

**Phase I Environmental Site Assessment
Proposed Prince William Sound Center
Cordova, Alaska**

September 14, 2018

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EXECUTIVE SUMMARY

This report documents the results of our Phase I Environmental Site Assessment (ESA) for the Proposed Prince William Science Center facility in Cordova, Alaska (the Property). The purpose of this Phase I ESA was to develop a professional opinion as to the presence of recognized environmental conditions (RECs), as defined by ASTM International (ASTM) Standard E 1527-13.

This Phase I ESA included a records review and a visual evaluation of the Property grounds. Historical aerial photographs were examined to identify areas of potential concern. Records at municipal and state offices and local utilities were reviewed to determine ownership information, public utility services to the Property, and incidents relating to spills or chemical releases. A representative of the Property owner/occupant and representative of the Alaska Department of Environmental Conservation (ADEC) was contacted to gather information about potential environmental concerns on the Property. The records review also included researching state and federal databases to determine if listed contaminated sites, underground storage tanks (USTs), or leaking USTs (LUSTs) are present in the project vicinity.

Recognized Environmental Conditions

A REC is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. This assessment revealed no evidence of RECs in connection with the Property.

Historical Recognized Environmental Conditions

A historical REC is an environmental condition that may have constituted a REC in the past, but has been closed by a regulatory agency without restrictions or is otherwise no longer considered to pose a material threat. This assessment revealed no evidence of RECs in connection with the Property and the surrounding parcels.

Other Environmental Conditions

Other Environmental Conditions include known, suspected, or potential sources of hazardous substances or petroleum products that are not considered RECs due to (a) the absence of a confirmed release or other material threat, (b) insufficient information to sufficiently evaluate the condition, (c) de minimis conditions that are not expected to be subject to regulatory action or (d) exclusion from the ASTM definition of hazardous material (e.g. ACM). The following Other Environmental Conditions were identified:

- Natural gas services are not available in Cordova; therefore, structures in the vicinity of the Property are serviced by alternative fuel sources, which may include diesel/heating fuel, stored in aboveground storage tanks or USTs. Releases from active and/or abandoned tank(s) could potentially impact the Property's subsurface soil and/or groundwater.
- A community burn pile is located approximately 450 feet north of the Property. According to Sam Greenwood, City Planner for the City of Cordova, it is unknown whether storage or disposal of hazardous substance or illegal dumping has occurred, although these actions are prohibited.
- A barge, first seen in a 1972 aerial photograph, is buried beneath fill on the northeast portion of the Property. It is unknown whether the barge stored petroleum products or hazardous materials. Releases of petroleum products or hazardous materials from the barge could potentially impact the Property.
- Off-site fill material has likely been deposited on the western portion of the Property. Without testing, it is unknown if regulated contaminants are present within the fill.
- Several campfire rings were observed along Fleming Creek on the eastern portion of the Property. Burn areas could pose environmental risk as petroleum hydrocarbons are often used to ignite the burn material and may impact the ground surface. In addition, combustion byproducts and residuals may include hazardous materials.
- According to the U.S. Fish and Wildlife Service (USFWS), wetlands are present on the southwest and southeast portions of the Property.
- According to the Alaska Department of Fish and Game, eight endangered species can be found in the vicinity of the Property, mainly in Orca Inlet to the west.

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ACRONYMS AND ABBREVIATIONS

ACM	Asbestos Containing Materials
ADEC	Alaska Department of Environmental Conservation
ADNR	Alaska Department of Natural Resources
ASTM	ASTM International
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CFR	Code of Federal Regulations
CORRACTS	TSD Facilities Subject to Corrective Action
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
LUST	Leaking Underground Storage Tank
NONCORRACTS	TSD Facilities Not Subject to Corrective Action
NPL	National Priorities List
NRC	National Response Center
PWSCS	Prince William Sound Science Center
REC	Recognized Environmental Condition
RCRA	Resource Conservation and Recovery Act
RV	Recreational Vehicle
TSD	Treatment, Storage, and Disposal
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
WELTS	Well Log Tracking System

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED PRINCE WILLIAM SOUND SCIENCE CENTER
CORDOVA, ALASKA**

1.0 INTRODUCTION

This report documents the results of our Phase I Environmental Site Assessment (ESA) prepared for the proposed Prince William Sound Science Center facility located in Cordova, Alaska (Property).

1.1 Purpose

The purpose of the Phase I ESA was to develop a professional opinion regarding recognized environmental conditions (RECs), as defined by ASTM International (ASTM) Standard E 1527-13. This term is defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

1.2 Special Terms and Conditions

The Phase I ESA was prepared for Prince William Sound Science Center (PWSSC). This work was performed in general accordance with ASTM E 1527-13. Authorization to proceed with the Phase I ESA was received on July 27, 2018 from Ms. Katrina Hoffman, President/CEO of the PWSSC.

1.3 Limitations, Exceptions, and Data Gaps

The following elements of the Phase I ESA constitute deviations, exceptions, and/or data gaps, with respect to the standard requirements of ASTM E 1527-13. In our opinion, none of these considerations impacts our ability to identify RECs at the subject property.

- The Alaska Department of Environmental Conservation (ADEC) List of Contaminated Sites is assumed to be equivalent to a hazardous waste sites list and includes voluntary cleanup sites.
- Tribal lists of environmental concerns were not reviewed. The tribal lists are identified as “standard environmental sources” in ASTM Section 8.2.1. To our knowledge, such databases do not exist for the State of Alaska.

- All of the Standard Historical Sources listed in ASTM Section 8.3.4 were not researched for this ESA because they were not reasonably ascertainable and likely to be useful. For example, fire insurance maps, local street directories, building department records, and property tax files were not researched.
- Historical use of the Property is identified back to 1959, not to 1940, as required by ASTM E 1527-13. The oldest historical record is an aerial photograph from 1959 that shows the Property as undeveloped.
- Due to dense vegetation, portions of the ground surface could not be accessed and directly observed.

1.4 User Reliance

This report can be relied upon by and has been prepared for the exclusive use of the PWSSC. PWSSC can convey this report to an affiliate, subsidiary, lender, title insurer, regulatory/city agent or current property owner(s) and their agents, but further dissemination requires prior written approval from Shannon & Wilson, Inc. The limitations of the report are further described in Section 10.

1.5 Report Viability Date

The report viability date is 180 days following publication of this report. Therefore, the report viability date is March 13, 2019.

2.0 SITE AND PROJECT DESCRIPTION

2.1 Location and Legal Description

The legal address for the Property is Alaska State Land Survey 2001-5, Cordova, Alaska. A Vicinity Map showing the Property and surrounding area is included as Figure 1. Figure 2 is a site plan depicting general site features of the Property and surrounding areas.

The Property is located in the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 15, Township 15 South, Range 3 West, Copper River Meridian, as referenced by the U.S. Geological Survey (USGS).

2.2 Site and Vicinity Characteristics

The Property is approximately 5.21 acres and is located in Cordova, Alaska. A recreational vehicle (RV) park and tent campground is located on the western portion of the Property. The remaining portions of the Property are generally forested. A tributary of Fleming Creek runs

northeast to southwest across the southeast portion of the Property and drains into a tidally influenced pond located south of the Property. Aquaculture occurs in the pond. A pit toilet is present on the northeast of portion of the parcel to the south. According to the City of Cordova, the city maintains a community burn pile on the adjacent parcel to the north. The western side of the Property is bound by New England Cannery Road, and on the opposite side of the road is Orca Inlet. The remaining surrounding parcels are mainly forested. The Cordova Ferry Terminal is located approximately 450 feet south along New England Cannery Road.

2.3 Description of Improvements on the Property

A 1969 aerial photograph shows the Property as undeveloped. By 1972 New England Cannery Road was constructed along the western Property. At this time, ponded water is present on the western portion of the Property. By 1976 the western portion of the Property was filled and the pond is no longer visible.

2.4 Past and Current Use of Property

The western portion of the Property is currently used as an RV park and tent campground. Previously the Property was undeveloped.

2.5 Environmental Assessments Conducted on the Property

Other environmental assessments were not provided by the client or listed on the ADEC database.

2.6 Past and Current Uses of Adjoining Properties

New England Cannery Road was constructed along the western side of the Property around 1972. A community burn pile is present 450 feet north of the Property. Aquaculture occurs in the ponded water to the south. Parcels north and east of the Property have remained forested and undeveloped since the earliest available aerial photograph.

3.0 USER-PROVIDED INFORMATION

Ms. Katrina Hoffman, Chief Executive Officer of PWSSC, completed the User Questionnaire on August 17, 2018. Ms. Hoffman stated the zoning for this site is “Conservation: Chapter 18.16 of Cordova Municipal Code”. According to Ms. Hoffman, PWSSC bought this Property for a price that is below fair market value. The lower price reflects the City’s in-kind contribution to the PWSSC rather than contamination known to be on site. Ms. Hoffman stated that the Property has been used for tent and RV camping. Ms. Hoffman is unaware of any environmental cleanups or investigations on the Property. Though she is unaware of any likely contamination at the

Property or in the vicinity, Ms. Hoffman stated that there is a barge buried in the fill on the northwestern portion of the Property (see Figure 3 and Figure 4), and a community burn pile is located approximately 450 feet north of the Property. The completed Phase I ESA User Questionnaire is included in Appendix A.

4.0 RECORDS REVIEW

The purpose of the records review was to identify previous activities that may have constituted environmental misuse and/or contributed to the presence of waste residuals at the Property. Standard Environmental Record Sources and the Additional Environmental Record Sources identified in ASTM E 1527-13 were reviewed to the extent reasonably ascertainable and likely to be useful.

4.1 Aerial Photographs

Aerial photographs from Quantum Spatial, Inc. were reviewed to evaluate prior land use in this area. The photos that are included in this report are from 1972 and 2002. These photos are included as Figures 3 and 4, respectively, and are each enlarged to an approximate scale of 1-inch equals 100 feet. The approximate Property boundary is shown in red on the figures for reference. Although not chosen to print, aerial photographs from 1959, 1969, 1973, 1976, 1981, and 1992 were also reviewed. Aerial photographs later than 2002 were not available from Quantum Spatial, Inc. or Google Earth for review. A summary of the aerial photo review follows:

Date	Property Conditions	Surrounding Area Conditions
August 16, 1959	The Property is undeveloped. A creek flows northeast to southwest through the southeast corner of the Property.	The adjacent parcels and the surrounding area is undeveloped.
July 14, 1969	The Property appears similar to the 1959 photograph.	The surrounding parcels appear similar to the 1959 aerial photograph, although the landscape has changed due to the 1964 earthquake.
July 3, 1972	A barge is present on the northwest portion of the Property. Pounded water is visible on the western portion of the Property.	New England Cannery Road had been constructed running north-south on the western side of the Property. A pond is present on the parcel to the south.
June 26, 1976	The western portion of the Property has been filled.	The surrounding parcels appear similar to the 1972 aerial photograph.

Date	Property Conditions	Surrounding Area Conditions
October 10, 1981	Property appears similar to previous imagery with the exception of the barge being mostly buried.	The surrounding parcels appear similar to the 1976 aerial photograph.
October 13, 1992	The Property appears similar to the 1981 photograph.	The surrounding parcels appear similar to the 1981 aerial photograph. Unidentified items are stored on the northeast portion of the parcel to the south.
June 29, 2002	The gravel pit is now used as a RV park. Items, possibly connexes are present on the western portion of the Property	The surrounding parcels appear similar to the 1992 aerial photograph with the exception of a structure constructed on the northwest corner of the south adjacent property.

4.2 Public Ownership Documents

The Alaska Department of Natural Resources (ADNR) Records Office database was reviewed on August 10, 2018 to gather most recent information about the Property ownership. The current Property owner is the City of Cordova. A Quit-Claim Deed was recorded May 23, 2007 which shows that the State of Alaska Department of Natural Resources (Grantor) conveyed the Property to the City of Cordova (Grantee). Copies of the ownership documents are included in Appendix B.

4.3 Environmental Liens

Environmental liens associated with the Property were not identified on the ADNR Recorder's Office database, viewed on August 10, 2018.

4.4 Physical Setting

Geologic, hydrogeologic, hydrologic, and topographic characteristics of the Property were researched to further develop an understanding of the previous and current uses of the Property and surrounding area.

4.4.1 Groundwater Characteristics

It is assumed that the regional groundwater flow is west/southwest towards Orca Inlet.

The State of Alaska Well Log Tracking System (WELTS) was researched to provide information about drinking water wells on the Property. The WELTS database, reviewed on August 10, 2018, identifies no drinking water well on the Property.

4.4.2 Soils/Geology

The western portion of the Property consists of imported fill material of unknown origin. The southern and eastern portions of the Property are likely alluvial/estuary deposits overlying bedrock. The northeastern portion of the Property likely consists of organic soils overlying bedrock.

4.4.3 Historical Maps

Shannon & Wilson reviewed historical topographic maps obtained by USGS. A summary of the topographic map evaluation follows:

Date And Scale	Property Conditions	Surrounding Area Conditions
1983 1:25,000	The map does not depict structures on the Property	The map depicts a pond e south of the Property. A road runs along the west side of the Property. Further southwest a ferry terminal is depicted.
2014 1:25,000	The map does not depict structures on the Property.	The adjacent parcels are similar to the 1983 map.

4.5 Regulatory Database Search

Federal and state database records were researched for pertinent information regarding the environmental condition of the Property and adjacent parcels. In addition, local agency sources were contacted as part of the database search. This database search complies with ASTM E 1527-13, with the exceptions noted in Section 1.3.

4.5.1 Federal Records Sources

The National Priorities List (NPL) specifies those properties assigned the Environmental Protection Agency's (EPA's) highest cleanup priority. The EPA website was reviewed for NPL sites in Alaska on August 13, 2018. There are no listed NPL sites within 1.0 mile of the Property.

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is also compiled by the EPA and includes sites the EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the NPL. According to the CERCLIS list, reviewed on August 13, 2018, no CERCLIS sites are located within 1.0 mile of the Property.

According to the EPA Region 10 report, reviewed on August 13, 2018, there are no Resource Conservation and Recovery Act (RCRA) treatment, storage, and disposal (TSD) facility subject to corrective action (CORRACTS) within 1 mile of the Property. TSD facilities not subject to corrective action (NONCORRACTS) are not located within 0.5 mile of the Property.

The National Response Center (NRC), reviewed on August 13, 2018, lists reported hazardous substance releases in quantities greater than the reportable quantity. The Property is not listed on the NRC list.

The Brownfield list was reviewed on August 13, 2018 and contains no EPA Brownfield Assessment, Cleanup, and Revolving Loan Fund Grantees within 0.5 mile of the Property.

4.5.2 State Records Sources

State records including the ADEC Spills List, Landfill/Solid Waste Disposal Site List, the ADEC registered underground storage tank (UST) database, and the ADEC Leaking Underground Storage Tank (LUST) and contaminated sites database were reviewed, and records for the Property and vicinity are summarized below.

Spills List

The ADEC Spills List was reviewed on August 10, 2018 for information regarding spills on the Property. The list does not include the Property.

Landfill/Solid Waste Disposal List

The State of Alaska Landfill/Solid Waste Disposal Site List was reviewed on August 10, 2018. According to the ADEC's Solid Waste Management database, no landfills or solid waste disposal sites are identified within 0.5 mile of the Property. The City of Cordova maintains a community burn pile about 450 feet north of the Property.

Registered Underground Storage Tank Database

The ADEC registered UST database was viewed on August 10, 2018. No registered UST sites are listed within 0.25 mile of the Property.

Leaking Underground Storage Tank Database

The ADEC's LUST database was reviewed August 10, 2018, for information regarding registered LUST sites within 0.5 mile of the Property. According to the ADEC Contaminated Site database, no leaking underground storage tanks are listed within 0.5 mile of the Property.

Contaminated Sites Database

The ADEC's Contaminated Sites database was reviewed August 10, 2018, for information regarding registered contaminated sites within 1 mile of the Property. According to the ADEC Contaminated Site database, no contaminated sites are listed within 1 mile of the Property.

4.5.3 Local Agency Sources

Natural gas services are not available in Cordova. Structures are located on the northern portion of the parcel to the south. If heated, these structures, are serviced by alternative heating sources which may include heating fuel stored in aboveground or underground storage tanks.

The City of Cordova Sewer and Water Department was contacted on August 10, 2018 to inquire about water and sewer mains in the area. According to the City of Cordova representative, Mr. Joel Felix, the Property is not connected to sewer or water.

5.0 SITE RECONNAISSANCE

A Shannon & Wilson representative (Mr. Ryan Collins), visited the Property on August 11, 2018 to observe and document potential sources or impacts of petroleum hydrocarbons and/or hazardous substances. Due to dense vegetation, portions of the ground surface could not be accessed and directly observed. Observations documented during the site reconnaissance activities are summarized below. Photographs taken during site reconnaissance activities are included in Appendix C.

5.1 Property Grounds Evaluation

No permanent or temporary structures were observed on the Property. The western portion of the Property is a gravel fill pad used for day-use vehicle parking and overnight RV camping (Photos 1 and 2). Three "tent" campsites are situated along the western portion of the gravel pad. A gravel road, overgrown with vegetation and alders, was observed on the central portion of the Property. The road extends approximately 450 feet in a northeasterly direction beginning behind the campsites. A three-phase junction box is located on the southern portion of the Property, adjacent to New England Cannery Road (Photo 3). Fleming Creek is located on the southeast portion of the Property (Photo 4). Several campfire rings were observed along Fleming Creek on the eastern portion of the Property (Photo 5). Pallets, trash, and other debris were observed at the campfire sites.

5.2 Surrounding Properties Evaluation

The parcels adjacent north and east of the site are generally undeveloped and forested. A gravel trail was observed adjacent along the northern property boundary. The road extends approximately 450 feet in an east-northeast direction, ending at a 20 to 30-foot diameter gravel pad. A pile of asphalt (less than 1 cubic yard) was observed along the path. Miscellaneous refuse was observed on the ground in the vicinity of the pad. The City of Cordova maintains a “burn pit” east of New England Cannery Road, approximately 450 feet north of the Property (Photo 6). A pile of concrete, steel, and asphalt was also observed in this area. A tidal pond is located at the mouth of Fleming Creek to the south (Photo 7). A pit toilet is located north of the pond. Several structures are located east of the pond. We were unable to access the locations of the structures.

5.3 Hazardous Substances and Petroleum Products

No hazardous substances or petroleum products were observed on the Property during our August 11, 2018 site visit.

5.4 Storage Tanks

No storage tanks were observed on the Property during our August 11, 2018 site visit.

5.5 Drums

No 55-gallon drums were observed on the Property during our August 11, 2018 site visit.

5.6 Asbestos Containing Materials and Lead-Based Paint

There are no structures currently present on the Property; therefore asbestos-containing materials (ACM) and lead-based paints are unlikely to be present.

5.7 Transformers

No transformers were observed on the Property.

5.8 Solid Waste Disposal

A barge is buried on the northwestern portion of the Property. Wooden pallets and miscellaneous refuse was observed around the campfire areas on the eastern portion of the gravel pad.

6.0 INTERVIEWS

6.1 Current Owner/Occupant of the Property

Ms. Sam. Greenwood, City Planner for the City of Cordova, was contacted on August 9, 2018 and completed the Owner Questionnaire on August 10, 2018. Ms. Greenwood is unaware of any environmental cleanups or investigations on the Property. While referencing the City maintained community burn pile north, Ms. Greenwood explained that cannot confirm whether neighboring properties have been used at any time for the treatment, storage or disposal of hazardous substance or for illegal dumping. The completed Phase I ESA Owner Questionnaire is included in Appendix A.

7.0 OTHER ENVIRONMENTAL CONSIDERATIONS

High Voltage Power Lines. No overhead power lines were observed during our August 11, 2018 site visit.

Lead in Drinking Water. Drinking water wells are not currently located on the Property. Therefore, lead in drinking water is currently not applicable.

Wetlands and Surface Waters. According to the U.S. Army Corps of Engineers (USACE) and the EPA, wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Three indicators are used to identify wetlands: (1) vegetation, (2) soil, and (3) hydrology.

According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, approximately 0.34 acres in the southwest corner of the Property is classified as an Estuarine and Marine Wetland. The south adjacent parcels include an approximately 4.90 acre Estuarine and Marine Wetland and a 1.38 acre Estuarine and Marine Deepwater habitat. In addition, Fleming Creek accounts is a Riverine System that accounts for 0.20 acres of the southeast portion of the Property.

Cultural, Historic, and Archeological Resources. The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. The database, viewed on April 13, 2018, does not list the Property as a cultural resource site.

Threatened and Endangered Species. According to USFWS, 13 threatened or endangered animal species and one endangered plant species exist in Alaska. Five animal species are considered endangered by the Alaska Department of Fish and Game, Division of Wildlife Conservation. According to the Alaska Department of Fish and Game website viewed on August 15, 2018, the Humpback Whale, North Pacific Right Whale, Blue Whale, Bowhead

Whale, Sperm Whale, Leatherback Turtle, Steller Sea Lion, and Eskimo Curlew are listed under the endangered list and can be found in Orca Inlet near Cordova or within the City of Cordova.

Wildlife Sanctuaries and Other Natural Resource Preserves. The USFWS database, viewed on August 15, 2018, does not list the Property as a wildlife sanctuary.

8.0 FINDINGS AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13, of the Property identified as Alaska State Land Survey 2001-5, Cordova, Alaska. Exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

Based on our opinion regarding the potential for a release, material threat of a release, or other threat to human health and the environment, we have classified the following conditions as RECs, Historical RECs, or Other Environmental Conditions.

8.1 Recognized Environmental Conditions

A REC is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. This assessment revealed no evidence of RECs in connection with the Property.

8.2 Historical Recognized Environmental Conditions

A historical REC is an environmental condition that may have constituted a REC in the past, but has been closed by a regulatory agency without restrictions or is otherwise no longer considered to pose a material threat. This assessment revealed no evidence of historical RECs in connection with the Property and the surrounding parcels.

8.3 Other Environmental Conditions

Other Environmental Conditions include known, suspected, or potential sources of hazardous substances or petroleum products that are not considered RECs due to (a) the absence of a confirmed release or other material threat, (b) insufficient information to sufficiently evaluate the condition, (c) de minimis conditions that are not expected to be subject to regulatory action or (d) exclusion from the ASTM definition of hazardous material (e.g. ACM). The following Other Environmental Conditions were identified:

- Natural gas services are not available in Cordova; therefore, structures in the vicinity of the Property are serviced by alternative fuel sources, which may include diesel/heating

fuel, stored in aboveground storage tanks or USTs. Releases from active and/or abandoned tank(s) could potentially impact the Property's subsurface soil and/or groundwater.

- A community burn pile is located approximately 450 feet north of the Property. According to Sam Greenwood, City Planner for the City of Cordova, it is unknown whether storage or disposal of hazardous substance or illegal dumping has occurred, although these actions are prohibited.
- A barge, first seen in a 1972 aerial photograph, is buried beneath fill on the northeast portion of the Property. It is unknown whether the barge stored petroleum products or hazardous materials. Releases of petroleum products or hazardous materials from the barge could potentially impact the Property.
- Off-site fill material has likely been deposited on the western portion of the Property. Without testing, it is unknown if regulated contaminants are present within the fill.
- Several campfire rings were observed along Fleming Creek on the eastern portion of the Property. Burn areas could pose environmental risk as petroleum hydrocarbons are often used to ignite the burn material and may impact the ground surface. In addition, combustion byproducts and residuals may include hazardous materials.
- According to the USFWS, wetlands are present on the southwest and southeast portions of the Property.
- According to the Alaska Department of Fish and Game, eight endangered species can be found in the vicinity of the Property, mainly in Orca Inlet to the west.

9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This Phase I ESA was prepared by Ms. Schylar A. Healy under the direct supervision of Mr. Dan P. McMahon. Ms. Healy received a B.S. in Geographic Science from James Madison University in 2015. Mr. McMahon received a B.A. in Environmental Conservation from University of Colorado - Boulder in 1993. Mr. Ryan Collins C.P.G conducted the site visit and received a B.S. in Geology from Eastern New Mexico University in 2001. These individuals have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property, and they have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312. Shannon & Wilson declares that, to the best of our professional

knowledge and belief, Ms. Healy and Mr. McMahon meet the definition of "Environmental Professional" as defined in 40 CFR 312.10.

10.0 CLOSURE/LIMITATIONS

This report is an instrument of service prepared by Shannon & Wilson for the exclusive use of PWSSC, herein referred to as the Client, and its affiliates. This report was prepared for the exclusive use of the Client for evaluating the Property as it relates to the environmental aspects discussed herein. The conclusions contained in this report are based on information provided from the observed site conditions, personal interviews, and other sources identified herein, and further assume that the conditions observed are representative of the conditions throughout the Property. The data presented in this report should be considered representative of the time of our site assessment. Changes due to natural processes or human activity can occur over time. In addition, changes in government codes, regulations, or laws may occur. Because of such changes beyond our control, our observations and interpretations applicable to this Property may need to be revised.

In order to create a report on which the Client can rely, Shannon & Wilson worked closely with the Client and their representatives to develop the scope of services upon which all subsequent tasks have been based. No party other than the Client and its affiliates is permitted by Shannon & Wilson to rely on this instrument of Shannon & Wilson's service, except as stipulated in Section 1.4. With the permission of the Client, Shannon & Wilson will meet with a third party, approved in writing by the Client, to identify the additional services required, if any, to permit such third party to rely on the information contained in this report. Such reliance by any third party is limited to the same extent of Client's reliance, and subject to the same contractual, technological and other limitations to which the Client has agreed.

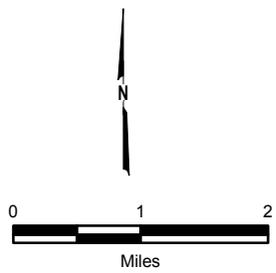
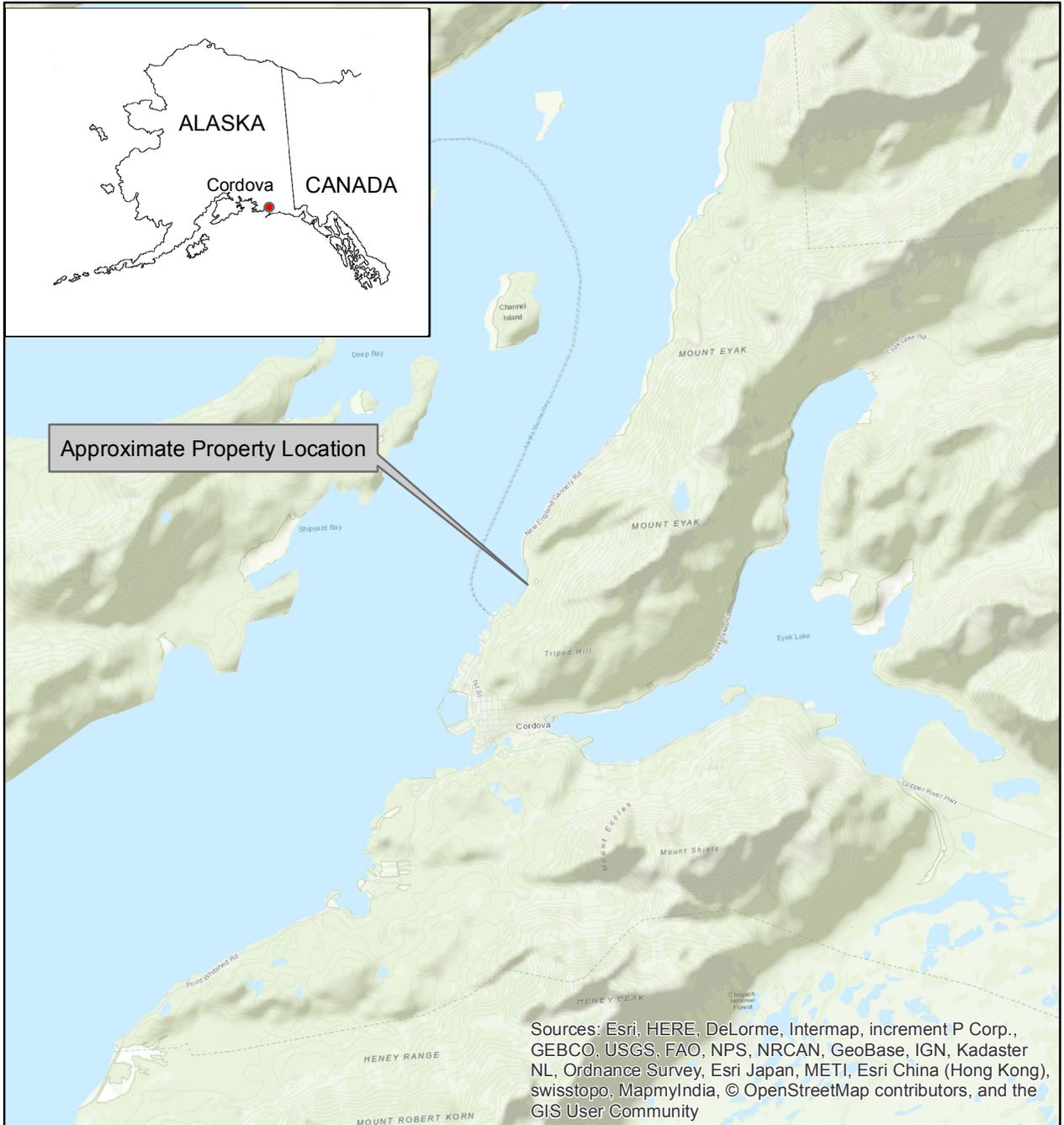
Shannon & Wilson has prepared the attachments in Appendix D, "Important Information About Your Environmental Site Assessment/Evaluation Report," to assist you and others in understanding the use and limitations of our report.

Please contact the undersigned at (907) 561-2120 with questions or comments concerning the contents of this report.

SHANNON & WILSON, INC.

Schylar Healy
Environmental Scientist

Dan P. McMahon
Associate



Proposed Prince William Sound Science Center
Cordova, Alaska

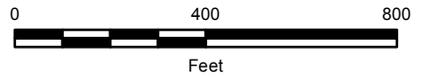
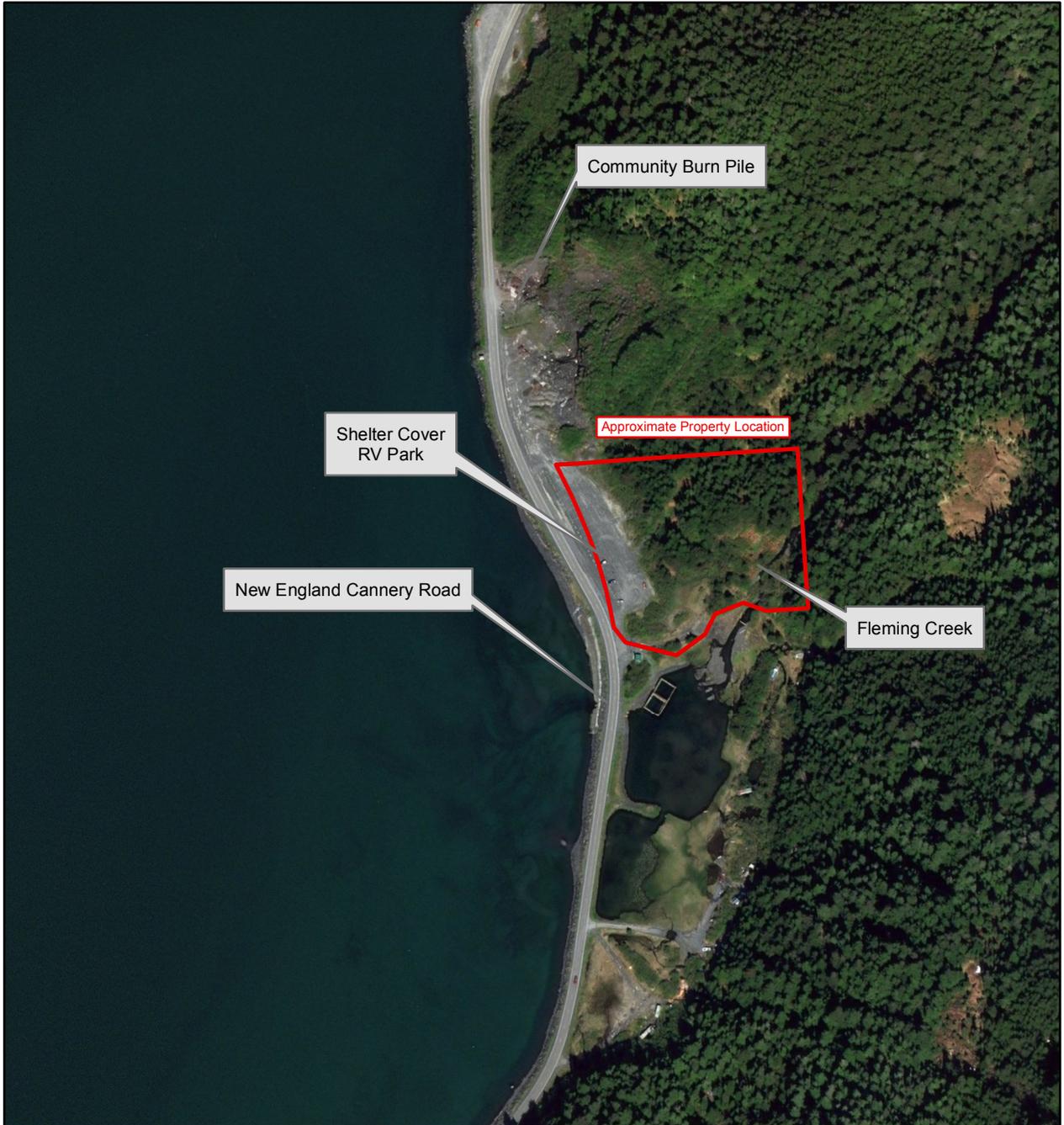
VICINITY MAP

August 2018

100619-001

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FIG. 1



Proposed Prince William Sound Science Center
Cordova, Alaska

Site Plan

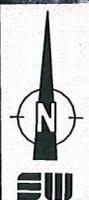
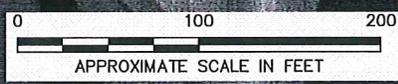
September 2018

100619-001

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GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 2

APPROXIMATE PROPERTY BOUNDARY



PROPOSED PRINCE WILLIAM SOUND SCIENCE CENTER
CORDOVA, ALASKA

AERIAL PHOTOGRAPH
JULY 3, 1972

SEPTEMBER 2018

100619-001



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FIG. 3



APPROXIMATE PROPERTY BOUNDARY

0 100 200
APPROXIMATE SCALE IN FEET



PROPOSED PRINCE WILLIAM SOUND SCIENCE CENTER
CORDOVA, ALASKA

AERIAL PHOTOGRAPH
JUNE 29, 2002

SEPTEMBER 2018

100619-001



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FIG. 4

APPENDIX A

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRES

IMPORTANT!!
CLIENT/USER RESPONSIBILITIES
FOR PHASE I ENVIRONMENTAL SITE ASSESSMENTS

ASTM E 1527-13 and the All Appropriate Inquiry Rule at 40 CFR Part 312 impose upon the User of the Phase I Environmental Site Assessment the responsibility for performing certain tasks and providing certain information to the environmental professional to help identify the possibility of *recognized environmental conditions* in connection with the property. The "User" is any person seeking to use the Phase I Environmental Site Assessment to be potentially eligible for the Landowner Liability Protections under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and may include a potential purchaser, tenant, lender or property manager of the property.

Attached for your action is a "***Phase I Assessment User Questionnaire***" which is designed to provide you with a concise list of the tasks and information that you, and any other User, must perform and/or provide to us in connection with this Phase I Environmental Site Assessment. We ask that each User (you and each party who intends to rely on this Phase I Environmental Site Assessment) complete the Questionnaire and return it to us as soon as possible so that the information may be timely considered by us as we assess the property. If you desire for us to arrange for the user-required review of land title or judicial records for environmental liens and activity/use limitations associated with the property (Item 1 on the Questionnaire), that request must be set forth in your Request for Phase I Assessment.

It is important to understand that the failure to perform the user-required tasks and provide the information in the Questionnaire will be identified as a "data gap" in our report and could jeopardize our ability to form an opinion about whether recognized environmental conditions exist at the property. It could also jeopardize the User's ability to meet the threshold "all appropriate inquiry" requirement for establishing the innocent purchaser, contiguous property owner or bona fide prospective purchaser defenses to liability (collectively, Landowner Liability Protections) under CERCLA.

Phase I Assessment User Questionnaire

The information in this User Questionnaire is prepared and provided by the *user* to the environmental professional pursuant to 40 CFR 312.22. Pursuant to ASTM E 1527-13, the "user" is the party seeking to complete the environmental site assessment of the property and also any person seeking to establish one or more of the Landowner Liability Protections (LLPs) under CERCLA. A user may include, without limitation, a potential purchaser or potential tenant of the property, a lender or a property manager.

The information on this Questionnaire must be performed and/or provided by the User of the Phase I Assessment in order to potentially qualify for one of the *Landowner Liability Protections* under the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended.

PERSON COMPLETING QUESTIONNAIRE: KATRINA HOFFMAN, CEO, PWSSC

SUBJECT PROPERTY (address): ASLS-2001-5; Plat No. 2006-9 New England Cannery Rd.

USER TYPE (purchaser, tenant, lender): PURCHASER

Other than a recent survey, we do not have specific site data and the information we do have is based on anecdotal observation as a community member, or anecdotes told by community members.

* Note: Each person or entity that will rely on this Phase I ESA is considered a "User" and must also provide the information requested below. Make additional copies of this form for any additional Users.

**** (1). Environmental cleanup liens, institutional controls and engineering controls that are filed or recorded against the site (40 CFR 312.25; ASTM Section 6.2).**

Are there any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes / No If yes, please describe.

None known.

Are there any institutional controls (such as land use restrictions) or engineering controls (such as cap or engineered barriers) that are in place at the site and/or have been filed or recorded in land records or a registry under federal, tribal, state or local law? Yes No

If yes, please describe.

Cordova City Code defines the zoning for this site as: CONSERVATION.
Chapter 18.16 of Cordova Municipal Code

**** Important Note:** A search for environmental cleanup liens filed or recorded against the property is required, but is not the responsibility of the environmental professional. If you do not include in your Request for Phase I Assessment that Shannon & Wilson arrange for this activity, then you should engage a title company or other title professional for a comprehensive review of land title and judicial records for evidence of cleanup liens as well as any institutional or engineering controls recorded against the property. Please provide us with copies of surveys, chain of title and any other relevant land records obtained by your review. The ASTM Phase I Standard indicates that only the User commissioning the Phase I ESA must perform this task.

(2) **Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLPs) (40 CFR 312.28; ASTM Section 6.3).**

Do you have any specialized knowledge or experience in connection with the property or nearby properties relevant to environmental matters? (For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?)

Yes No

If you do have such knowledge or experience, please describe.

(3) **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29; ASTM Section 6.5).**

If the transaction at issue involves the purchase of the property, does the proposed purchase price for this property reasonably reflect the fair market value of the property? Yes / / NA

Proposed purchase price is below fair market value.

If you conclude that the purchase price is less than the fair market value, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes / NA *Lower price reflects City's in-kind contribution to Science Center*

After such consideration, do you have reason to believe that the lower price is because of real or perceived contamination at the property? Yes / NA

(4) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30; ASTM Section 6.6).**

Are you aware of commonly known or reasonably ascertainable information about the property or community that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

Do you have information about the past uses of the property or adjoining property? / No

If yes, please describe.

Used for tent and RV camping. An old, wooden stern paddlewheeler-type barge is reportedly buried in the parking lot fill.

Do you have information about specific chemicals that are present or once were present at the property? Yes

If yes, please describe.

Do you know of any spills or other releases of petroleum products, oil, chemicals, solvents or other hazardous materials at the property or adjoining property? Yes / No
If yes, please describe and/or attach copies of relevant documents/reports.

Do you know of any environmental cleanups or investigations that have taken place at the property or adjoining property? Yes / No
If yes, please describe and/or attach copies of relevant documents/reports.

Do you have any environmental reports, permits, notices of violation or other documents concerning environmental matters at the property? Yes / No
If yes, please attach copies.

(5) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31):**

Based on your knowledge and experience related to the property or the community, are you aware of any obvious indicators pointing to the presence or likely presence of contamination at the property? Yes / No
If yes, please describe.

(6) **The purpose for the Phase I Environmental Site Assessment (ASTM Section 6.7).**

Is the purpose for this Phase I to potentially qualify for the Landowner Liability Protections under CERCLA? Yes / No

If not, what is the purpose for this Phase I?

To determine whether we should buy the property or whether there are environmental concerns that would dissuade us from doing so.

(7) **Although you are not required to obtain any of the following documents, please provide us with copies of any of the following documents that you may already have in your possession or could easily obtain for our use.**

ALTA Survey showing the boundary of the Property - recently completed survey will be provided
Previous Environmental Site Assessment Reports (Phase I and/or Phase II reports)
Environmental Compliance Audit Reports
Environmental Permits (air, wastewater, stormwater, etc.)
Underground and Aboveground Storage Tank Registrations
Tank Removal or Investigation Reports
Governmental Notices relating to alleged violation of environmental laws

SHANNON & WILSON
PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE
FOR SUBJECT PROPERTY

The purpose of this Environmental Assessment is to acquire sufficient information to develop a professional opinion as to the presence of petroleum hydrocarbon/hazardous substances on or near the subject property that may affect this site. This questionnaire should be completed to the fullest extent possible during an interview with the owner or the owner's representative conducted by an environmental assessor.

Date of Visit: _____ Interviewer (if applicable): _____

Project Name/Project Number: _____

Legal Description/Site Address: _____

City: _____ State: _____ Zip: _____

Property Owner(s): City of Cordova

Owner Representative(s) Interviewed: Samantha Greenwood

Length of Time Familiar with Site: 8 Years

Phone: 907-424-6233

Previous Ownership:

Please provide the following information regarding the history of past ownership of the property.

	Owner	Dates From - To	Type of Business
1.	Alaska Packers Associations, INC	1973 -84	Cannery -No buildings on property
2.	Alaganik Associations	1985-86	unknown - No buildings on proeprty
3.	Lynn Canal Investment Co.	1986	unknown - No buildings on proeprty
4.	Pacific Western Lines Inc	1986-88	unknown - No buildings on proeprty
5.	Seaalsaka Corp	1989-97	unknown - No buildings on proeprty
6.	State of Alaska	1997-2007	No buildings on proeprty
	City of Cordova	2007-18	Tent platform & RV parking

11) Does the site contain above ground or buried fuel or chemical storage tanks? If yes, list which authorities the tanks were registered with, the tank capacities, the age of the tanks, the tank contents, and whether any problems such as vapors or soil contamination have been encountered.

Yes no don't know
Registered with: EPA ADEC Other
Capacity of Tanks _____gallons; Tank contains _____
Age of tank is ____years;
Any problems?_____

12) Have there been any excavations on the property?

Yes no don't know
If yes, explain:_____

13) Has off-site fill ever been deposited on the site?

Yes no don't know
If yes, explain: Created RV and Tent platfoms _____

14) Have any areas of the site been treated with petroleum products or other chemicals for dust control?

Yes no don't know
If yes, areas treated:_____

15) Does the site contain any 55 gallon drums or other containers?

Yes no don't know
Contents of drums:_____

16) Is there any cause to believe that any operation or equipment on or around the facility has been the cause of a spill or release of hazardous waste? Is there any evidence of a hazardous substance release such as stained ground areas, drums, transformers, trash, general disrepair, chemicals, areas where plants refuse to grow, or other indications of hazardous substance contamination?

Yes no don't know
If yes, nature?_____



New England Cannery Rd

Community burn pile

Subject Lot

APPENDIX B
OWNERSHIP DOCUMENTS

NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.810 AND A.S.L.S. 2001-5.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED BETWEEN THE SW CORNER OF LOT 3, U.S.S. 2764 AND THE SE CORNER OF LOT 6, U.S.S. 2764. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
- ALL PARCELS ON LANDS OWNED BY THE STATE OF ALASKA, LOCATED WITHIN FIFTY (50.00) FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A FIFTY (50.00) FOOT EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- PURSUANT TO 11AAC 53.300(1)(B), A PUBLIC ACCESS EASEMENT 60' IN WIDTH, 30' EITHER SIDE OF CENTERLINE, IS DEDICATED BY THIS PLAT OVER THE "EXISTING GRAVEL ROADS" AS DEPICTED UPON THIS PLAT.
- THIS SURVEY WAS EXECUTED IN CONJUNCTION WITH THE SURVEY OF ATS 1610.

LEGEND

- ▲ GEODETIC CONTROL MON. (MAUD 2) FOUND
- * BLM MONUMENT OF RECORD
- ⊕ FOUND BLM MONUMENT
- ⊙ PRIMARY MONUMENT SET THIS SURVEY (SEE NOTE 1)
- PRIMARY MONUMENT OF RECORD
- PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED
- ASLS 2001-5
- - - UNSURVEYED
- - - SURVEYED
- (R) RECORD
- (F) MEASURED
- MHW 2002 MEAN HIGH WATER 2002 SURVEY
- - - CENTERLINE FLEMING CREEK
- - - C-4, U.S.M.S. 1061, ARMSTRONG EXTENSION, NOT FOUND
- - - EDGE OF GRAVEL FILL
- - - CENTERLINE OF 12' GRAVEL ROAD, SEE NOTES
- - - CENTERLINE DOT ROW FOR NEW ENGLAND CANNERY ROAD

2" AL-CAP



TYPICAL REFERENCE MONUMENT MARKING

3 1/4" AL-CAP



TYPICAL PRIMARY MONUMENT MARKING

2" AL-CAP



TYPICAL SECONDARY MONUMENT MARKING

CURVE TABLE

	(F)	(R)
LENGTH	342.43"	342.51"
DELTA	16°24'24"	16°24'33"
RADIUS	1195.97'	1195.92'
CHORD BEARING	S 14°03'21" E	
CHORD LENGTH	341.30'	341.34'

LINE TABLE

LINE	(R)	(R)	SOURCE PLAT#	(F)	(F)
L1	S 90°00'00" W	17.84	95-1		
L2	S 90°00'00" W	60.40	95-1		
L3	S 90°00'00" W	26.70	95-1	S 89°51'36" W	26.77
L4	N 65°53'12" W	60.08	95-1		
L5	S 71°35'19" W	76.50	95-1		
L6	S 30°44'52" W	56.16	95-1		
L7	S 56°08'35" W	86.72	95-1		
L8	N 71°56'46" W	132.09	95-1		
L9	N 34°58'50" W	47.44	95-1		
L10	N 22°15'27" W	88.92	95-1		
L11	N 89°52'22" E	53.98	95-1		
L12	S 31°34'45" W	131.35	95-1		
L13				S 83°55'41" W	183.53

WASTEWATER DISPOSAL

NO WASTEWATER SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEMS ARE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC). CONSTRUCTION PLANS MUST BE SUBMITTED AND APPROVED BY (ADEC) PRIOR TO CONSTRUCTION OF ANY PORTION OF A SEWAGE DISPOSAL SYSTEM. ADDITIONAL SOILS INFORMATION MAY BE NECESSARY. PERMITS FROM OTHER AGENCIES MAY ALSO BE REQUIRED.

CORNER DATA	ACCESSORIES
A.S.L.S. 2001-5 CORNER 1 THE ORIGINAL MONUMENT FOR C-2 USS 252 WAS FOUND. A 3.5"x2.5" IP WITH BLUE WRAPPING AND STAMPED "S252-2". MONUMENT WAS IN A MOUND OF STONE 3.5'x1.5'.	BT 1 8" SPRUCE BT WITH A BLAZE AND SIGN MARKED "BT#1 ASLS 2001-5 S 66°W 19.2" BEARS N66°E, 19.2". BT-2 (FORMER BT-1, USS 252) 9" HEMLOCK BT WITH A PARTIALLY VISIBLE HAND SCRIBED MARKING "S252-2" BEARS S11°W, 34.5'. BT 3 5" SPRUCE BT WITH A BLAZE AND SIGN MARKED "BT#3 ASLS 2001-5 COR #1 S 64°E 29.2" BEARS N 64°W, 29.2'. WITNESS POST 1' NORTH
A.S.L.S. 2001-5 CORNER 2 THE ORIGINAL MONUMENT FOR C-3, USS 252 WAS FOUND. MOSS COVERED MOUND OF STONE 3.5' IN DIAMETER x 1.5' HIGH WITH ORIGINAL MONUMENT HOLE IN CENTER. FOUND 3.5' x 2 1/2" LP WITH BLUE WRAPPING AND STAMPED "S252-3" 6' NE OF MOUND. MONUMENT IN MOUND OF STONE 4' IN DIAM x 1.5' HIGH.	BT 1 6" HEMLOCK BT WITH BLAZE AND SIGN MARKED "BT#1 ASLS 2001-5 COR #2 S 29°W 16.3" BEARS N 29°E, 16.3'. BT 2 5" SPRUCE BT WITH A BLAZE AND SIGN MARKED "BT#2 ASLS 2001-5 COR #2 N 76°W 7.1" BEARS S 76°E, 7.1'. BT 3 7" HEMLOCK BT WITH A BLAZE AND SIGN MARKED "BT#3 ASLS 2001-5 COR #2 S 67°E 7.2" BEARS N 67°W, 7.2'. WITNESS POST 1' NORTH
A.S.L.S. 2001-5 CORNER 3 FOUND 3/8" REBAR WITH 2" P-CAP STAMPED "3943-S, 1994" IN CREEK BED SUBJECT TO DESTRUCTION.	NO ACCESSORIES.
A.S.L.S. 2001-5 CORNER 4 SET 2" ALUM. POST MON. W/ 2" AL-CAP.	NO ACCESSORIES.
A.S.L.S. 2001-5 CORNER 5 SET 2" ALUM. POST MON. W/ 2" AL-CAP.	NO ACCESSORIES.
A.S.L.S. 2001-5 CORNER 6 SET 2" ALUM. POST MON. W/ 2" AL-CAP.	NO ACCESSORIES.
A.S.L.S. 2001-5 CORNER 7 SET 2" ALUM. POST MON. W/ 2" AL-CAP.	NO ACCESSORIES.
A.S.L.S. 2001-5 CORNER 8 SET 2" ALUM. POST MON. W/ 2" AL-CAP.	NO ACCESSORIES.
A.S.L.S. 2001-5 CORNER 9 SET 2" ALUM. POST WITH A 3 1/4" AL-CAP STAMPED "ASLS 2001-5 C-9/C-5 TR. B ALS 1610 7968-S 2002".	CHISELED "X" ON NW CORNER OF CONCRETE PAD OF ELEC. TRANS. BEARS N 73°40'36" E, 50.12' DO 2 CENTER OF WATER TAP BEARS S 46°23'01" E, 114.81' BO 3 NW CORNER OF CONCRETE RAMP BEARS N 62°15'47" W, 59.93'
A.S.L.S. 2001-5 CORNER 10 SET 2" ALUM. POST MON. W/ 2" AL-CAP.	NO ACCESSORIES.
A.S.L.S. 2001-5 CORNER 11 FOUND USS 252/ROW 2" ALUMINUM POST MONUMENT WITH 3 1/4" AL-CAP. STAMPED "3943S ROW S252 1994".	RE-BAR WITH 2" AL-CAP. N 89°52'19" E, 11.3' RM 2 RE-BAR WITH 2" AL-CAP. N 89°52'19" E, 20.1' WITNESS POST 1' EAST
U.S.M.S. 1061 CORNER 4 NOT FOUND.	
A.S.L.S. 79-258 CORNER 3 A STANDARD 2" ALUMINUM POST MONUMENT WITH 3 1/4" AL-CAP FOUND IN GOOD CONDITION.	10" HEMLOCK BEARS S54°E, 12.5'
ROS USS 252 WCMC4 FOUND 2" ALUMINUM POST MONUMENT WITH A 3/4" AL-CAP 26.7' EAST OF MC4.	WITNESS POST 1' EAST.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 10/16/06

REGISTRATION NO. 7968

KEVIN T. BLOOM
REGISTERED LAND SURVEYOR



CERTIFICATE OF APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF CORDOVA PLANNING AND ZONING COMMISSION AND IS HEREBY ACCEPTED AS THE OFFICIAL PLAT. SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF THE ORDINANCE AND LAW PERTAINING THERETO.

Scott A. Hahn
CITY MANAGER

9/12/06
DATE

Richard Collins
CHAIRMAN, PLANNING & ZONING COMMISSION

9/13/06
DATE

PLATTING OFFICIAL

9/12/06
DATE

TAX CERTIFICATION

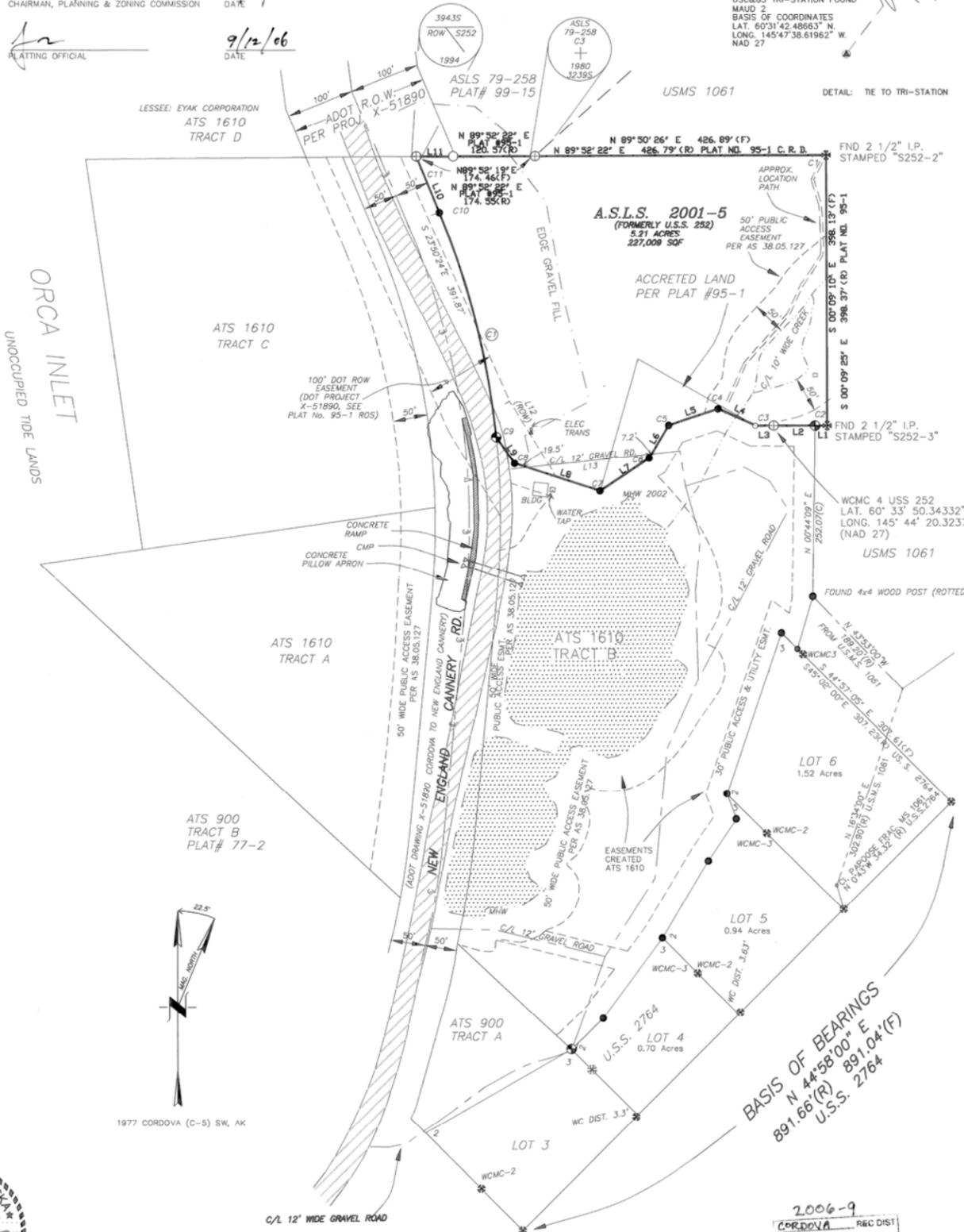
ALL REAL PROPERTY TAXES LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID THROUGH THE CITY OF CORDOVA. LEA J. KROEGER, CITY CLERK, DATE 9/13/2006

BASIS OF COORDINATES

THE BASIS OF COORDINATES ON THIS PLAT WAS DETERMINED BY A HIGH-PRECISION GPS SURVEY USING TOPCON LEGACY RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE GEO GENIUS SOFTWARE.

WCMC 4 USS 252
LAT. 60° 33' 50.34332" NORTH
LONG. 145° 44' 20.32371" WEST
(NAD 27)

USC&GS TRI-STATION FOUND
MAUD 2
BASIS OF COORDINATES
LAT. 60°31'42.48663" N.
LONG. 145°47'38.61962" W.
NAD 27



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND & WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF A.S.L.S. NO. 2001-5 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

11-15-06
DATE
Sandra Singer
DIRECTOR, DIVISION OF MINING, LAND & WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF NOV., 2006.
FOR: SANDRA SINGER



APPLICANT CERTIFICATE

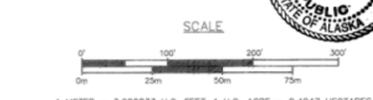
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.
ADL. NO. 227397

Scott A. Hahn
CITY MANAGER
CITY OF CORDOVA
P.O. BOX 1210
CORDOVA, ALASKA 99574

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF Sept., 2006.
FOR: Scott A. Hahn, City Manager

Cynthia R. Appleton
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8/20/2010



DATE OF SURVEY: BEGINNING: SEPTEMBER 2002 ENDING: OCTOBER 2002	NAME OF SURVEYOR: KENTON T. BLOOM 1044 EAST END ROAD, SUITE A ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2001-5	
Located Within PROTRACTED SECTION 15, T.15 S., R. 3 W., C.R.M. ALASKA CONTAINING 5.21 ACRES Cordova Recording District	
DRAWN BY: KB	APPROVAL RECOMMENDED: [Signature] Nov 9, 2006
DATE: 3/15/03	STATISTICAL SURVEYOR: [Signature]
SCALE: 1" = 100'	CHECKED BY: FILE NO. ASLS 20010005

2006-9
CORDOVA REC DIST
Date 11/15/2006
Time 11:35 AM
Requested by DNR
Address

A
L
A
S
K
A

2007-000221-0

Recording Dist: 306 - Cordova
5/23/2007 11:16 AM Pages: 1 of 3



**THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.**

DO NOT DETACH

Return Recorded Document to:
CITY OF CORDOVA
P. O. BOX 1210
Cordova, Alaska 99574

State of Alaska

Quitclaim Deed

No. 1622

ADL No. 2 2 7 3 9 7

The Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 550 West 7th Avenue, Suite 1050A, Anchorage, Alaska 99501-3579, pursuant to AS 38.05.810(a), AS 29.65.100(c), and the regulations promulgated thereunder, and the Final Finding and Decision dated December 30, 1998, for good and valuable consideration, does hereby convey and quitclaim unto the Grantee, the CITY OF CORDOVA, whose mailing address of record is P.O. Box 1210, Cordova, Alaska 99574, and Grantee's heirs and assigns, all right, title and interest, if any, in and to that real property situated in the Cordova Recording District, State of Alaska, and described as follows:

ALASKA STATE LAND SURVEY NO. 2001-5, CONTAINING 5.21 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE CORDOVA RECORDING DISTRICT ON NOVEMBER 15, 2006, AS PLAT 2006-9.

Net chargeable acreage under AS 29.65.020 is 5.21 acres, more or less.

Subject to: valid existing rights, including reservations, easements, and exceptions in the U.S. Patent, or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights-of-way, covenants, conditions, reservations, notes on the plat, and restrictions of record, if any.

Further subject to: the condition of use for public purposes. If the Director of the Division of Mining, Land and Water of the Department of Natural Resources determines that the Grantee or the Grantee's successors in interest have failed to observe this condition, the Director may declare a forfeiture of the conveyance and title hereby conveyed shall thereupon revert to the State of Alaska.

Further subject to: rights of the public and/or government agencies in and to that portion of said premises lying below the mean high water mark of Orca Inlet, Fleming Creek and Unnamed lagoon.

Together, with all the appurtenances and all the estate and rights of the Grantor to said premises.

The Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on



these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns; as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have and to Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's heirs and assigns forever.

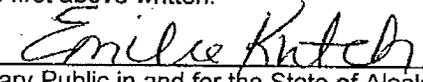
In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 17th day of May, 2007.

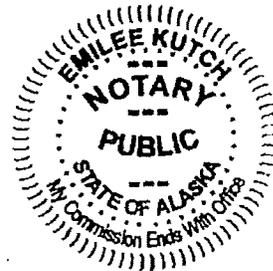
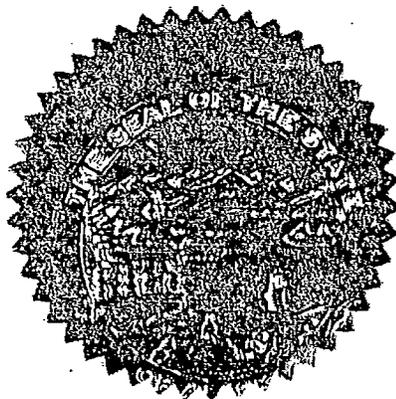
By: 
Sandra J. Singer
For Richard H. Mylius, Director
Division of Mining, Land and Water

State of Alaska)
) ss.
Third Judicial District)

This Is To Certify that on the 17th day of May, 2007, personally appeared before me SANDRA J. SINGER, who is known to me to be the person who has been lawfully delegated the authority of Richard H. Mylius, the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, to execute the foregoing document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Witness my hand and official seal the day and year in this certificate first above written.


Notary Public in and for the State of Alaska
My commission expires with office



QCD 1622
ADL 227397
OSL 1143
Location Index:
T. 15 S., R. 3 W., C.R.M.
Section 15



APPENDIX C
SITE PHOTOGRAPHS



Photo 1: Looking east across the southern portion of the Property.
(August 11, 2018)



Photo 2: Looking south across the western portion of the Property.
(August 11, 2018)

Proposed Prince William Sound Science Center
Cordova, Alaska

PHOTOS 1 AND 2

September 2018

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C-1



Photo 3: Three-phase junction box on the southern portion of the Property. (August 11, 2018)



Photo 4: Fleming Creek on the southeast portion of the Property. (August 11, 2018)

Proposed Prince William Sound Science Center
Cordova, Alaska

PHOTOS 3 AND 4

September 2018

100619-001

SHANNON & WILSON, INC.
Geotechnical & Environmental Consultants

C-2



Photo 5: Campfire ring and debris located on the eastern portion of the Property. (August 11, 2018)



Photo 6: Community burn pile located approximately 450 feet of north of the Property. (August 11, 2018)

Proposed Prince William Sound Science Center
Cordova, Alaska

PHOTOS 5 AND 6

September 2018

100619-001



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C-3



Photo 7: Pond located south of the Property. (August 11, 2018)

Proposed Prince William Sound Science Center
Cordova, Alaska

PHOTO 7

September 2018

100619-001



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Geotechnical & Environmental Consultants

C-4

APPENDIX D

IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE

ASSESSMENT/EVALUATION REPORT



Date: September 2018
To: Prince William Sound Science Center
Re: Proposed Prince William Sound Science
Center, Cordova, Alaska

IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT/EVALUATION REPORT

ENVIRONMENTAL SITE ASSESSMENTS/EVALUATIONS ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

This report was prepared to meet the needs you specified with respect to your specific site and your risk management preferences. Unless indicated otherwise, we prepared your report expressly for you and for the purposes you indicated. No one other than you should use this report for any purpose without first conferring with us. No one is authorized to use this report for any purpose other than that originally contemplated without our prior written consent.

The findings and conclusions documented in this site assessment/evaluation have been prepared for specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in this area. The conclusions presented are based on interpretation of information currently available to us and are made within the operational scope, budget, and schedule constraints of this project. No warranty, express or implied, is made.

OUR REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

Our environmental site assessment is based on several factors and may include (but not be limited to): reviewing public documents to chronicle site ownership for the past 30, 40, or more years; investigating the site's regulatory history to learn about permits granted or citations issued; determining prior uses of the site and those adjacent to it; reviewing available topographic and real estate maps, historical aerial photos, geologic information, and hydrologic data; reviewing readily available published information about surface and subsurface conditions; reviewing federal and state lists of known and potentially contaminated sites; evaluating the potential for naturally occurring hazards; and interviewing public officials, owners/operators, and/or adjacent owners with respect to local concerns and environmental conditions.

Except as noted within the text of the report, no sampling or quantitative laboratory testing was performed by us as part of this site assessment. Where such analyses were conducted by an outside laboratory, Shannon & Wilson relied upon the data provided and did not conduct an independent evaluation regarding the reliability of the data.

CONDITIONS CAN CHANGE.

Site conditions, both surface and subsurface, may be affected as a result of natural processes or human influence. An environmental site assessment/evaluation is based on conditions that existed at the time of the evaluation. Because so many aspects of a historical review rely on third party information, most consultants will refuse to certify (warrant) that a site is free of contaminants, as it is impossible to know with absolute certainty if such a condition exists. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas that showed no signs of contamination at the time they were studied.

Unless your consultant indicates otherwise, your report should not be construed to represent geotechnical subsurface conditions at or adjacent to the site and does not provide sufficient information for construction-related activities. Your report also should not be used following floods, earthquakes, or other acts of nature; if the size or configuration of the site is altered; if the location of the site is modified; or if there is a change of ownership and/or use of the property.

INCIDENTAL DAMAGE MAY OCCUR DURING SAMPLING ACTIVITIES.

Incidental damage to a facility may occur during sampling activities. Asbestos and lead-based paint sampling often require destructive sampling of pipe insulation, floor tile, walls, doors, ceiling tile, roofing, and other building materials. Shannon & Wilson does not provide for paint repair. Limited repair of asbestos sample locations are provided. However, Shannon & Wilson neither warrants repairs made by our field personnel, nor are we held liable for injuries or damages as a result of those repairs. If you desire a specific form of repair, such as those provided by a licensed roofing contractor, you need to request the specific repair at the time of the proposal. The owner is responsible for repair methods that are not specified in the proposal.

READ RESPONSIBILITY CLAUSES CAREFULLY.

Environmental site assessments/evaluations are less exact than other design disciplines because they are based extensively on judgment and opinion, and there may not have been any (or very limited) investigation of actual subsurface conditions. Wholly unwarranted claims have been lodged against consultants. To limit this exposure, consultants have developed a number of clauses for use in their contracts, reports, and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses may appear in this report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

Consultants cannot accept responsibility for problems that may develop if they are not consulted after factors considered in their reports have changed, or conditions at the site have changed. Therefore, it is incumbent upon you to notify your consultant of any factors that may have changed prior to submission of the final assessment/evaluation.

An assessment/evaluation of a site helps reduce your risk, but does not eliminate it. Even the most rigorous professional assessment may fail to identify all existing conditions.

ONE OF THE OBLIGATIONS OF YOUR CONSULTANT IS TO PROTECT THE SAFETY, HEALTH, PROPERTY, AND WELFARE OF THE PUBLIC.

If our environmental site assessment/evaluation discloses the existence of conditions that may endanger the safety, health, property, or welfare of the public, we may be obligated under rules of professional conduct, statutory law, or common law to notify you and others of these conditions.

The preceding paragraphs are based on information provided by the
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland