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2008-000370-0
Recording Dist: 305 - Aleutian Islands
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NOTICE OF ENVIRONMENTAL CLEANUP AND RESIDUAL SOIL CONTAMINATION AT TWO PARTY AGREEMENT SITE 3
ST. GEORGE ISLAND, ALASKA

Pursuant to 18 AAC 75.375, the City of St. George as the owner, and the U.S. Department of Commerce/National Oceanic and Atmospheric Administration (NOAA), as the operator of the subject property hereby provide public notice that the property on the west side of the Tanaq Corporation Shop in the City of St. George, St George Island, Alaska 99591 is contaminated with petroleum products. More specifically, the property is described as follows:

Lot 8, Tract 43
Section 29, Township 41 South, Range 129 West, of the Seward Meridian, Alaska.
56° 36' 12.27" North Latitude, 169° 32' 49.68" West Longitude

This property, hereafter referred to as Site 3 (Figures 1 and 2), has been subject to petroleum contaminated soil and groundwater from a discharge or release and subsequent cleanup regulated under 18 AAC 75, Article 3 as amended December 2006. Adequate soil cover needs to be maintained over the residual petroleum contaminated soil. If contaminated soil is exposed in the future, it must be managed in accordance with laws applicable at that time. These releases and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database under Reckey #1994250135432; File ID 2643.38.009.

This site was identified as *Site 3, Inactive Gas Station* pursuant to the *Pribilof Islands Environmental Restoration Two Party Agreement* (TPA) between the State of Alaska and NOAA (NOAA 1996). NOAA addressed the property as TPA Site 3 and NOAA Site 3. Following corrective action, NOAA submitted a request for conditional closure for Site 3 to the ADEC Division of Spill Prevention and Response, Contaminated Sites Program (NOAA 2005a). ADEC determined, in accordance with 18 AAC 75.325(f)(1), that Site 3 cleanup has been performed to the maximum extent practicable even though residual petroleum contaminated soil remained on the property (NOAA 2005a). ADEC granted a conditional closure, in part subject to this institutional control (deed notice), and confirmed that no further remedial action was required at the 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 (NOAA 2005a).

Grantor: St. George Tanaq Corporation
4141 B Street, Suite 301
Anchorage, AK 99503

Grantee: City of St. George
PO Box 929
St. George, AK 99591

Recording District: Aleutian Islands

Remedial Actions and Residual Contamination

Two 1,000-gallon underground storage tanks (USTs), a fuel shed, and a dispensing island were located at Site 3. One UST stored gasoline and the other stored diesel fuel. The gasoline UST was installed in the 1970s; the installation date for the diesel fuel UST is not documented. These tanks were operated under ADEC UST facility ID number 3047 until taken out of operation in the 1990s (Polarconsult 1997). In 1997, the USTs and approximately 1,624 cubic yards of petroleum hydrocarbon contaminated soil were removed from the site (Polarconsult 1997). Contaminated soil removal continued until field screening indicated ADEC cleanup requirements were met or further excavation was not practicable due to reaching equipment refusal at bedrock or endangering the municipal sewer system on the north side of the excavation. The excavation was backfilled with clean material. Diesel range organics (DRO) contaminated soil remains just south of and parallel to the municipal sewer system at depths of 3.5 feet below the ground surface (bgs) and deeper. DRO, gasoline range organics (GRO), benzene, toluene, ethylbenzene, and total xylene contamination remains in the area beneath the past location of the dispensing station at equipment refusal/bedrock depth of approximately 14 feet bgs.

In 2001, a site investigation found a location south of the Inactive Gas Station excavation where the concentration of lead in the soil exceeded the ADEC Method Two criterion (Tetra Tech 2003). In 2004, NOAA removed the lead contaminated soil from this location; confirmation sample analytical results indicated that the site meets ADEC cleanup requirements for lead (Tetra Tech 2005a). In 2004, the lead contaminated soil was shipped off-island for disposal (NOAA 2005a).

Attached is a diagram (Figure 3) drawn to scale that shows the areas that were cleaned up, the locations where confirmation soil samples were collected, and the approximate locations of remaining soil contamination based on confirmation sample results.

Groundwater in the general vicinity of Site 3 is known to be contaminated with petroleum products due to fuel storage and transfer operations at multiple TPA sites in the area (Tetra Tech 2005b). Groundwater in this area is monitored for contaminant concentration trends in accordance with an ADEC approved long-term groundwater monitoring plan (NOAA 2005b). Figure 4 depicts area groundwater monitoring well locations and estimated groundwater flow directions.

Site Use

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 is 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 characterization and cleanup may be necessary under 18 AAC 75.325-.390 and 18 AAC 78.600. Also, any transport, treatment, or disposal of any potentially contaminated soil or water from the site or use of the groundwater at or near the contaminated area requires notification to and approval from the Department in accordance with AAC 75.370(b) and 18 AAC 78.600(h).

This notice remains in effect until a written determination from ADEC is recorded that states that soil at the site has been shown to meet the most stringent soil cleanup levels in Method Two of 18 AAC 75.341 (c) and that off-site transportation of soil is not a concern.

References:

National Oceanic and Atmospheric Administration (NOAA). 1996. *Pribilof Islands Environmental Restoration Two Party Agreement*, Attorney General's Office File No. 66 1-95-0126. National Oceanic and Atmospheric Administration. January 26.

NOAA. 2005a. *Request for Conditional Closure, Inactive Gas Station, TPA Site 3/Site 3, St. George Island, Alaska.* Signed by John Lindsay (NOAA) and submitted with cover letter July 20, 2005. Signed by Louis Howard of ADEC Contaminated Sites Program, July 25, 2005.

NOAA. 2005b. *Final Long-Term Groundwater Monitoring Plan, St. George Island, Alaska, Pribilof Islands Environmental Restoration Project*. August 29.

Polarconsult Alaska, Inc. (Polarconsult). 1997. *Environmental Site Investigation, St. George Debris Cleanup & UST Decommissioning, Pribilof Islands Environmental Restoration Project.* Volumes 1 through 3. November 2.

Tetra Tech Environmental Management, Inc. (Tetra Tech). 2003. *Draft Site Characterization Report, Oceanfront Sites, Two-Party Agreement Site No. 1, 2, and 3, St. George Island, Alaska.* Mountlake Terrace, Washington. January 20.

Tetra Tech. 2005a. *Final Letter Report, Removal of Lead-Contaminated Soils from TPA Sites 3, 9, and 19 and PCB Sampling at TPA Site 9, St. George Island, Alaska.* July 6.

Tetra Tech. 2005b. *Final Field Investigation Report, St. George Island, Alaska, Pribilof Environmental Restoration Project.* June 23.

Please return original copy of this notice to the (operator) address below:

Signature: _____

Printed Name: John A. Lindsay

Mailing Address:

Attn: John Lindsay
US DOC, NOAA, NOS, OR&R, PPO
7600 Sand Point Way NE
Bldg 3, RM 1301
Seattle, WA 98115

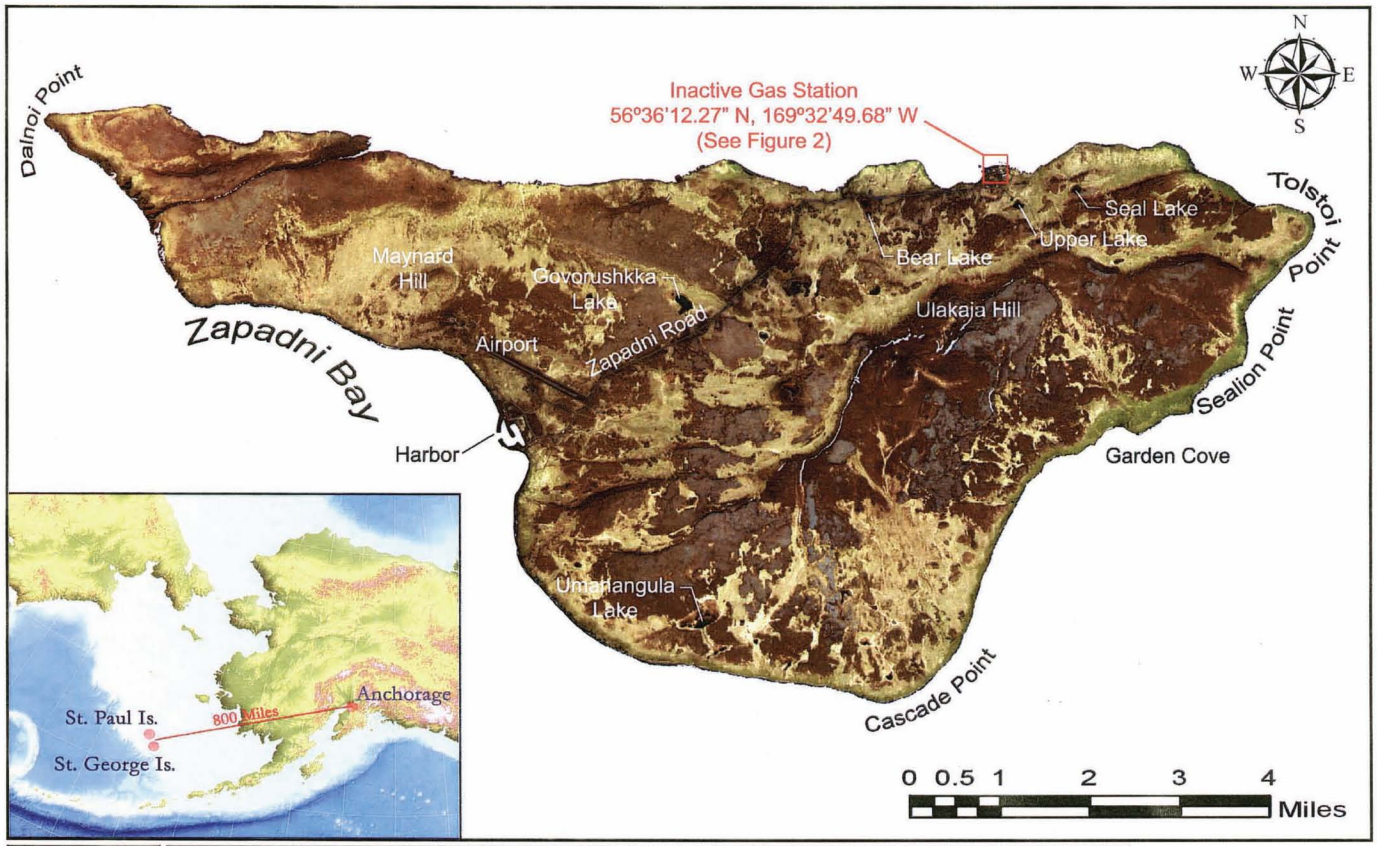

Figure 1	St. George Island Vicinity Map Inactive Gas Station NOAA Site 3/TPA Site 3 St. George Island, Alaska	**Source:** Ikonos Satellite Imagery (Space Imaging 2001) **Path:** C:\KP_GIS Data\Maps & Figures\STG\Deed Notices\Inactive Gas Station\Fig 1 STG Standard - TPA 3.psd **Date:** 7/21/2008	Pribilof Islands Restoration Project

Figure 2	Legal Property Description Map Lot 8, Tract 43/Lot 10, Tract 43/Tract 43 Inactive Gas Station NOAA Site 3/TPA Site 3 St. George Island, Alaska

Source: Excavation Extent (NOAA PPO GIS), Aero-Metric 2006 1 ft Aerial Photo, 1983 Bureau of Land Management Land Survey Plat Officially Filed February 15, 1985. Centrum Subdivision 10/31/85.
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Figure 3	Final Excavation Extent & Confirmation Sampling Results Inactive Gas Station NOAA Site 3/TPA Site 3 St. George Island, Alaska	Sources: Environmental Site Investigation St. George Debris Cleanup & UST Decommissioning, Polarconsult Alaska, Inc. 11/97; Letter Report Removal of Lead-Contaminated Soils from TPA Sites 3, 9, 19, and PCB Sampling at TPA 9, St. George Island, Alaska. Tetra Tech EM Inc. 5/2005. Aero-Metric 1 ft 2006 Aerial. Path: C:\KP_GIS Data\Maps & Figures\STG\ Deed Notices\Inactive Gas Station\ Fig3_TPA3_Samples&Excavation.mxd Date: 8/4/2008 @ 9:39:39 AM	Pribilof Islands Restoration Project

Figure 4	Location of Groundwater Wells & Gradient Inactive Gas Station NOAA Site 3/TPA Site 3 St. George Island, Alaska	Sources: Excavation, GW Wells, (NOAA PPO GIS Database), GW Flow (TTEMI 2005), Aero-Metric 2006 1 ft Aerial Photo Path: C:\KP_GIS Data\Maps & Figures\STG\ Deed Notices\Inactive Gas Station\ Fig4_TPA3_Wells&Gradient.mxd Date: 7/22/2008 @ 9:45:42 AM	Pribilof Islands Restoration Project