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Recording District 401 Fairbanks
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Notice of Environmental Contamination and Institutional Controls

Grantor: State of Alaska
Department of Environmental Conservation
Contaminated Sites Program

Grantee: Vicki Nickerson,
Goldstream General Store

Legal Description: TL-1449, SECTION 14, T1N-R2W, Fairbanks Meridian

Recording District: 401

Return to: State of Alaska DEC
ATTN: Shawn Tisdell
610 University Avenue
Fairbanks, AK, 99709

Vicki Nickerson
2275 Pioneer Road
Talent, OR, 97540

State Business- No Charge

RECEIVED
JUN 15 2018 RG
CONTAMINATED SITES FAIRBANKS
100.26.046

NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375 Vicki Nickerson, the Landowner of the subject property, hereby provides public notice that the property located at: 2591 Goldstream Road, Alaska, 99709, and more particularly described as follows:

TL-1449, SECTION 14, T1N-R2W, Fairbanks Meridian

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 78, Article 2. 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 Goldstream General Store and Hazard ID number 24304.

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 practicable even though residual fuel-contaminated soil exists on-site. Further cleanup was determined to be impracticable because the remaining contamination is located under the Laundromat foundation and in limited areas of the sidewalls of the excavation. Residual benzene levels still remain in the landspread area behind the store. These levels just slightly exceed ADEC Method 2, under 40 inch zone, migration to groundwater levels.

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.

2. No groundwater wells shall be installed in the area covered by the institutional controls without prior ADEC approval
3. In the event that the remaining contaminated soil becomes accessible in the future due to the building being removed, the land owner shall notify ADEC and characterize and, if determined necessary, cleanup the soil.
4. If the use of the building changes, or if other buildings are constructed within 30 feet of the contaminated area, ADEC must be notified and may require a vapor intrusion evaluation to determine if building occupants could be affected by vapors.
5. 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

6. 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 18 AAC 78.600(h). A "site" as defined by 18 AAC 78.995(134) 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.
7. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
8. 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 shows the property boundaries, locations of existing structures, the area that has been cleaned up, and the approximate location and extent of remaining soil contamination 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 78 Article 2.

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 100.26.046 for the site named Goldstream General Store.

Vicki Nickerson
Signature of Landowner

1/29/18
Date

Vicki Nickerson
Printed Name of Landowner

Signature of Authorized ADEC Representative

1/29/2018
Date

Shawn Tisdell
Printed Name of Authorized ADEC Representative

Site Figure

Base imagery from bing™, property lines provided by the Fairbanks North Star Borough GIS