



Notice of Environmental Contamination and Institutional Controls

Grantor: MIRAE – B2 LLC
VC Sellers Reserve
NORCON Braddock Street

Legal Description: LOT 7 and 8 BLOCK 1, WISE INDUSTRIAL PARK SECOND
ADDITION OUT OF LOT 1 WISE INDUSTRIAL PARK FIRST ADDITION; FAIRBANKS
MERIDIAN

Recording District: Fairbanks Recording District, Fourth Judicial District, State of Alaska

Return to: Alaska Department of Environmental Conservation
ATTN: Wendy Hansen
Division of Spill Prevention and Response
Contaminated Sites Program
555 Cordova Street
Anchorage, Alaska, 99501

State Business - No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375 MIRAE – B2 LLC, the Landowner(s) of the subject property, hereby provides public notice that the property located at: 3725 Braddock Street Fairbanks, Alaska, 99701, and more particularly described as follows:

LOTs 7 & 8 BLOCK 1 WISE INDUSTRIAL PARK SECOND ADDITION OUT OF LOT 1 WISE INDUSTRIAL PARK FIRST ADDITION, according to plat filed February 21, 1984 as Plat No. 84-20; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3. 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 the site name NORCON Braddock Street and Hazard ID number 25417.

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, and shall be maintained and be binding on the Landowner and its agents, successors and assigns. If the Landowner transfers, sells, assigns, leases or subleases the property or any portion of the property covered by the institutional controls, the Landowner shall incorporate a copy of this notice into the documents of transfer, sale, assignment, lease or sublease.

ADEC has reviewed and approved, subject to the institutional controls described below, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site as long as the institutional controls remain in place and effective and no 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 necessary even though residual soil and groundwater contamination remains on-site. Further cleanup was determined to be unnecessary because ADEC has determined that the remaining concentrations of contaminants in soil and groundwater do not pose a risk to human health provided the institutional controls and standard conditions provided herein are maintained. Although benzene remains in the groundwater above the 18 AAC 75.345 Table C cleanup level, results of long-term groundwater monitoring show a stable/declining trend in concentrations and that offsite migration is not occurring. Institutional controls will restrict the use of groundwater so that drinking water is not and will not be an exposure pathway. Concentrations of contaminants remain in the soil above 18 AAC 75.345 Tables B1 and B2 Migration to Groundwater cleanup levels, but below Human Health cleanup levels. In the future, if soil will be excavated (or groundwater will be brought to the surface [for example to dewater in support of construction]) it must be characterized and managed following



regulations applicable at that time and ADEC approval must be obtained before moving soil or water off the property.

The following institutional controls and standard conditions shall be maintained:

Institutional Controls

1. The Landowner agrees to notify ADEC prior to any sale or transfer of the property and shall report to ADEC every 2 years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:
Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800
or be submitted electronically to CS.Submittals@alaska.gov.
2. No groundwater wells shall be installed in the area covered by the institutional controls without prior ADEC approval.
3. No ground disturbing activities shall take place in the area covered by the institutional controls without an ADEC-approved soil management plan.

Standard Conditions

4. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules [see 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. In the future, if soil will be excavated (or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the property.
5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
6. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use.

The attached figure (Figure 1) shows the approximate property boundaries, locations of existing structures, areas that have been cleaned up, and the location and extent of remaining soil and/or groundwater contamination on the property at 3725 Braddock Street which is subject to the institutional controls described in this notice.




Failure to comply with the institutional controls described herein may result in ADEC reopening the site and requiring additional site characterization and cleanup.

In the event that new information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, further site characterization and cleanup may be necessary under 18 AAC 75.325-.390.

This notice and the institutional controls remain in effect until a written determination from ADEC is recorded that documents contaminants remaining at the site have been shown to meet the residential use soil cleanup levels defined in 18 AAC 75.340 and groundwater cleanup levels in Table C within 18 AAC 75.345 and that off-site transportation of soil and/or groundwater are no longer a potential concern.

For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 102.38.156 for the site named NORCON Braddock Street.


Signature of Landowner

11/11/17
Date

WENDY HANSEN
Printed Name of Landowner


Signature of Authorized ADEC Representative

1/3/2018
Date

Wendy Hansen
Printed Name of Authorized ADEC Representative



