

# **Notice of Environmental Contamination and Institutional Controls**

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

**Grantee:** Mr. Wayne Clark  
Graphic North  
157 Old Steese Highway  
Fairbanks, Alaska 99701

**Legal Description:** Lots 8 and 9, Block 2, Graehl Townsite Subdivision

**Recording District:** Fairbanks

**Return to:** Alaska Department of Environmental Conservation,  
Contaminated Sites Program  
Attn: Laura Jacobs  
610 University Avenue  
Fairbanks, Alaska 99709-3643

**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 Wayne L. and Virginia L. Clark, the Landowners of the subject property, hereby provide public notice that the property located at: 157 Old Steese Highway, Fairbanks, Alaska, 99701, and more particularly described as follows:

Lots 8 and 9, Block 2, Graehl Townsite Subdivision, Plat 83.995

has been subject to a discharge or release of oil or other hazardous substances from a nearby property, 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://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search> under the site name 229 3<sup>rd</sup> Street, Hazard ID number 4134.

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.

Tetrachloroethylene (PCE) contamination in groundwater at this location appears to be associated with an upgradient source area located at the 229 3<sup>rd</sup> Street site. Additional information regarding the property at 157 Old Steese Highway is available through ADEC and is associated with the non-qualifying site name The Letter Shop, Former and Hazard ID number 727.

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 5 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](mailto:CS.Submittals@alaska.gov).

2. No groundwater wells shall be installed at 157 Old Steese Highway the property without prior ADEC approval.
3. If the use of the building changes, or if other buildings are constructed on the property, ADEC must be notified to determine if building occupants could be affected by vapors.
4. ADEC must be notified in advance of the subdivision or replat of the property associated with these institutional controls. This recorded Notice of Environmental Contamination must be included as part of future property transactions and attached to subsequent associated parcels.

Standard Conditions

5. ADEC approval is required prior to moving any soil or groundwater off any site that is 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 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 water off the property.
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
7. 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.

Failure to comply with the institutional controls described herein may result in ADEC requiring 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.

For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 102.38.130 for the site named 229 3<sup>rd</sup> Street and 102.23.015 for the site named The Letter Shop, Former.

W. Clark  
Signature of Landowner

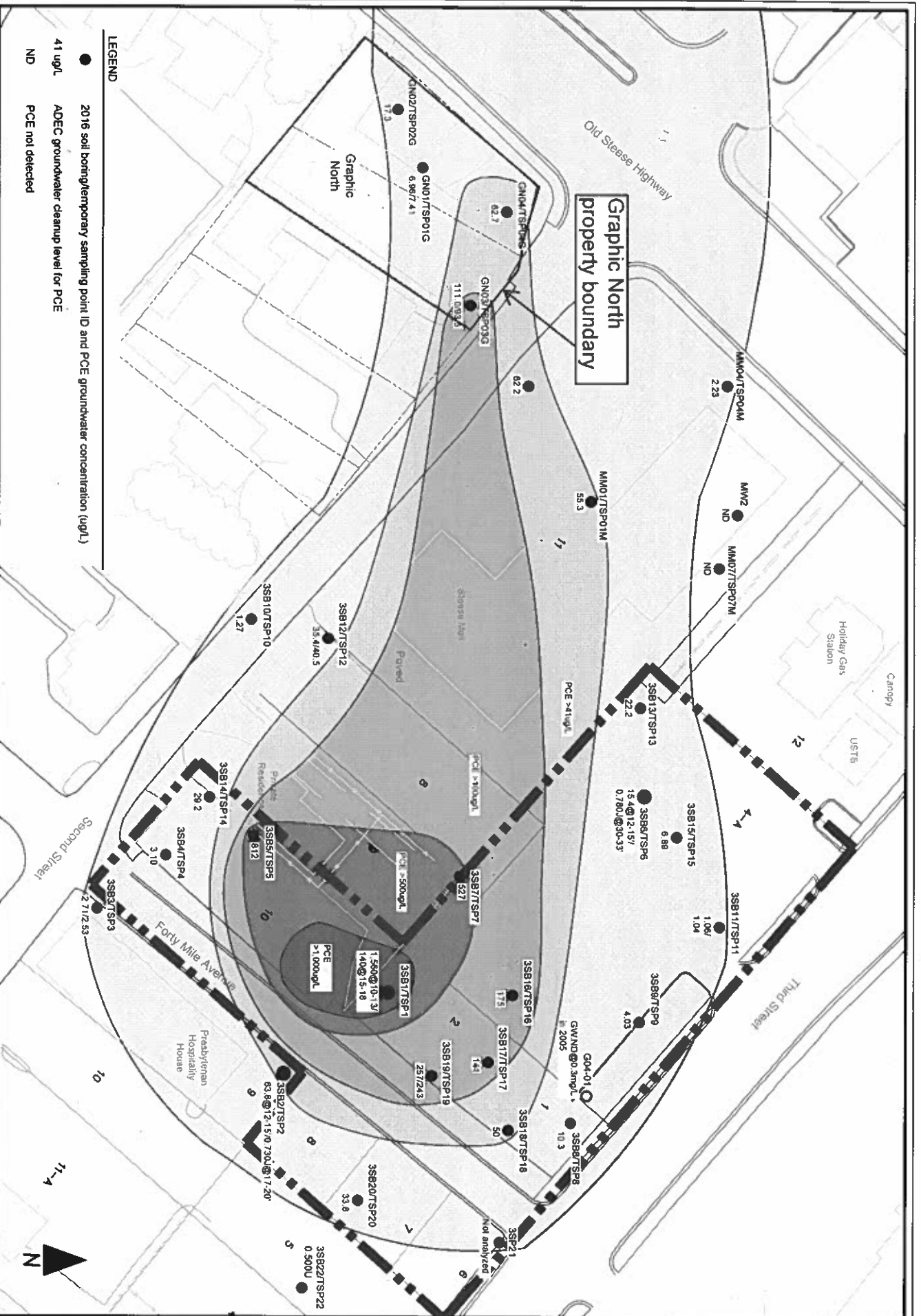
10-21-19  
Date

W. CLARK  
Printed Name of Landowner

Laura Jacobs  
Signature of Authorized ADEC Representative

10/23/19  
Date

Laura Jacobs  
Printed Name of Authorized ADEC Representative



- LEGEND**
- 2016 soil boring/temporary sampling point ID and PCE groundwater concentration (ug/L)
  - 41 ug/L ADEC groundwater cleanup level for PCE
  - ND PCE not detected

**NORTECH**  
 ENVIRONMENT, ENERGY, HEALTH & SAFETY CONSULTANTS  
 2400 College Road, Fairbanks, AK, 99709, 907-482-8686  
 3105 Lakeview Dr., Anchorage, AK, 99517 907-222-2448  
 5489 Shouns Dr., Juneau, Alaska 99901 907-586-6913

**PCE Groundwater Concentrations**  
 Graphic North Phase II ESA  
 157 Old Steese Highway, Fairbanks, Alaska

DATE: 12/20/2017	SCALE: 1" = 70'
DESIGN: JAK	PROJECT: 16-1104
DRAWN: KAO	DWG: 16104d(04)

**FIGURE 4**