



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of
Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

555 Cordova Street
Anchorage, Alaska 99501
Phone: 907.269.7503
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File No: 2100.38.492
Return Receipt Requested
Article No: 7012 1010 0003 0389 1150

April 8, 2014

Martin Shields
Wells Fargo Data Center, as owner of the Site
6831 Arctic Boulevard
Anchorage, Alaska 99518

Re: Decision Document; Wells Fargo Data Center
Cleanup Complete – Institutional Controls Determination

Dear Mr. Shields;

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program (CSP), has reviewed the environmental records for the referenced site. This decision letter memorializes the site history, cleanup actions, and specific conditions required to effectively manage remaining contamination. No further remedial action will be required as long as compliance with these conditions is maintained.

Site Name and Location:

Wells Fargo Data Center
6831 Arctic Boulevard
Anchorage, Alaska 99501

Name and Mailing Address of Contact Party:

Martin Shields
Wells Fargo Data Center, as owner of the Site
6831 Arctic Boulevard
Anchorage, Alaska 99518

ADEC Site Identifiers:

File: 2100.38.492
Hazard ID: 3993
RecKey: 2003210107802

Regulatory Authority for Determination:

18 AAC 75

Background

During the removal of a 1,000-gallon underground heating oil storage tank (HOT) in 2003, petroleum-contaminated soil was discovered as a result of corroded holes at the bottom of the HOT. The HOT was initially used for storing gasoline, but had a change of service to

store heating oil. Due to this change of service, the HOT is now regulated under 18 AAC 75 instead of 18 AAC 78 (UST regulations). This site is located in a commercial area, and the building is currently being used as an office for a communications company known as the General Communications Inc. (GCI).

Contaminants of Concern

During investigations at the site, soil and groundwater samples were analyzed for the following: gasoline range organics (GRO); diesel range organics (DRO); residual range organics (RRO); polycyclic aromatic hydrocarbons (PAHs); and the volatile organic compounds (VOCs) benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses and knowledge of the source area, the following contaminants of concern (COC) were identified in soil and groundwater:

- DRO
- GRO
- Benzene
- Naphthalene
- 1- methyl-naphthalene
- 2-methyl-naphthalene

ADEC Cleanup levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Table B1 and B2, *Under 40 Inch Zone*. The default groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C Groundwater Cleanup Levels

Table 1- Soil and Groundwater Cleanup Levels

Contaminants of Concern	Soil- Method Two, Direct Contact /Ingestion*	Soil- Method Two, Inhalation*	Soil- Migration to Groundwater*	Groundwater [#]
DRO	10,250	12,500	250	1.5
GRO	1,400	1,400	300	2.2
Benzene	150	11	0.025	0.005
Naphthalene	1,400	28	20	0.73
1-methylnaphthalene	280	760	6.2	0.15
2-methylnaphthalene	280	150	6.1	0.15

Notes to Table 1. *All soil contaminant concentrations are presented in mg/kg.

[#]All groundwater contaminant concentrations are presented in mg/L.

Site Characterization and Cleanup Actions

Characterization and cleanup activities conducted under the regulatory authority of the Contaminated Sites Program (CSP) began in 2003. During the removal of the HOT, 45 cubic yards (cy) of contaminated soil were excavated to a depth of 10 feet below ground surface (bgs) and stockpiled onsite. Five soil samples collected from the former fuel dispenser at a depth 3.0 feet bgs, and from the former HOT at a depth of 7.8 to 10.2 feet bgs, contained DRO up to 7,750 mg/kg and benzene up to 0.218 mg/kg. Initially groundwater was not encountered during excavation activities, but the next day it was observed at the bottom of the excavation with a petroleum sheen. The sheen was removed with absorbent pads and the excavation was lined then brought to grade with clean fill. The

45 cy contaminated soil stockpile was transported to Alaska Soil Recycling for thermal remediation.

In 2004 three soil borings, B1MW through B3MW, were advanced and completed as monitoring wells. B1MW, located within the former HOT excavation, was the only boring/monitoring well to contain petroleum concentrations in soil and groundwater above cleanup levels. A soil sample collected 8 to 10 feet bgs contained DRO at 3,580 mg/kg and benzene at 0.150 mg/kg. However a deeper soil sample at 10 to 12 feet bgs did not contain petroleum concentrations above the most conservative Migration to Groundwater cleanup (cleanup) levels. Groundwater was encountered at 4 feet bgs. A groundwater sample contained DRO at 1.65 mg/L and benzene at 0.00616 mg/L.

The monitoring wells were sampled again in 2005, 2006, and 2007. Only B1MW contained contaminants above Table C cleanup (cleanup) levels with DRO at 13.2 mg/L in 2005; 782 mg/L in 2006; and 8.11 mg/L in 2007. The elevated result of 782 mg/L in 2006 was detected in the duplicate; however the original sample contained DRO at 13.2 mg/L. Petroleum sheen and benzene at 0.0118 mg/L were also recorded in B1MW during the 2006 sampling event.

In 2008, the historic B2MW was sampled and a soil boring was advanced south of the former HOT excavation in the loading dock area and completed as B4MW. A groundwater sample collected from B2MW did not contain contaminant concentrations above cleanup levels. A soil sample collected from B4MW at 2 to 4 feet bgs and 8 to 10 bgs contained DRO up to 5,910 mg/kg and 806 mg/kg respectively. Groundwater samples collected from B4MW contained DRO up to 1.63 mg/L. An additional groundwater sample collected from B4MW in May 2009 contained DRO at 3.93.

To further evaluate extent of contamination, two soil borings were advanced and completed as monitoring wells B5MW and B6MW. Historic monitoring wells B2MW and B4MW were sampled, and B1MW and B3MW were decommissioned in 2009. Soil samples collected from B5MW and B6MW at 0 to 2.5 feet bgs contained DRO at 772 mg/kg and 252 mg/kg respectively. Soil samples collected 6.5 to 8.5 feet bgs did not contain contaminant concentrations above MTG cleanup levels. Groundwater samples collected from B4MW and B5MW, which are located nearest to the former HOT excavation, contained DRO up to 2.23 mg/L. Groundwater samples collected from B2MW and B6MW, which are "stepped out" to the north and south of the former HOT excavation, did not contain contaminant concentration above cleanup levels. Groundwater flow was to the southeast.

To further evaluate extent of contamination, two soil borings were advanced east and west of the former HOT excavation and completed as monitoring wells B7MW and B8MW. The historic monitoring wells B2MW, B4MW, B5MW, and B6MW were sampled in 2010. Only soil samples collected from B8MW located to the west contained contaminant concentrations above MTG cleanup levels. A soil sample collected 2 to 4 feet bgs contained GRO at 565 mg/kg, DRO at 43,100 mg/kg, and the PAH naphthalene at 32.1 mg/kg. A soil sample collected 4 to 6 feet bgs contained DRO at 10,300 mg/kg and the PAHs 1-methylnaphthalene and 2-methylnaphthalene at 25.3 mg/kg and 43.0 mg/kg respectively. Groundwater samples collected from B8MW contained DRO up to 29.1 mg/L and 2-methylnaphthalene at 0.197 mg/L. The elevated result of 29.1 mg/L was detected in the primary sample; however, the original sample contained DRO at 3.19 mg/L. Of the four historical monitoring wells sampled, only B4MW contained contaminant concentrations above cleanup levels with DRO at 3.24 mg/L.

To further evaluate extent of contamination, two near-slab gas probes were installed, the historic monitoring wells B4MW through B8MW were sampled and three soil borings were advanced and completed as monitoring wells B9MW, B10MW, B11MW in 2011. Only one out of the seven soil samples collected from the borings contained contaminants above ADEC cleanup levels. A soil sample collected from B11MW at the Groundwater interface 4 to 6 feet bgs contained DRO at 309 mg/kg. Sheen and/or odor were noted on purge water from B4MW, B5MW, B8MW, and B10MW. Only groundwater from monitoring wells B4MW, B8MW, and B10MW contained contaminant concentrations above cleanup levels with DRO up to 3.69 mg/L. Soil gas samples collected from one of the gas probes installed to a depth of 3.5 feet bgs did not contain detectable concentrations of PAHs. The other gas probe contained groundwater, therefore was not sampled.

To further evaluate the vapor intrusion pathway, three 6-liter suma canisters were used to collect indoor air samples in 2013. One canister was placed in the partial basement near the loading dock. Two canisters were placed at discrete locations within the first floor of the existing structure near the loading dock. The air samples contained detectable levels of benzene up to 1.3 ug/m³, which is below the ADEC indoor air target level of 16 ug/m³ for benzene.

Monitoring wells B4MW, B5MW, B6MW, B7MW, and B8MW were paved over during excavation work of a waterline during the winter of 2012. The remaining monitoring wells: B9MW, B10MW, and B11MW; were sampled in 2012 and 2013. The groundwater samples contained detectable levels of contaminants, but below cleanup levels. (See Attachment B for a summary of historical groundwater data.)

In September 2013, Monitoring Wells B2MW, B7MW, B8MW, B9MW, B10MW, and B11MW were decommissioned in accordance with ADEC guidance. Monitoring wells B4MW, B5MW, and B6MW were not located. These monitoring wells may have been removed during the 2012 waterline work.

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

Based on a review of the environmental record, residual contaminant concentrations are exceeded for both the groundwater and inhalation risk pathways as follows. Groundwater at the site is contaminated above 18 AAC 75.345 Table C Groundwater Cleanup Levels; however, there are no drinking water wells on site and no receptors. In addition, the contaminated groundwater plume is located within the property and is stable or decreasing. Although petroleum constituents remain above outdoor air inhalation cleanup levels, the source area has been removed, and the site is capped with clean-fill and asphalt further mitigating exposure. Additionally, a Notice of Environmental Contamination (NEC) has been filed notifying future property owners of the presence of remaining contamination. Exposure risk for both pathways is considered acceptable. (See *Exposure Pathway Evaluation* table below for further details.)

Exposure Pathway Evaluation

Following investigation and cleanup at this site, exposure to remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are conduits

by which contamination may reach human or ecological receptors. ETM results show all pathways to one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1.

Table 2 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De Minimis Exposure	Contaminated surface soil at the source area has been excavated and brought to grade with clean fill. Remaining contamination on site is considered de minimis.
Sub-Surface Soil Contact	De Minimis Exposure	Petroleum constituents remain above ingestion and direct contact cleanup levels. However, the source area has been removed. The site is capped with clean fill and asphalt further mitigating exposure. Additionally, the site is partially fenced and there is infrastructure covering the contaminated area which restricts access.
Inhalation – Outdoor Air	De Minimis Exposure	Petroleum constituents remain above inhalation cleanup levels. However, the source area has been removed. The site is capped with clean fill and asphalt further mitigating exposure. Exposure through this pathway is considered insignificant.
Inhalation – Indoor Air (vapor intrusion)	De Minimis Exposure	Soil gas and indoor air samples did not contain contaminants above ADEC screening levels. Additionally, the three-story building contains a basement that is 12 feet bgs with a concrete floor. It is used for storage and rarely occupied. The rest of the building is used for office space. Exposure through this pathway is considered insignificant.
Groundwater Ingestion	De Minimis Exposure	Petroleum constituents remain in the groundwater (GW) above cleanup levels at and adjacent to the former HOT area. However, the latest GW sampling events conducted in 2012 and 2013 down gradient of the HOT area did not contain contaminant concentrations above Table C GW Cleanup Levels. Remaining contamination is localized to the immediate area of the former HOT and is confined to the property. GW is not used as a drinking water source at this site because Municipal water is available.

Surface Water Ingestion	Pathway Incomplete	Surface water is not utilized as a drinking water source in this area
Wild Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals. This area is not used for harvesting wild foods.
Exposure to Ecological Receptors	Pathway Incomplete	There are no complete exposure pathways to ecological receptors at the site.

Notes to Table 1: “De minimis exposure” means that in ADEC’s judgment receptors are unlikely to be affected by the minimal volume of remaining contamination. “Pathway incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors. “Exposure Controlled” means there is an administrative mechanism in place limiting land or ground water use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

There is contamination remaining above established cleanup levels at the Wells Fargo Data Center, but ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Cleanup Complete- Institutional Controls Determination subject to the following:

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, the Wells Fargo Data Center, as owner of the Site, will report to ADEC every five years to document land use, or as soon as the Wells Fargo Data Center, as owner of the Site becomes aware of any change in land ownership and/or use. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov**
2. A *Notice of Environmental Contamination* (NEC) will be recorded by ADEC at the State Recorder’s Office that identifies the nature and extent of contamination at the property, and any conditions the owners and operators are subject to in accordance with this decision document. (See Attachment C.)
3. The asphalt cap covering the area of contaminated soil must be maintained to the satisfaction of ADEC. (See Attachment C).
4. Installation of groundwater wells at this site will require approval from ADEC
5. Movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.
6. 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 Attachment C).

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as detailed above, and will include a description of the contamination remaining at the site. Institutional

controls will be removed in the future if documentation can be provided that shows cleanup levels have been met. At the request of the property owner, these ICs may be reevaluated in five years for closure. Note: management conditions 5 and 6 will remain in effect after ICs are removed.

This determination is in accordance with 18 AAC 75.380(d) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 -18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

Please sign and return *Attachment A* to ADEC within 30 days of receipt of this letter. If you have questions about this closure decision, please feel free to contact Grant Lidren at (907) 269-8685.

Approved By,



Grant Lidren
Environmental Specialist

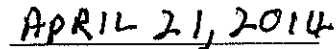
Attachment A: Cleanup Complete-ICs Agreement Signature Page
Attachment B: Table
Attachment C: NEC with Site Figure

Attachment A: Cleanup Complete-ICs Agreement and Signature Page*

Wells Fargo agrees to the terms of this Corrective Action Complete with Institutional Controls determination as stated in this closure decision document dated **April 8, 2014** for the *Wells Fargo Data Center* site. Failure to comply with the terms of this agreement may result in ADEC reopening this site and requiring further remedial action in accordance with 18 AAC 75.380.



Signature of Authorized Representative, Title
Martin Shields/Wells Fargo



Date



Printed Name of Authorized Representative, Title
Martin Shields/Wells Fargo

Note to Responsible Person (RP):

After making a copy for your records, please return a signed copy of this form to the ADEC project manager at the address on this correspondence within 30 days of receipt of this letter.

ADEC File No.: 2100.38.492
Hazard ID: 3993
ADEC Project Manager: Grant Lidren

For Internal Use Only

***Attention ADEC Administration Staff:** Please follow the procedure below after Attachment A is signed/returned to ADEC.

1. Log-in and Date Stamp *Attachment A*
2. Scan and Save to the appropriate electronic folder on the network Drive
3. File the hard copy in the appropriate project/site file Correspondence Folder (blue in Anchorage).
4. Provide the Correspondence folder (with the filed *Attachment A* hard copy) to the ADEC Project Manager

Attachment B: Summary of historical groundwater data

SHANNON & WILSON, INC.

**TABLE 3
SUMMARY OF HISTORICAL GROUNDWATER DATA**

Monitoring Well	Date	Water Depth (Feet BTOC)	Parameter Tested and Cleanup Level (in mg/L)					
			GRO 1.3	DRO 1.5	Benzene 0.005	Toluene 1.0	Ethylbenzene 0.7	Xylenes 10.0
B1MW	6/6/2004	3.92	0.243	1.65	0.00616	<0.00200	0.0132	0.0340
	5/13/2005	3.78	0.239	13.2	0.000531	<0.00200	0.00340	0.00428
	6/12/2006 [^]	5.14	-	782	0.0118	<0.00200	0.00834	0.01014
	6/28/2007	4.79	-	8.11	0.00196	<0.00200	<0.00200	0.00253
	7/17/2008	-	No water, well possibly damaged					
	5/21/2009	-	Blockage in well					
-	-	-	Well decommissioned November 2, 2009					
B2MW	6/6/2004	3.81	<0.0900	<0.337	<0.000500	<0.00200	<0.00200	<0.00200
	5/13/2005	3.67	<0.0900	<0.330	<0.000500	<0.00200	<0.00200	<0.00200
	6/12/2006 [^]	5.22	-	0.451	<0.000500	<0.00200	<0.00200	<0.00200
	6/28/2007 [^]	5.04	-	0.505	<0.000500	<0.00200	<0.00200	<0.00200
	7/17/2008	4.87	-	1.39	-	-	-	-
	5/21/2009	4.80	-	<0.714	-	-	-	-
	11/4/2009	5.25	-	1.16	-	-	-	-
	9/15/2010	4.69	<0.100	<0.769	<0.000500	<0.00200	<0.00200	<0.00200
9/12/2011	-	Well paved over during site improvements						
B3MW	6/6/2004	4.67	<0.0900	0.504	<0.000500	<0.00200	<0.00200	<0.00200
	5/13/2005	3.68	<0.0900	0.922	<0.000500	<0.00200	<0.00200	<0.00200
	6/12/2006 [^]	5.56	-	0.481	<0.000500	<0.00200	<0.00200	<0.00200
	6/29/2007	5.26	-	0.410	<0.000500	<0.00200	<0.00200	<0.00200
	7/17/2008	5.46	Insufficient water volume for sample collection					
	5/21/2009	-	Blockage in well					
-	-	Well decommissioned November 2, 2009						
B4MW	7/17/2008 [^]	5.80	0.121	1.63	<0.000500	0.00287	<0.00200	0.00259
	5/22/2009 [^]	5.91	<0.100	3.93	<0.00113	<0.00200	<0.00200	0.00512 J
	11/4/2009 [^]	5.84	<0.100	2.22	0.00143	<0.00200	<0.00200	<0.00200
	9/15/2010	5.42	<0.100	3.24	0.00216	<0.00200	<0.00200	<0.00200
	9/15/2011	5.51	0.0390 J	3.66	0.00342	<0.000620	<0.000620	0.000810 J
	10/25/2012	-	Well removed during winter 2012					
B5MW	11/5/2009	5.51	<0.100	2.23	<0.000500	<0.00200	<0.00200	<0.00200
	9/15/2010	4.91	<0.100	1.19	<0.000500	<0.00200	<0.00200	<0.00200
	9/15/2011	5.12	<0.0600	1.33	0.000400 J	0.000560 J	<0.000620	<0.00186
	10/25/2012	-	Well removed during winter 2012					
B6MW	11/5/2009	6.39	<0.100	<0.952	<0.000500	<0.00200	<0.00200	<0.00200
	9/15/2010	6.11	<0.100	<0.714	<0.000500	<0.00200	<0.00200	<0.00200
	9/15-16/2011	6.05	<0.0600	<0.338 B	<0.000300	<0.000620	<0.000620	<0.00186
10/25/2012	-	Well removed during winter 2012						
B7MW	9/15/2010	5.97	<0.100	<0.769	<0.000500	<0.00200	<0.00200	<0.00200
	9/13/2011	5.22	<0.0600	<0.192 B	<0.000300	<0.000620	<0.000620	<0.00186
	10/25/2012	-	Well removed during winter 2012					
B8MW	9/15/2010 [^]	3.99	0.558	29.1	0.00262	0.00251	0.0246	0.0939
	9/15/2011	4.21	0.415	3.74	0.00330	0.00146	0.0172	0.107
	10/25/2012	-	Well removed during winter 2012					
B9MW	9/12/2011	3.88	<0.0600	0.240 J	0.000150 J	<0.000620	<0.000620	<0.00186
	10/25/2012	4.81	0.0318 J	0.256 J	0.00234	<0.000620	<0.000620	<0.00186
	6/11/2013	4.85	0.0404 J	<0.577 B	0.00204	<0.000620	<0.000620	<0.00186
B10MW	9/13/2011 [^]	4.00	0.250	3.69	0.0331	0.00134	0.0202	0.0312
	10/25/2012 [^]	4.45	0.0585 J	1.18	0.00171	<0.000620	0.000990 J	0.00155 J
	6/11/2013 [^]	4.36	0.0499 J	<0.903 B	0.00379	<0.000620	<0.000620	<0.00186
B11MW	9/14/2011	4.33	<0.0600	0.273 J	<0.000300	0.000330 J	<0.000620	<0.00186
	10/26/2012	4.50	<0.0620	0.952	<0.000300	<0.000620	<0.000620	<0.00186
	6/11/2013	4.56	0.0712 J	<0.653 B	<0.000300	<0.000620	<0.000620	0.000570 J

Notes:
[^] = higher analytical result of the sample and duplicate
 J = estimated concentration detected at a concentration less than the reporting limit
 0.243 = analyte detected
 - = not analyzed for this parameter
 1.65 = reported concentration exceeds the regulated cleanup level
 BTOC = below top of casing
 mg/L = milligrams per liter
 <0.00200 = analyte not detected; laboratory reporting limit of was 0.00200 mg/L
 B = analyte concentration potentially affected by method blank contamination. See the Laboratory Data Review Checklist for details.

Attachment C

Notice of Environmental Contamination (To be filed by DEC)

Grantor: Alaska Department of Environmental Conservation-Contaminated Sites Program

Grantee: National Bank of Alaska and Wells Fargo Bank, as Owners of the subject property
("Owner(s)")

Legal Description: That portion of Lot Three (3), Section Six (6), Township 12 North, Range 3 West, Seward Meridian, described as follows: From the quarter corner common to Section 6, Township 12 North, Range 3 West, Seward Meridian and Section 1, Township 12 North, Range 4 West, Seward Meridian, said quarter corner being the true point of beginning; thence South on the section line 400 feet; thence North 89° 48' East 986.27 feet to the section line; thence North 00° 16' West on the section lot line 400 feet to the East-West center line of said Section 6; thence South 89° 48' West 984.51 feet to the true point of beginning; in the Anchorage Recording District, Third District.

EXCEPTING that portion deeded to the State of Alaska by deed recorded November 15, 1967, in book 356 at page 20, described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 400.0 feet; thence Westerly along a line parallel with the Northerly line of said Lot 3 a distance of 181.90 feet; thence North 0° 08' 55" West a distance of 400.0 feet to a point on the Northerly line of said Lot 3; thence Easterly along said Northerly line a distance of 180.24 feet to the point of beginning, and any and all rights or easements appurtenant to the grantor's remaining property by reason of its abutting said highway, including, without limiting the foregoing, all rights to ingress to or egress from the grantor's remaining property contiguous to the lands hereby conveyed to or from said highway provided, however, that such remaining property of the grantor shall abut upon and have access to said highway only at such points as established by public authority.

Recording District: Anchorage

Return to: Grant Lidren
ADEC Contaminated Sites Program
555 Cordova Street
Anchorage, AK 99501

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation; Grantor; pursuant to 18 AAC 75.375 Owner(s) and/or operators of the subject property, hereby provides public notice that the property located 6831 Arctic Boulevard Anchorage, Alaska, 99518 and more particularly described as follows:

That portion of Lot Three (3), Section Six (6), Township 12 North, Range 3 West, Seward Meridian, described as follows: From the quarter corner common to Section 6, Township 12 North, Range 3 West, Seward Meridian and Section 1, Township 12 North, Range 4 West, Seward Meridian, said quarter corner being the true point of beginning; thence South on the section line 400 feet; thence North 89° 48' East 986.27 feet to the section line; thence North 00° 16' West on the section lot line 400 feet to the East-West center line of said Section 6; thence South 89° 48' West 984.51 feet to the true point of beginning; in the Anchorage Recording District, Third District

EXCEPTING that portion deeded to the State of Alaska by deed recorded November 15, 1967, in book 356 at page 20, described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 400.0 feet; thence Westerly along a line parallel with the Northerly line of said Lot 3 a distance of 181.90 feet; thence North 0° 08' 55" West a distance of 400.0 feet to a point on the Northerly line of said Lot 3; thence Easterly along said Northerly line a distance of 180.24 feet to the point of beginning, and any and all rights or easements appurtenant to the grantor's remaining property by reason of its abutting said highway, including, without limiting the foregoing, all rights to ingress to or egress from the grantor's remaining property contiguous to the lands hereby conveyed to or from said highway provided, however, that such remaining property of the grantor shall abut upon and have access to said highway only at such points at established by public authority.

has been subject to a discharge or release of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, as amended October 9, 2008. This release is documented in the ADEC contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under Hazard ID number 3993.

Petroleum contamination remains in the subsurface above the migration to groundwater soil cleanup levels established in 18 AAC 75.341, Method Two, Table B1 and B2, *Under 40 Inch Zone*. Petroleum contamination remains in groundwater above the default groundwater cleanup levels established in 18 AAC 75.345 Table C Groundwater Cleanup Levels. ADEC requires the soil shall not be disturbed and must remain in place and the groundwater cannot be accessed. These institutional controls are required to control direct contact, ingestion, inhalation, and groundwater exposure risks to contaminated subsurface soil and groundwater located at this property. These institutional controls consist of the following:

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, the Owner(s) will report to ADEC every five years to document land use, or as soon as the

Owner(s) becomes aware of any change in land ownership and/or use. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov**

2. The asphalt cap covering the area of contaminated soil must be maintained to the satisfaction of ADEC. (See Figure 1).
3. Installation of groundwater wells at this site will require approval from ADEC
4. Movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.
5. 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 Figure 1).

Figure 1, attached, is a site figure drawn to scale that shows locations of existing structures, and the approximate location and extent of known soil and groundwater contamination (see Figure 1).

This Notice of Environmental Contamination (NEC) remains in effect until a written determination from ADEC is recorded that states the soil and groundwater at this 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 18 AAC 75.345 and that off-site transportation of soil and/or groundwater is not a concern.

For more information on the contaminated site in this NEC, please see ADEC Contaminated Sites Program file number 2100.38.492 for the site named Wells Fargo Data Center.

Signature of ADEC Representative: _____ Date: _____

Printed Name: Grant Lidren

Site Figure: Soil & Groundwater Contamination

