-Scene Coordinator for the Site at the EPA address provided above.

FIFTH, the information in this Notice may represent environmental conditions of which a seller would have current actual knowledge and thus, should be disclosed by the seller to the buyer prior to the sale or transfer of the Property.

IN WITNESS WHEREOF, the undersigned, acting by and through the Alaska Department of Environmental Conservation, has executed this instrument the day written below.

Signature of ADEC Representative: _____ Date: 5-13-15

Printed Name: Grant Lidren

VAPOR MITIGATION SYSTEM MONITORING, MAINTENANCE, AND REPAIR PLAN

710 EAST THIRD AVENUE

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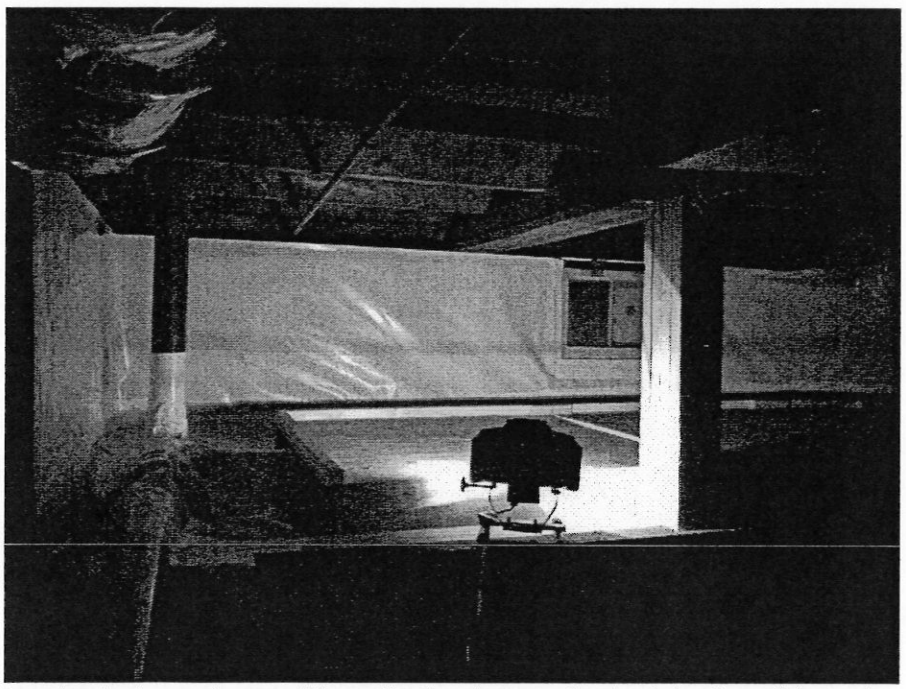
710 EAST THIRD AVENUE VAPOR MITIGATION SYSTEM

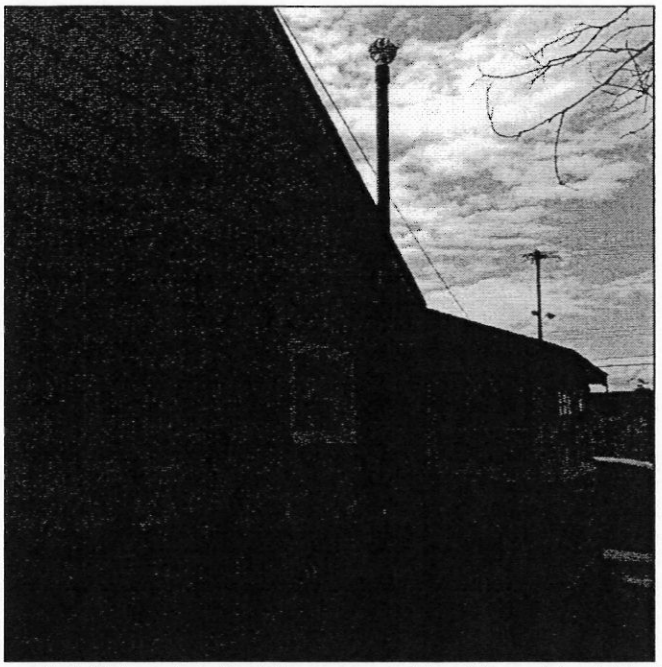
The vapor mitigation system at 710 East 3rd Avenue is a passive system consisting of plastic vapor barrier in the crawlspace areas installed over perforated vent piping. Additionally, three 2-inch diameter sub-slab vapor wells are installed through the floor of the basement area. The perforated piping and the vapor wells are connected to 4-inch diameter conveyance piping that leads to exhaust stacks on the east and west side of the structure. A site diagram of the system is shown at the end of this plan.

The vapor barrier is secured to the concrete walls of the crawlspace using a vapor barrier tape and plastic anchor plugs and is designed to seal the structure off from the contaminant vapors in the soil. The perforated piping was installed beneath the vapor barrier in the crawlspaces to remove accumulated volatile contaminants that build up beneath the barrier as shown in Photograph 1.



Photograph 1: Vapor barrier in crawlspace with wooden framing over the plastic barrier and the perforated piping to enable storage in the crawlspace area.

Wind-driven ventilation fans were installed on top of the exhaust stacks to draw the contaminant vapors into the depressurization lines as shown in Photograph 2.



Photograph 2: Exhaust stack piping on west side of the residential building.

Quarterly Inspection

The system should be inspected quarterly by the property owner/facility manager (or environmental contractor) for indications of damage to the vapor barriers, the indoor piping or exhaust stacks. The quarterly monitoring should include:

- Inspection of the vapor barrier for tears or holes or indications that the barrier is peeling away from the concrete walls.
- Inspection of the vapor barrier for puddles that could form on top of the liner material from leaks to the home water or drain line piping. Standing water can overtime breakdown the vapor barrier tape along the liner seams, thereby opening up an entry point for contaminant vapors into the building.
- Inspection of the exhaust stacks and ventilation fans on the exterior of the structure for any indications of damage. Verify that the wind turbines are spinning during windy conditions. Note any growling or rattling noise coming from the turbines.

If any damage to the vapor barriers, the indoor piping, or the exhaust stacks are observed during the quarterly inspection, an environmental contractor should be contracted to make needed repairs to ensure the long-term protectiveness and durability of the vapor intrusion systems.

Biannual Maintenance

At the base of the exhaust stacks on each side of the building is a drain plug installed to drain condensate or precipitation that accumulates in the piping. The following biannual maintenance

should be performed by the property owner/facility manager (or environmental contractor) to maintain the system:

- Open the drain valves at the base of the exhaust stack twice a year in the spring and fall during non-freezing temperatures to remove any condensation or precipitation from the exhaust piping.

Care

The property owner/facility manager must avoid disturbance to the vapor barrier liners, the indoor piping, and the exhaust stacks. In particular, the property owner/facility manager must:

- Avoid placing heavy and/or sharp objects on the liner.
- Repair all water and drain line leaks in a timely manner, cleaning up any standing water on the liner created by the leaks.
- Avoid accessing the crawlspace with the exception of performing system monitoring events and/or repairs.

Sampling Every Two Years

It is recommended that indoor air sampling for contaminants of concern be performed every two years by an environmental contractor to ensure continued successful operation of the vapor intrusion mitigation system.

The following sampling and analysis plan should be provided to an environmental contractor to ensure the collection of representative indoor air samples.

Analytical Program

The indoor air sample should be collected in a 100%-certified, 6-liter stainless steel Summa canister and analyzed by Environmental Protection Agency method TO-15 for tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cDCE), trans-1,2-dichloroethene (tDCE), 1,2-dichloroethene (1,1-DCE) and vinyl chloride. The sample should be collected over a 24-hour indoor period using a flow controller. The analysis of the sample should be performed by a laboratory that is part of the National Environmental Laboratory Accreditation Program.

Sample Locations

The indoor air sample should be collected from the basement of the building in a centrally located area that has minimal influence from features with increased air exchange (e.g., near an exterior door or window). The sample should be collected from the location shown on the attached figure (in the utility room).

Sample Collection

The following actions should be performed prior to sampling:

1. Minimize sampling error by avoiding actions that could cause sample interference such as: fueling vehicles, using permanent ink marking pens, or wearing perfume or cologne in vicinity of the samples.
2. Measure the initial vacuum of the canister. Any canister containing an initial vacuum of less than 25 inches of mercury (in. Hg) will not be utilized and will be replaced during the sampling event.
3. Perform a leak detection test if the canister and flow controller by capping the inlet of the flow controller and opening the canister valve a half-turn and then closing the canister valve.
4. Verify for one minute that the canister and flow controller holds vacuum.
5. If the canister and flow controller do not hold vacuum, then refit or tighten connections and repeat leak detection test.
6. After a successful leak detection test, uncap the inlet of flow controller, open the canister valve a half-turn, and begin the sample collection period.
7. Record the start time, date, initial vacuum, regulator serial number and canister ID on the canister tag, the field notes and the laboratory chain of custody form.
8. Monitor sample progress periodically.
9. At the completion of the 24-hour sampling period, close the valve on the canister, hand-tight.
10. The canisters should be retrieved prior to being completely filled to enable comparison of the residual vacuum level at the end of the sample collection with the vacuum measured upon receipt to the lab for quality control purposes.
11. Record the final vacuum on the canister tag, field notes and chain of custody form.
12. Submit the samples to the analytical laboratory in accordance with chain of custody procedures.

Data Quality

Laboratory data should be reviewed using ADEC's *Laboratory Data Review Checklist for Air Samples*.

Data Evaluation

Analytical results should be compared to the ADEC Target Levels for Residential Indoor Air as listed in the ADEC Vapor Intrusion Guidance for Contaminated Sites. As of December 2014, the indoor air target levels are:

ADEC TARGET LEVELS FOR RESIDENTIAL INDOOR AIR

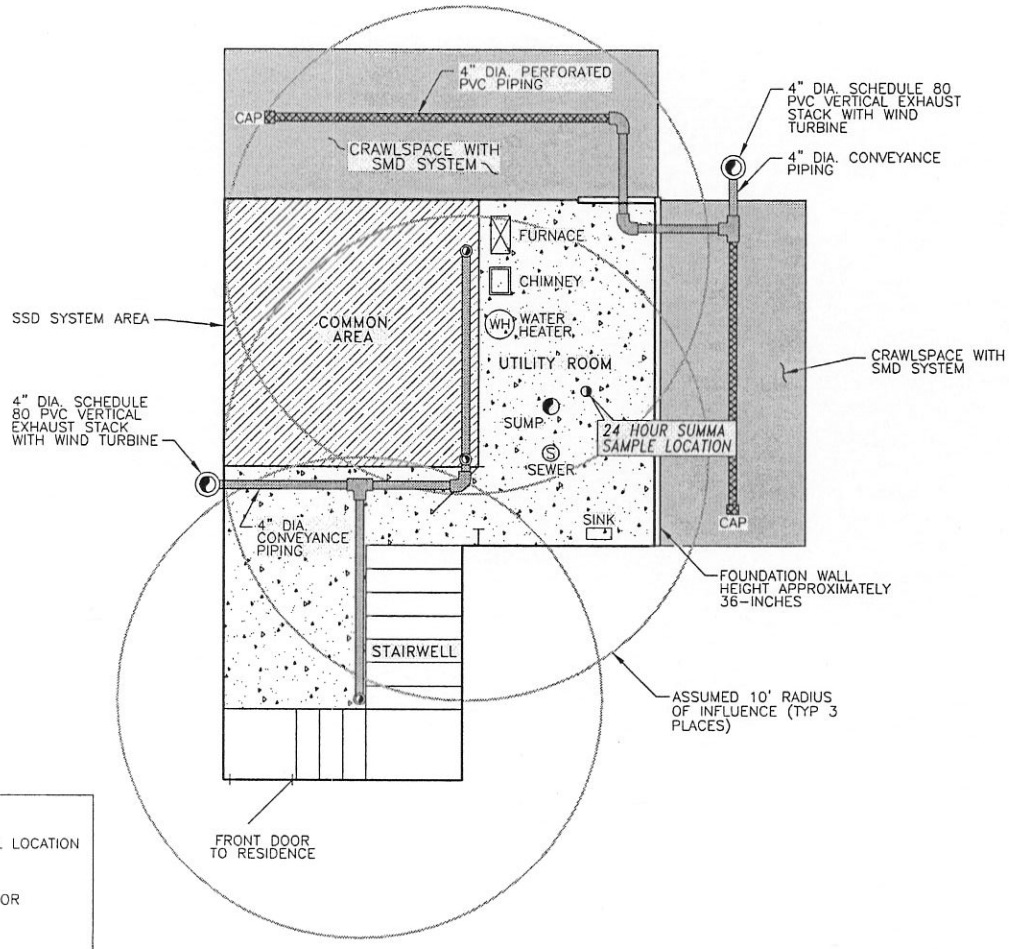
Contaminant	Cleanup Level ($\mu g/m^3$)
PCE	42
TCE	2.0
cDCE	7.3
tDCE	63
1,1-DCE	210
VC	1.6

Key:
$\mu g/m^3$ = micrograms per cubic meter

For More Information

For more information or questions regarding vapor intrusion or the maintenance and repair of vapor intrusion systems contact the Alaska Department of Environmental Conservation.

Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
555 Cordova Street
Anchorage, AK 99501
(907) 269-7503



LEGEND

- INDOOR AIR SAMPLE LOCATION
- 2" DIAMETER EXTRACTION WELL LOCATION
- VAPOR BARRIER ON SOIL
- AREA WITH WOOD FRAMED FLOOR OVER SOIL
- CONCRETE SLAB
- PERFORATED PVC PIPE
- CONVEYANCE PIPE

NOTE:
VAPOR BARRIER EXTENDS TO TOP OF FOUNDATION WALLS AROUND BUILDING PERIMETER.

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APPROX. SCALE IN FEET

FIGURE 3

710 E. 3rd AVENUE - AS-BUILT

VAPOR INTRUSION MITIGATION INSTALLATION REPORT
EPA EMERGENCY AND RAPID RESPONSE SERVICES
4TH AND GAMBELL SITE
Anchorage, Alaska

Ahtna Engineering

DATE: JANUARY 2015
REV.: -
CHKD: N.P.O.
DRAWN: C.E.H.
PROJ. No.: 15-001

PATH: D:\Project Drawings\2014 Drawings\14 Gambell\14 GAM VIM RPT FILE: 14-GAM-VIM-RPT-F3.DWG PLOTTED: 1/12/15.