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ADEC File No.

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2014-044913-0

Recording District 301 Anchorage  
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# Notice of Environmental Contamination

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

**Grantees:** Holiday Companies  
Holiday Station Store #606  
Sandhill Investments LLC

**Legal Description:** Lot 1, NACLA subdivision, Plat #72-288

**Recording District:** Anchorage

**Return to:** William O'Connell  
ADEC Contaminated Sites Program  
555 Cordova St.  
Anchorage, AK 99507

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**State Business- No Charge**

## NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation (ADEC), Grantor, pursuant to 18 AAC 75.375, Holiday Companies and Sandhill Investments, LLC, Grantees, as the owners and/or operators of the subject properties, hereby provide public notice that the property located at:

- Lot 1, NACLA subdivision, Plat #72-288

with street address 1501 Abbott Road, Anchorage, Alaska has been subject to a discharge or release of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, as amended April 8, 2012. This release and cleanup are documented in the ADEC contaminated sites database at <http://dec.alaska.gov/applications/spar/CSPSearch/default.asp> under Hazard ID number 23847.

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 75.325 – 390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual petroleum contamination in soil exists on-site.

Attached is a site survey or diagram drawn to scale that shows the property boundaries and the approximate extent of petroleum contamination in groundwater. This site is subject to the following institutional controls:

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore the Holiday Companies or their designee shall report to ADEC every five years to document land use, or as soon as they become 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](mailto:DEC.ICUnit@alaska.gov).**
2. Installation of groundwater well will require prior approval from the ADEC Contaminated Sites Program
3. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325 (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. (See attached site figure.)
4. 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 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 75.300 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 75.325-.390.

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. At this site, in the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time.

This NEC remains in effect until a written determination from ADEC is recorded that states that soil and groundwater at the site have been shown to meet the most stringent cleanup levels in 18 AAC 75 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 2100.26.021 for the site named Holiday Station Store #606, former Williams Express Store #5006



Signature of Authorized ADEC Representative

11-4-14

Date



Site Figure

