

2610.38.001  
ADEC File No.  
55  
Hazard ID No.



## Notice of Environmental Contamination and Institutional Controls

**Grantor:** Leisnoi, Incorporated  
561 E. 36<sup>th</sup> Ave., Suite 120  
Anchorage, AK 99503

**Grantee:** State of Alaska  
Department of Environmental Conservation  
Contaminated Sites Program  
555 Cordova Street  
Anchorage, AK 99501-2617

**Legal Description:**

Located within a portion of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 12 of Township 28 South, Range 19 West of the Seward Meridian, Alaska.

**Recording District:** Kodiak

**Return to:** Curtis Dunkin  
Alaska Department of Environmental Conservation  
555 Cordova Street  
Anchorage, AK 99501-2617

**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, Leisnoi, Incorporated, the Landowner of the surface estate in the subject property, hereby provides public notice that the property located at: Long Island within the Kodiak Island Borough, Alaska, 99615, and more particularly described as follows:

Located within a portion of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 12 of Township 28 South, Range 19 West of the Seward Meridian, Alaska,

has been subject to discharges or releases and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, as amended through November 7, 2017. These releases and cleanup activities are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search> under the site name "Kodiak – Long Island (Ft. Tidball) FUDS" and Hazard ID number 55.

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 cleanups as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at these sites as long as the institutional controls remain in place and effective and no new information becomes available that indicates to ADEC that the sites 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 satisfactory cleanup has been performed even though residual polychlorinated biphenyl (PCB) contaminated soil exists on-site.

PCBs contaminated soil at the former Headquarters Area, subarea HQ-H, located within the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 12 of Township 28 South, Range 19 West of the Seward Meridian, Alaska, was removed to less than 1 milligram/kilogram (mg/Kg) in surface soil (within the top two feet from ground surface) and attempted to be removed to less than 10 mg/Kg in subsurface soil, per the cleanup levels in effect at that time. Subsequently, the PCB cleanup level for unrestricted future land use was revised to 1 mg/Kg throughout the soil. Based on review of the cleanup documents, it is apparent that some residual PCB concentrations higher

than 10 mg/Kg remain in subsurface soil. Therefore, it is important to maintain the approximate two-foot thick soil cap over the area with residual PCBs in subsurface soil.

The following institutional controls apply to the Headquarters Area, subarea HQ-H:

#### Institutional Controls

1. The approximately two (2) foot thick soil cap placed of the PCB cleanup area shall be maintained. No digging, excavation or soil removal shall be conducted within the area without prior ADEC approval.
2. Within 72 hours after the discovery of a breach or compromise of the 2 feet of capping material that was placed over the PCB-contaminated soil, the landowner shall notify ADEC and initiate repairs to the cap.

#### Standard Conditions

1. 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 it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil off the property.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

The attached map shows the location at the Headquarters Area where the institutional controls and standard conditions both apply. The X coordinates are West longitude and the Y coordinates are North latitude in the North American Datum of 1927 (NAD27) coordinate system.

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 remaining contaminated soil becomes accessible or exposed, or other 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.





ADEC:

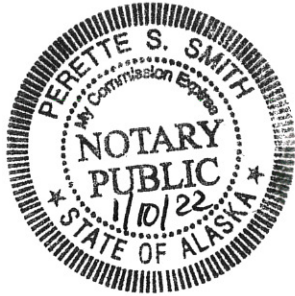
STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Date: April 5, 2018

By: [Signature]  
Name: John Halverson  
Title: Env. Program Manager

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me on April 5<sup>th</sup>, 2018, by [name] John Halverson, [title] Env. Program Manager of the STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, a department of the government of the State of Alaska, on behalf of said department and the State of Alaska.



[Signature]  
Notary Public, State of Alaska  
Residing at ANCORAGE, AK  
My commission expires 1/10/22

[attach maps]

# HEADQUARTERS AREA, SUBAREA HQ-H, KOA001108, LONG ISLAND, KODIAK, ALASKA LOCATION MAP

152°19'0"W      152°17'0"W      152°15'0"W      152°13'0"W

