

cc

A
L
A
S
K
A

2010-070041-0

Recording Dist: 301 - Anchorage

12/27/2010 12:27 PM Pages: 1 of 3



Notice of Environmental Contamination

Recording District: Anchorage

Pursuant to 18 AAC 78.280(d), Holiday Alaska, Inc., as the responsible party of the subject property, hereby provides public notice that the property located at 6828 Lake Otis Parkway, Anchorage, Alaska, has been subject to the release(s) of hazardous substances. The parcel is Lot 2, Block 3, O'Brien Subdivision in Anchorage, Alaska.

This site has been subject to a discharge or release and subsequent cleanup and/or monitoring of oil and other hazardous substances, regulated under 18 AAC 78, as amended October 2006. This release and cleanup and/or monitoring is documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under Hazard ID number 23367.

ADEC reviewed and approved, subject to this and other institutional controls, the cleanup and/or monitoring as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site unless new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment. ADEC determined, in accordance with 18 AAC 78.090 - 276 corrective action rules, that site cleanup has been performed to the maximum extent practicable even though residual fuel-contaminated soil and groundwater exists on-site. Further cleanup was determined to be impracticable because the tanks remain active and in place.

Attached is a site survey or diagram drawn to scale that shows the property boundaries, locations of existing structures, and the approximate location and extent of remaining soil and groundwater contamination.

The ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Corrective Action Complete- ICs determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore the Holiday Alaska, Inc. shall report to ADEC every five years to document land use, or report as soon as Holiday Alaska, Inc. becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.**
2. A Notice of Environmental Contamination (deed notice) shall be recorded in the State Recorder's Office that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with this decision document.
3. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.350(2).

4. The drinking water well at 2563 East 68th Avenue should be sampled on an annual basis.
5. 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 and Notice of Environmental Contamination)
6. Soil contamination may be remaining in the area of the active tank array. When the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan
7. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

In the event that the remaining contaminated soil becomes accessible during activities such as tank removal, or other information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, the land owner and/or operator are required under 18 AAC 78.220 to notify ADEC and evaluate the environmental status of the contamination in accordance with applicable laws and regulations; further site characterizations and cleanup may be necessary under 18 AAC 78, Article 2.

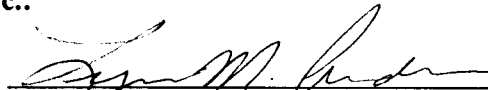
In the future, if soil is removed from the site or groundwater is brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time. Pursuant to 18 AAC 78.274 (b), DEC approval is required prior to moving soil or groundwater that is, or has been, subject to 18 AAC 78, Article 2.

This notice remains in effect until a written determination from ADEC is recorded that states that soil and groundwater at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and groundwater meets the cleanup levels in Table C in 18 AAC 75.345 and that off-site transportation of soil and groundwater is not a concern.

Please return original copy of this notice to the address below:

Holiday Alaska, Inc.:

Signature:



Printed Name:

Lynn M. Anderson

Mailing Address:

4567 American Blvd. West

Minneapolis, MN 55437



(Notarization seal)



Subscribed and sworn to before me this 9th day of
December _____, 2010.

Notary Public in and for the State of Minnesota
My commission expires: Jan. 31, 2015

Dawn E Prokop
Notary

Note: Please refer to 11 AAC 05.010 (a)(14) for the required fee. The information requested on this form should be typed or legibly printed in English. Any attachments or exhibits must not exceed 8.5" x 14". This form is intended to comply with the recording requirements of AS 40.17.030 and 11 AAC 06.040, please double-check recording requirements.

