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Recording District 106 HAINES

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Notice of Environmental Contamination

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

Grantee:
Kristine Harder
PO Box 708
Skagway, AK 99840

Legal Description: 121 East Chestnut Drive, Haines, AK 99827
Lot 43, Meadow Land Subdivision No. 2, according to Plat No. 98-20

Recording District: Haines

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: Haines
Official State Business – No Charge

As required by the Alaska Department of Environmental Conservation (ADEC), Grantor, pursuant to 18 AAC 75.375 b (3), Kristine Harder, Grantee, as the owner [and operator] of the subject property, hereby provide public notice that the property located at:

121 East Chestnut Drive, Haines, AK 99827
Lot 43, Meadow Land Subdivision No. 2, according to Plat No. 98-20

has been subject to a discharge or release, regulated under 18 AAC 75, Article 3, as revised April 8, 2012 (Figure 1). 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 26390.

On January 13th 2012, a fuel line was severed on the home heating oil tank spilling approximately 300 gallons of fuel onto the ground. The spill was reported to the ADEC Spill Prevention and Response Division (PERP) and Chilkat Environmental. Chilkat Environmental performed a limited site and vapor intrusion investigation on January 16th 2012 and submitted the report to the ADEC. The report documented petroleum vapors on the order of 30 ppm inside the home, 40 ppm in the bedroom, and 230 ppm at the opening of the crawlspace. Soils adjacent to the fuel tank had strong petroleum odor but were not removed at the time. The french drain, ditch, and neighboring property were also contaminated. Free product was observed in the ditch. The PERP program made multiple requests for a cleanup plan from 2012 to 2014 with no success. The site was transferred from the PERP program to the Contaminated Sites Program in May 2015 due to lack of cleanup action, soil contamination, and vapor intrusion issues. Due to the lack of 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. The property is subject to restrictions that ensure contamination left onsite remains undisturbed and to alert all current and future occupants and owners of the property of the contamination, until such time as a cleanup effort is initiated with the prior approval from ADEC.

The property is subject to the following conditions in order to ensure human health is protected until such time that a cleanup can be completed. These conditions, known as institutional controls per 18 AAC 75.375 a (2), consist of the following:

1. Notice 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 shall occur on the property without ADEC approval; characterization will have to be completed before excavation activities begin.



3. No Offsite Transport of Contaminated Material

Any proposal to transport soil or groundwater off-site requires ADEC 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 material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

5. Groundwater Use Restriction

Groundwater shall not be used for drinking water purposes due to possible contamination from the heating oil spill that occurred on the property.

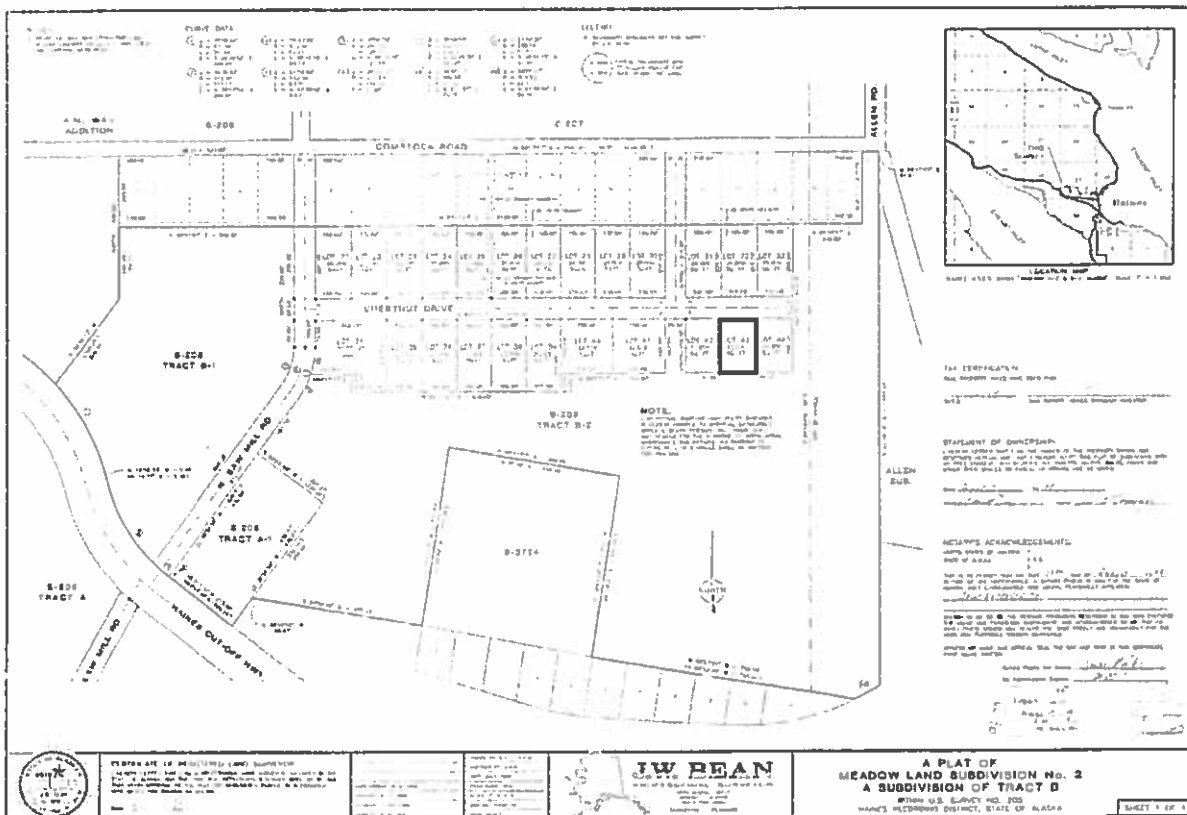


Figure 1: Location of the contaminated site.



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 the department has issued a written determination that soil and groundwater at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340-345.

For more information on the contaminated site in this Notice of Environmental Contamination, please see ADEC Contaminated Sites Program file number (1508.38.026) for the site named (Residence – 121 East Chestnut Lane).

Kristine Harder agrees to the terms and conditions of the Institutional Controls as stated in the ADEC letter and property deed notice dated September 2, 2015 and filed with Alaska Department of Natural Resources Recorder's Office, concerning the (site).



Signature of Authorized ADEC Representative



Date

