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2014-001190-0

Recording District 401 Fairbanks
01/29/2014 11:06 AM Page 1 of 3



Notice of Environmental Contamination

Grantor: Alaska Department of Environmental Conservation-Contaminated Sites Program

Grantee: John Goodhand

Legal Description: Tax Lot 221, Section 2, Township 1 South, Range 2 West, Fairbanks Meridian

Recording District: Fairbanks

Return to: Janice Wiegers
ADEC Contaminated Sites Program
610 University Avenue
Fairbanks, Alaska 99709
Fax: (907) 451-5105
Email: Janice.Wiegers@alaska.gov

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation, Grantor, pursuant to 18 AAC 78.625 John Goodhand, Grantee, as the owner of the subject property, hereby provides public notice that the property located at: 2502 George Parks Highway, Fairbanks, Alaska, 99709, and more particularly described as follows:

Tax Lot 221, Section 2, Township 1 South, Range 2 West, Fairbanks Meridian,

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 78, as amended October 2006. 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 under Hazard ID number 24792.

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 78.090 - 276 corrective action rules, that site cleanup has been performed to the maximum extent practicable even though residual fuel-contaminated soil exists on-site.

Attached is the ADEC cleanup complete letter with a 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 contamination.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use changes, these management conditions may not be protective and ADEC may require additional remediation and revised conditions. Therefore, the current landowner shall report to ADEC every 3 years to document land use, or report as soon as he/she 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. Sub-surface soil contamination is located southeast of the shop building. When soil contamination is excavated or otherwise becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.
3. The building currently on the property is used for light industrial activities (i.e., automotive repair). If the use of the building changes, or if other buildings are constructed within 30 feet of the contaminated area, ADEC must be notified and may require a vapor intrusion evaluation to determine if building occupants could be affected by vapors.
4. Installation of groundwater wells requires ADEC approval.
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).



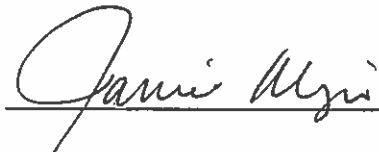
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

In the event that the remaining contaminated soil 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 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.

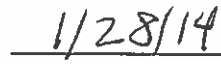
In the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time. Pursuant to 18 AAC 78.274 (b), DEC approval is required prior to moving soil or groundwater that is, or has been, subject to 18 AAC 78, Article 2.

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

For more information on the contaminated site in this Notice of Environmental Contamination, please see ADEC Contaminated Sites Program file number 100.26.175 for the site named Cripple Creek Tire and Automotive.



Signature of Authorized ADEC Representative



Date

