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2015-000861-0

Recording District 101 Juneau

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# Notice of Environmental Contamination

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

**Grantee:** Holy Trinity Episcopal Church

**Legal Description:** Juneau Townsite BL 15 LT 7A and Juneau Townsite BL 16 LT 1

**Recording District:** Juneau

**Return to:** Evonne Reese  
Contaminated Sites Program/Spill Prevention and Response  
Alaska Department of Environmental Conservation  
P.O. Box 111800  
Juneau, AK 99811-1800

**State Business- No Charge**

## NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation, Grantor, pursuant to 18 AAC 75.375 Holy Trinity Episcopal Church Grantee(s), as the owner of the subject property, hereby provides public notice that the property located at: 325 Gold Street, Juneau, Alaska, 99801, and more particularly described as follows:

Juneau Townsite BL 15 LT 7A and Juneau Townsite BL 16 LT 1

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, revised as of April 8, 2012. 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 4455.

The cause of the contamination is from an unknown offsite source which has yet to be identified and fully characterized. Until this occurs, it is possible that continued migration of petroleum onto the Holy Trinity Episcopal Church property will occur over time. Spills have been documented in the area, and CBJ utility work along the 4<sup>th</sup> Street and Harris Street rights-of-way has encountered petroleum contamination, resulting in the limited removal of impacted soil along those corridors.

For the purposes of this site, removal of contaminated soil has been successful to the extent feasible and practicable and is deemed satisfactory. DEC therefore approves the site cleanup as protective, subject to the institutional controls specified in this document. No further cleanup is necessary at this site unless new information becomes available indicating to DEC that conditions at the site may pose an unacceptable risk to human health, safety, welfare or the environment.

A Notice of Environmental Contamination (NEC or deed notice) shall be recorded in the State Recorder's Office as an institutional control (IC) that identifies the nature and extent of contamination at the property and the conditions that the owners and operators are subject to in accordance with this decision document. These conditions are as follows:

1. Pursuant to 18 AAC 75.325(i)(1) and (2), DEC 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. In the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time. 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.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
3. Subsurface soil contamination is presumed present at a depth of between 8-12 feet on the northeast corner of the property. Attachment B shows a diagram and photograph of the



property indicating the location of the area where petroleum contamination was found migrating onto the property.

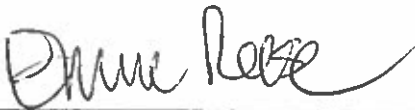
4. The oil-water separator installed onsite requires yearly inspections and cleanings for the removal of accumulated sediments, oils, and other pollutants. The City and Borough of Juneau has agreed to maintain, pump, and clean the oil-water separator every year in the month of June. (This agreement was accepted by both parties in a Settlement and Release Agreement signed by both Holy Trinity and CBJ on September 29, 2009.) DEC will contact CBJ on an annual basis to verify that the maintenance has been performed. Records of this and other maintenance activities performed on the oil-water separator will be held onsite by the Holy Trinity Episcopal Church and should be available upon written or verbal request.

DEC approves the site cleanup as protective, subject to the institutional controls specified in this document. 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.

Attached is a site survey or diagram that shows the property boundaries, locations of the test hole locations for exploration on July 31, 2007 and sampling on August 7, 2007.

This NEC 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.

For more information on the contaminated site in this Notice of Environmental Contamination, please see ADEC Contaminated Sites Program file number 1513.38.074 for the site named Holy Trinity Episcopal Church.



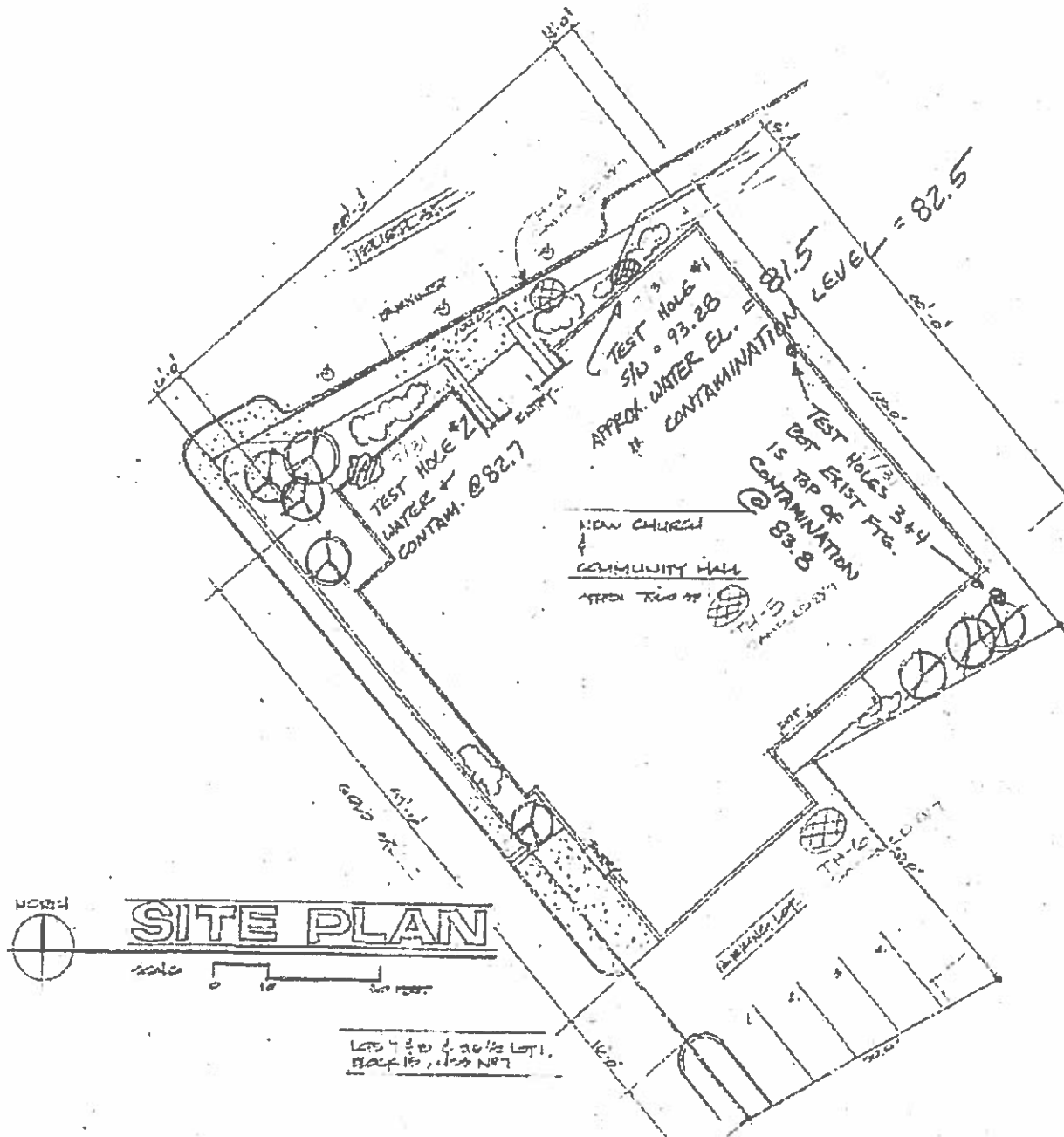
Signature of Authorized ADEC Representative



Date



Site diagram



Test hole locations for exploration on July 31, 2007 and sampling on August 7, 2007. The site investigated has an unknown source of contamination entering the property on the northeast corner.

