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Recording District 301 Anchorage
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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 3727 Spenard Road, Anchorage, Alaska, has been subject to releases of hazardous substances. The parcel is located on Lincoln Park Block 1A, Lot 1B in Anchorage, Alaska.

This site has been subject to a discharge, monitoring, and subsequent cleanup of oil and other hazardous substances, regulated under 18 AAC 78, as amended in October 2006. This release, monitoring, and cleanup is documented in the Alaska Department of Environmental Conservation (ADEC) Contaminated Sites database, available online at <http://dec.alaska.gov/applications/spar/CSPSearch/default.asp> under Hazard ID numbers 23316 and 22986.

ADEC reviewed the work plans and reports associated with cleanup of this site and determined that the activity was protective of human health, safety, welfare, and the environment, subject to the following institutional controls. No further cleanup is necessary at this site unless new information becomes available to indicate to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment. ADEC determined, in accordance with the 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. The attached diagram shows the property boundaries, locations of existing structures, and approximate location and extent of contamination that remains onsite.

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

1. All monitoring wells **except B2MW, B5MW, and B6MW** will be decommissioned in accordance with ADEC guidelines prior to **January 1, 2013**. Holiday Alaska, Inc. (Holiday) will coordinate with Chevron to determine which company (Holiday or Chevron) will eventually decommission these three remaining monitoring wells, following ADEC's future approval. Decommissioning of monitoring wells must be documented in a report submitted to ADEC by March 2013.

2. Decommissioning of monitoring wells B2MW, B5MW, and B6MW, as well as installation of future groundwater wells will require approval from ADEC. Note: all monitoring wells must be decommissioned prior to the future removal of institutional controls.
3. A Notice of Environmental Contamination (deed notice) shall be recorded in the State Recorder's Office pursuant to 18 AAC 78.280 that identifies the nature and extent of contamination at the property and any conditions to which the owners and operators are subject in accordance with this decision document. The NEC will remain in effect until a written determination from ADEC is recorded; stating that the soil and groundwater at this site meets the most stringent cleanup levels (i.e. Method Two of 18 AAC 75.341 for soil and 18 AAC 75.345, Table C for groundwater), and that all monitoring wells are decommissioned including B2MW, B5MW, and B6MW.
4. Any future change in land use may impact the exposure assumptions cited in this document and therefore affect the usefulness of current ICs. Therefore, the responsible party (Mr. Anthony or Holiday's designated representative) shall report to ADEC **every three years** to document land use, or report as soon as Holiday 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.**
5. Any proposal to transport soil or groundwater offsite 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, regardless of property ownership. (See attached site figure.)

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 has been subject to 18 AAC 78, Article 2.

This notice remains in effect until: groundwater meets the cleanup levels in 18 AAC 75.345, Table C; off-site transportation of soil and groundwater is no longer a concern, and a written determination from ADEC is recorded, stating that soil and groundwater at the site has met the most stringent soil cleanup levels in 18 AAC 75.340, Method Two; and that all monitoring wells are decommissioned including B2MW, B5MW, and B6MW.



Notice of Environmental
Contamination Holiday Station
Store #630

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

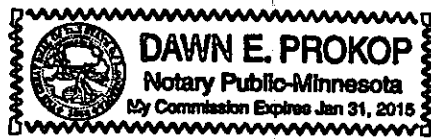
Holiday Alaska, Inc.

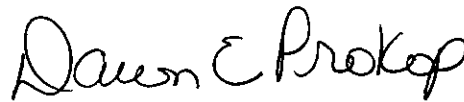
Signature: 

Printed Name: Lynn M. Anderson, Assistant Secretary

Mailing Address: 4567 American Blvd. West
Bloomington, MN 55437

(Notarization seal) Subscribed and sworn to before me this 14th day of November, 2012.





Notary Public in and for the State of Minnesota

My commission expires: Jan. 31, 2015

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.



Figure 1

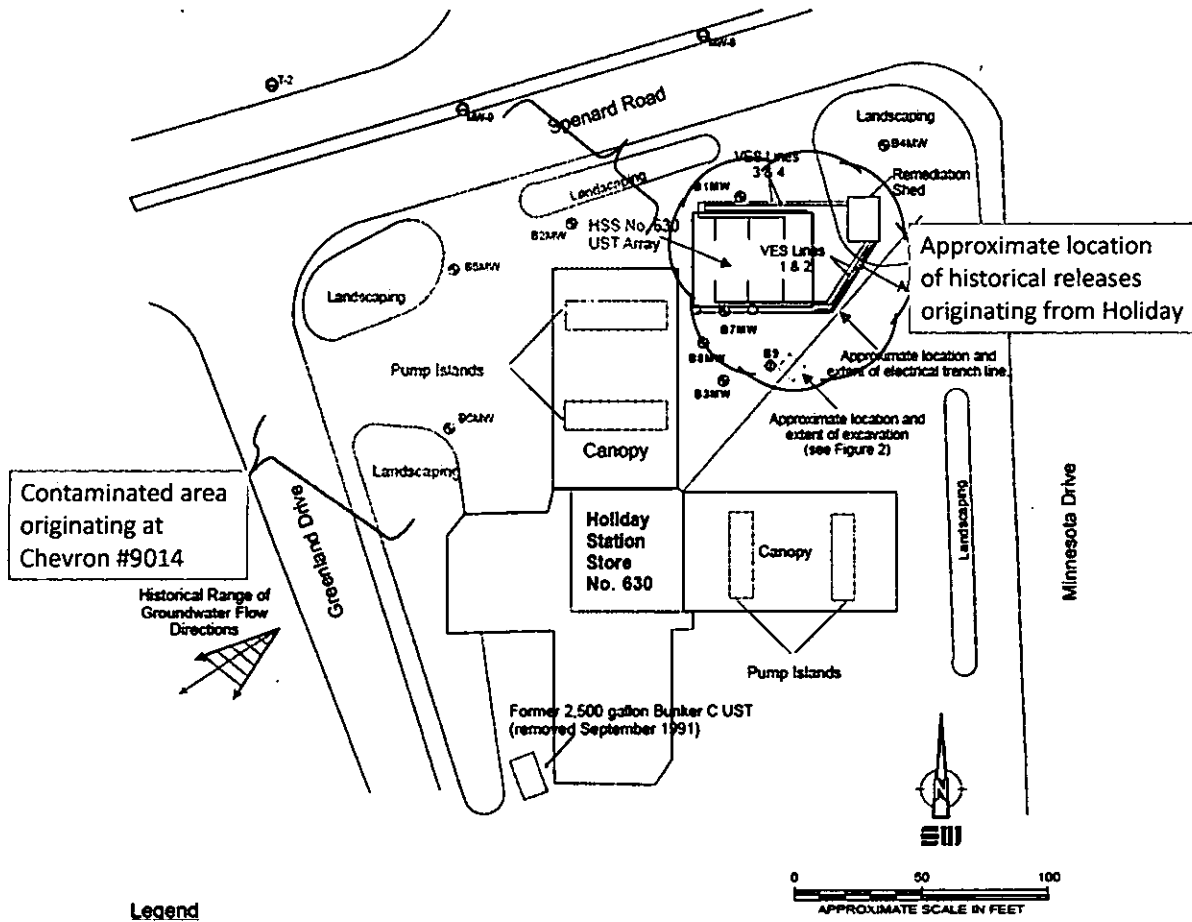


Figure 1: Approximate regions of contamination affecting Holiday Station Store #630 at 3727 Spenard Road, Anchorage, AK.