

A  
L  
A  
S  
K  
A

2009-055205-0

Recording Dist: 301 - Anchorage  
8/20/2009 10:47 AM Pages: 1 of 5



2107-38.003

ADEC File No

Former Sandenfuel

RECEIVED

SEP 23 2009

DEPT. OF ENVIRONMENTAL  
CONSERVATION

Return to:  
4000 Blessing  
355 Cordova Street  
Anchorage, AK 99501

STATE BUSINESS - NO  
Charge

**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**

## NOTICE OF ENVIRONMENTAL CONTAMINATION

### Recording District: Anchorage

Pursuant to 18 AAC 75.375, John Hillborn as the owner [and operator] of the subject property, hereby provides public notice that the property located at: 12512 Old Glenn Highway, Eagle River, Alaska, 99577, and more particularly described as follows:

**Lot One (1), Block Two (2), SCHROEDER SUBDIVISION ADDITION No. 1 & 2 TO THE TOWNSITE OF ANCHORAGE, according to the official plat thereof, filed under Plat No. 98-101, records of the Anchorage Recording District, Third Judicial District, State of Alaska**

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, as amended October 9, 2008. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at [http://www.dec.state.ak.us/spar/csp/db\\_search.htm](http://www.dec.state.ak.us/spar/csp/db_search.htm) under Hazard ID number 1214.

ADEC reviewed and approved, subject to this and other institutional controls, the cleanup 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 75.325 – 390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual fuel-contaminated soil and/or groundwater) exists on-site. Further cleanup was determined to be impracticable because contaminated soil and groundwater are roughly thirty five to forty feet below the ground surface.

Attached is a site survey or diagram drawn to scale that shows the property boundaries, locations of existing structures, the area that has been cleaned up, the approximate location and extent of remaining soil and/or groundwater contamination and the locations where confirmation soil samples were collected.

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 with 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, John Hillborn shall report to ADEC every two years to document land use, or report as soon as John Hillborn becomes aware of any change in land ownership and/or use, if earlier. **This report can be sent to the local ADEC office or electronically to [DEC.ICUnit@alaska.gov](mailto: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. Future installation of groundwater wells will require approval from ADEC.
4. The monitoring wells installed at the property and the surrounding area will continue to be utilized for area-wide groundwater monitoring as part of a required long term groundwater monitoring plan. However, any monitoring wells (MWs) that are not needed for area-wide monitoring must be decommissioned in accordance with ADEC guidance as soon as it is determined MWs are no longer needed.



- 5. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h) and 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.)
- 6. 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 and/or groundwater becomes accessible 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 75.300 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 75.325-.390.

Pursuant to 18 AAC 75.325(i)(1) and (2), ADEC approval is required prior to moving soil or groundwater that is, or has been, subject to the cleanup rules found at 18 AAC 75.325-.370. At this site, 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.

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

**This document will be filed in the Anchorage recording district.**

Signature(s):

    *Todd Blessing*    

Printed Name(s):

    TODD BLESSING    

Mailing Address(s):

    555 CORDOVA STREET      
    ANCHORAGE, AK 99517    

(Notarization seal)

Subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 20\_\_.

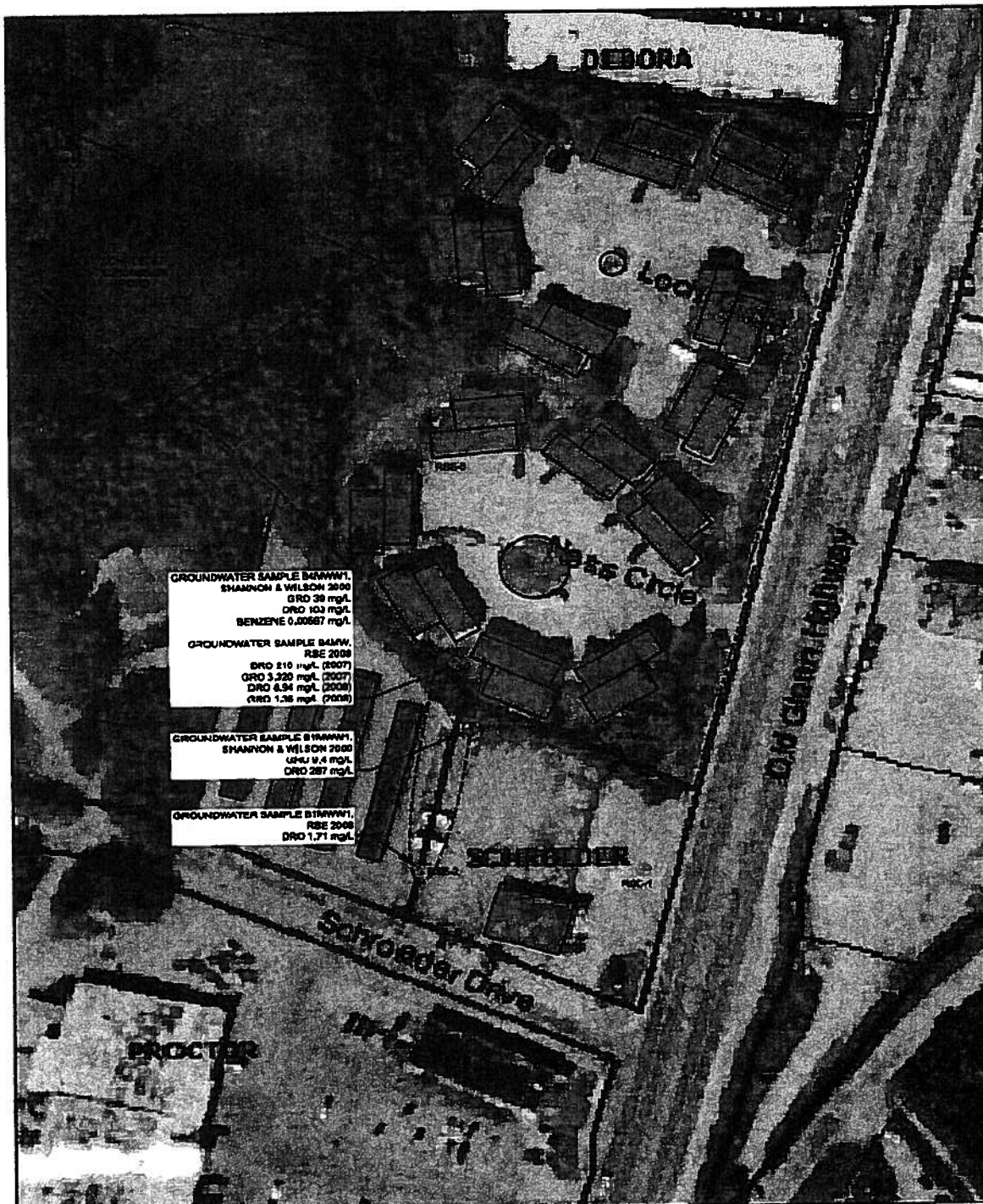
Notary Public in and for the State of \_\_\_\_\_

My commission expires: \_\_\_\_\_



**Attachment C: Site Figures**





**LEGEND**

- ⊕ RBE-1 NEW MONITORING WELL
- ⊕ B1MW OLD MONITORING WELL
- ESTIMATED HYDROCARBON GROUNDWATER PLUME, RBE OCT. 2008
- ESTIMATED HYDROCARBON GROUNDWATER PLUME, SHANNON & WILSON JAN. 2000

NOTE: B1MW LOCATION IS APPROXIMATE.

IMAGE SOURCE: MUNICIPALITY OF ANCHORAGE GIS SYSTEM



**RESTORATION**

SCIENCE & ENGINEERING  
911 West 6th Avenue, Suite 100  
Anchorage, Alaska 99501  
PH (907) 278-1023 FAX (907) 277-5718

**REVISIONS**

NO.	DATE	DESCRIPTION

**Figure 2**  
**FORMER SARDEN TESORO**  
**ESTIMATED IMPACTED GROUNDWATER LOCATION MAP**  
**EAGLE RIVER, ALASKA**

