



Notice of Environmental Contamination

Grantor: State of Alaska
Department of Environmental Conservation
Contaminated Sites Program

Grantees:
Michael Webb
192 Kelso Way
Cumberland City, TN 37060

Dan Jenkins
816 Video Way
Newport, TN 37821

Legal Description: Chum Creek Subdivision Lot 1, Coffman Cove, AK 99918
Lot 1 Plat 98-4

Recording District: Ketchikan

Return to: Danielle Duncan
CS Project Manager
Division of Spill Prevention and Response
Department of Environmental Conservation
410 Willoughby Ave., Ste. 302
P.O. Box 111800
Juneau, AK 99811-1800
907-465-5207

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

Recording District: Ketchikan Official State Business – No Charge

As required by regulations of the Alaska Department of Environmental Conservation (ADEC) in 18 AAC 75, and specifically 18 AAC 75.375(a) and (b), ADEC, the Grantor herein, has determined that the protection of human health, safety and welfare, and the environment requires that this public Notice of Environmental Contamination (Notice) be issued and recorded with respect to certain property owned by Michael Webb and Dan Jenkins, the Grantees herein, the property subject to this Notice is located at:

Chum Creek Subdivision, Lot 1, Coffman Cove, AK 99918, and more particularly described as follows:
Lot 1 Plat 98-4

The above described property has been subject to a discharge or release of oil or other hazardous substances regulated under 18 AAC 75, Article 3. This release 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 25987.

In 2011, an initial site excavation conducted by a prospective buyer of the subject property revealed the presence of fifty-five gallon drums containing petroleum products in addition to solid waste including car parts, buried on the property. During the excavation, one of these drums was punctured and its contents leaked onto the ground. Other information provided to ADEC regarding the site indicates that it was possibly used as an unpermitted landfill for some period in the past, contents unknown. Some site characterization and removal work has been completed on the property, however, it is unknown what other possibly hazardous substances remain buried on-site. Due to the incomplete characterization and cleanup work at this site as required under 18 AAC 75, exposure risks to human health and the environment are determined to be present.

A site map showing the location of the subject property within the Chum Creek Subdivision is attached to this Notice as Figure 1.

Until comprehensive site characterization and cleanup occurs on the property in accordance with ADEC's regulations in 18 AAC 75, Article 3, it will remain active in the ADEC Contaminated Sites database. In addition, the property is subject to ADEC-imposed restrictions to ensure that any contamination left onsite remains undisturbed until such time as site characterization is completed and a final cleanup plan is implemented, with the prior approvals required under ADEC's regulations. As determined by ADEC, recording of this Notice is necessary to alert all current and future occupants and owners of the property of the contamination and the current situation at the site.

Until such time as the contamination has been cleaned up in accordance with ADEC requirements, the following conditions will apply in order to ensure human health and the



environment is protected. These conditions, listed as institutional controls per 18 AAC 75.375, consist of the following:

1. Notice to ADEC Required for any Change in Land Ownership or Land Use
If land ownership or zoning of the property changes, the owner or operator of the property is required to notify the ADEC as soon as these changes occur.
2. Excavation restriction
No excavation or other surface disturbance shall occur on the property without prior ADEC approval; site characterization per 18 AAC 75.335 will have to be completed before any excavation activities begin.
3. No Offsite Transport of Contaminated Material
Any proposal to transport soil or groundwater off-site from the property requires ADEC pre-approval in accordance with 18 AAC 7.325(i). 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.
4. Contamination of Surface Water Prohibited
Movement or use of contaminated substances in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
5. Groundwater Use Restriction
The domestic groundwater well located on the property shall not be used for drinking water purposes due to possible contamination from the oil spill that occurred on this property.



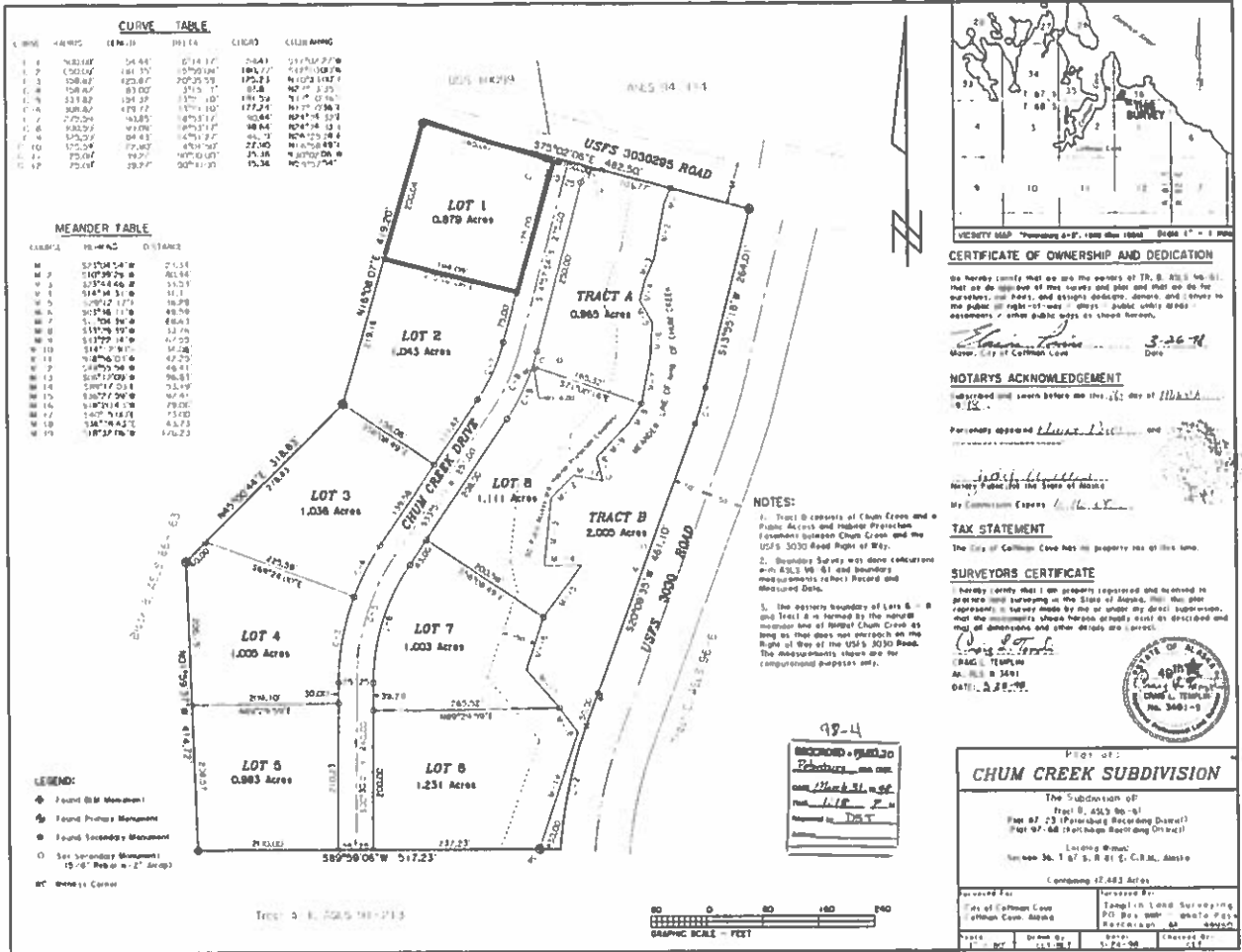


Figure 1: Map indicating the location of the property; lot 1 outlined in red.

This Notice of Environmental Contamination shall be attached to the property as a Deed Notice and will remain in effect until site characterization and cleanup efforts have been performed to the satisfaction of ADEC and ADEC has issued a written determination that soil and groundwater at the site has been shown to meet the most stringent cleanup levels in method two of 18 AAC 75.340-345.

For more information on the contaminated site in this Notice of Environmental Contamination, please see ADEC Contaminated Sites Program file number (1503.38.005) for the site named (Chum Creek Subdivision Lot 1).



Signature of Authorized ADEC Representative

Date

