



20-4-024300-0

Recording Dist: 401 - Fairbanks  
10/26/2004 12:25 PM Pages: 1 of 7

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100.26.046  
MSR

**RECEIVED**

OCT 29 2004

CONTAMINATED  
SITES  
FAIRBANKS

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA AND TO COMPLY WITH MARGIN REQUIREMENTS SET FORTH IN 11 AAC 06.040 OF TITLE 11 OF THE ALASKA ADMINISTRATIVE CODE.

THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL RECORD.

DO NOT DETACH

## NOTICE OF ENVIRONMENTAL CLEANUP AND RESIDUAL SOIL CONTAMINATION

Pursuant to 18 AAC 75.375, Vicki Nickerson, as the owner and operator of the subject property, hereby provides public notice that the property located at 2591 Goldstream Road, Fairbanks, Alaska, 99709 and more specifically described as follows:

NW1/4, SW1/4, SEC 25, T1S, R2W, FM, Fairbanks (D-2) Quadrangle

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, as amended January 22, 1999. The release of fuel and the site cleanup are documented in the Alaska Department of Environmental Conservation (ADEC or Department) leaking underground storage tanks database under site Record Key number 1992310003003, Event ID 1018, 100.26.046.

The ADEC reviewed and approved, subject to this and other institutional controls, the cleanup as being protective of human health, safety, welfare and the environment. No further cleanup is necessary at this 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. ADEC determined, in accordance with 18 AAC 75.325(f)(1), that site cleanup has been performed to the maximum extent practicable even though residual fuel-contaminated soil remains on-site. Further cleanup was determined to be impractical 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 off-site transport of these soils requires ADEC approval and should only be disposed of in non-environmentally sensitive areas.

Attached is a site map drawn to scale that shows the property boundaries, locations of existing structures, the location and extent of remaining soil contamination, the locations where confirmation soil samples were collected and most recent contaminant concentrations for soil.

In the event that the remaining contaminated soil becomes accessible by demolition or removal of the Laundromat or other 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 are 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. Also, any transport or disposal of contaminated soil at or from the site requires approval from the Department in accordance with 18 AAC 75.325(i).

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 75.340 and that off-site transportation of soil is not a concern.



After filing this document with the Alaska State Recorder's Office, please return a copy of this notice and verification of filing to the address below:

Alaska Department of Environmental Conservation  
Contaminated Sites Remediation Program  
610 University Avenue  
Fairbanks, AK 99709

Signature:

 (landowner)

Printed Name:

Vicki Nickerson

Mailing Address:

2591 Goldstream Road  
Fairbanks, AK 99709

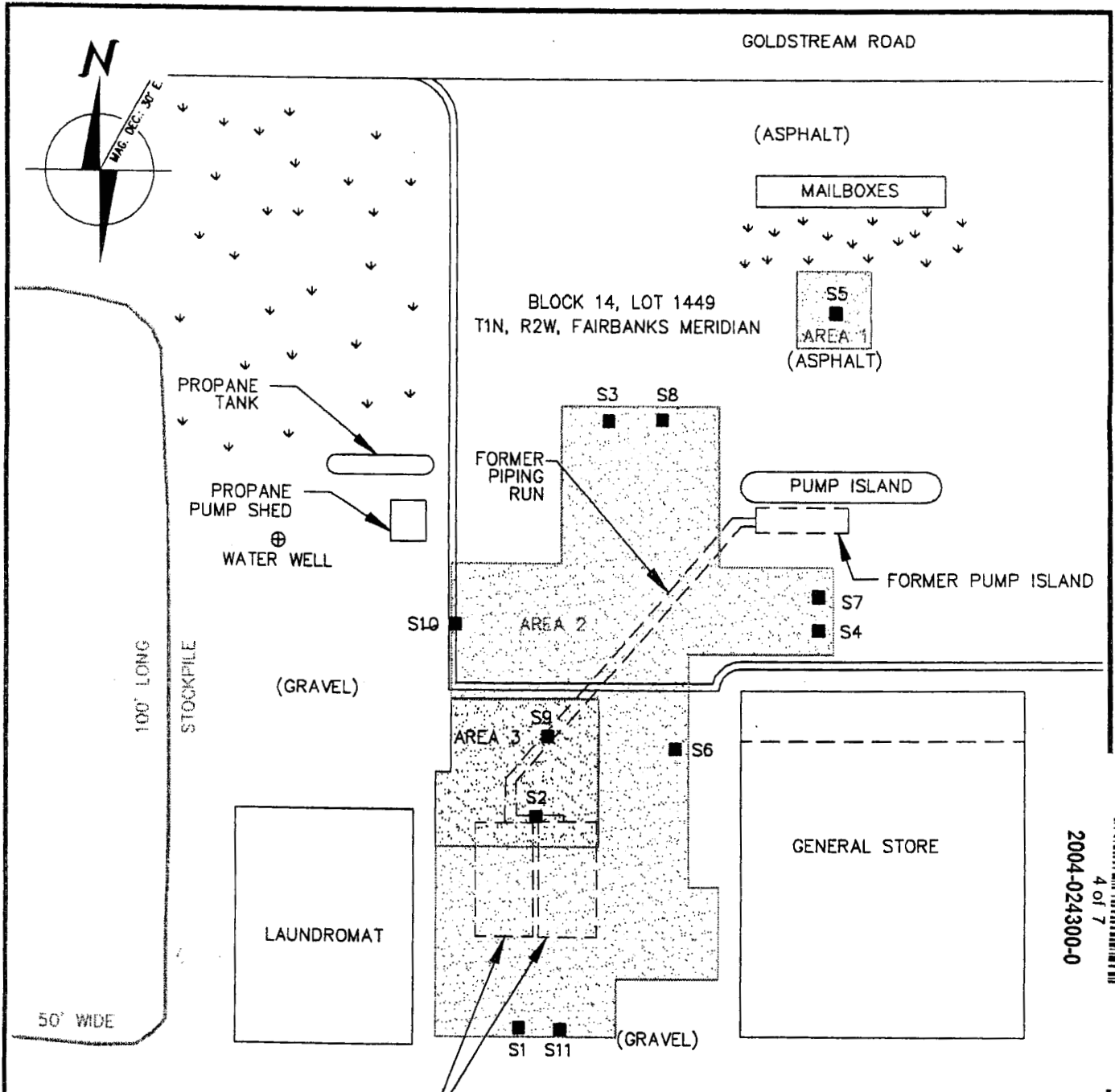
Fairbanks Recording District

Return to

Vicki Nickerson  
2591 Goldstream Rd.  
Fairbanks Alaska  
99709



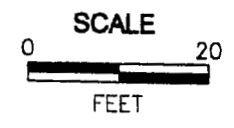
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2004-024300-0



FORMER USTs

**LEGEND**

	EDGE OF ASPHALT		FINAL EXCAVATION TO 3' BGS (APPROX. 100 SQ. FT) AREA 1
	VEGETATION		FINAL EXCAVATION TO 10' BGS (APPROX. 2600 SQ. FT) AREA 2
	S1 SAMPLE LOCATION		FINAL EXCAVATION TO 14' BGS (APPROX. 400 SQ. FT) AREA 3



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**AGRA** Earth & Environmental  
ENGINEERING GLOBAL SOLUTIONS  
3504 Industrial Ave. Suite 5  
Fairbanks, AK 99701

GOLDSTREAM GENERAL STORE  
2591 GOLDSTREAM ROAD  
FAIRBANKS, ALASKA  
FINAL EXCAVATION AREAS/SAMPLE LOCATIONS  
FIGURE 3

DESIGN: AMF	DRAWN: PC2	W/O: 8-024-01214-1	FILE: 12141004	DATE: 04/30/1999	SCALE: AS SHOWN
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**Confirmation Sample Results  
Goldstream General Store Excavation**

Sample ID	Sample Date	Sample Location	Sample Depth (ft)	Benzene (mg/kg)	GRO (mg/kg)
S-6	8/14/98	Area 2	10	0.36	ND(5)
S-7	8/15/98	Area 2	10	ND(0.05)	ND(5)
S-8	8/15/98	Area 2	10	0.92	13
S-9	8/15/98	Area 3	14	ND(0.05)	ND(5)
S-10	8/15/98	Area 2	6 (sidewall)	4.1	64
S-11	8/15/98	Area 2	5 (sidewall)	1.6	8.8
S-11 (Dup)	8/15/98	Area 2	5	2.2	10

Notes:

S-1 through S-5 were preliminary samples. Additional excavation was conducted to reach cleanup levels.  
S-6 through S-11 were the final excavation confirmation sample results.



GOLDSTREAM ROAD

FORMER CONT.  
SOIL PILE



LAUNDRY

SG-1

STORE

NEW  
FUEL  
USTs

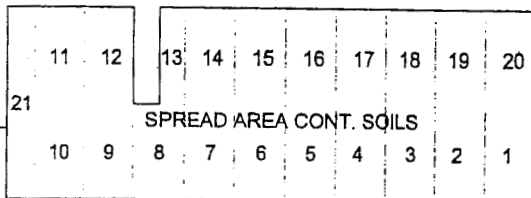
PUMP ISLAND

SG-2

SG-3

IVORY JACKS  
(LIQUOR & LOUNGE)

ID PATTERN SHOWING  
WHERE 21 SOIL SAMPLES  
WILL BE COLLECTED



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2004-024300-0



7378 S.W. Durham Road  
Portland, OR, U.S.A. 97224

W.O.	4-024-01214-5
DESIGN	BL
DRAWN	DD
DATE	DECEMBER 2003
SCALE	1" = 100'

AMEC DRAWING NO. K-1 (A) AS

**Table 1**  
**Historic and Current Soil Stockpile Analytical Results**  
 All results reported in milligrams per kilogram (mg/kg)

Sample ID	PID Readings (ppm)	DRO (mg/kg)	GRO (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	Lead (mg/kg)	PAHs <sup>B</sup> (mg/kg)
ADEC Method 2 - Migration to Groundwater <sup>A</sup>		250	300	0.02	5.4	5.5	78	n/a	21
ADEC Method 2 - Inhalation <sup>A</sup>		12,500	1,400	9	180	89	81	400	120
ADEC Method 2 - Ingestion <sup>A</sup>		10,250	1,400	150	20,300	10,000	203,000	400	2,000
<b>August 17, 1998 Soil Sampling Event</b>									
SS-1	NM	120	1,100	13	53	15	80	NT	NT
SS-2	NM	48	890	11	46	14	77	NT	NT
SS-4	NM	220	1,600	21	77	23	120	NT	NT
SS-5	NM	160	900	12	45	12	65	NT	NT
<b>September 27, 1999 Soil Sampling Event</b>									
SS-1	NM	130	110	0.12	0.29	0.24	1.2	NT	NT
SS-2	NM	190	230	0.06	0.20	0.34	1.5	NT	NT
SS-3	NM	150	230	0.11	0.12	0.28	1.3	NT	NT
SS-4	NM	150	84	0.05	0.10	0.16	0.59	NT	NT
SS-5	NM	160	80	ND (0.05)	0.10	0.16	0.55	NT	NT
SS-6	NM	150	66	ND (0.05)	0.10	0.09	0.43	NT	NT
SS-7	NM	96	26	0.05	0.07	ND(0.05)	0.20	NT	NT
<b>October 9, 2002 Soil Sampling Event</b>									
TP01-03	0.3	ND (25.5)	ND (3.71)	ND (0.0186)	ND (0.742)	ND (0.0742)	0.0795	NT	NT
TP01-06	637	600	219	1.48	1.33	4.72	7.49	NT	NT
TP01-09	855	278	352	3.27	1.6	14	40.97	NT	NT
TP02-03	3.5	32.6	ND (3.94)	ND (0.197)	ND (0.0788)	ND (0.0788)	ND (0.1576)	NT	NT
TP02-06	0.2	27.6	ND (3.42)	ND (0.0171)	ND (0.0684)	ND (0.0684)	ND (0.1368)	NT	NT
TP02-09	977	201	419	4.06	5.96	12.2	44.94	NT	NT
TP03-03	0.5	29.2	ND (4.46)	ND (0.0223)	ND (0.0892)	ND (0.0892)	ND (0.1784)	NT	NT
TP03-06	524	333	108	1.28	0.637	2.96	6.675	NT	NT
TP03-09	569	252	152	2.06	0.85	5.21	15.22	NT	NT
TP04-03	0.3	27.5	ND (3.41)	ND (0.0171)	ND (0.0682)	ND (0.0682)	ND (0.1364)	NT	NT
TP04-06	0.4	118	ND (4.21)	ND (0.0211)	ND (0.0842)	ND (0.0842)	ND (0.1684)	NT	NT
TP04-09	1683	490	483	4.7	2.11	19.2	80.5	NT	NT
TP05-03	0.6	ND (22.4)	ND (3.20)	ND (0.0169)	ND (0.0639)	ND (0.0639)	0.874	NT	NT
TP05-06	0.2	ND (24.9)	ND (3.00)	ND (0.0150)	ND (0.0599)	ND (0.0599)	ND (0.1198)	NT	NT
TP05-09	312	94	280	1.68	1.52	5.66	28.8	NT	NT
TP06-03	0.0	ND (24.8)	ND (3.51)	ND (0.0175)	ND (0.0702)	ND (0.0702)	ND (0.1404)	NT	NT
TP06-06	20	179	10.7	0.315	0.0975	ND(0.0586)	0.4	NT	NT
TP06-09	466	152	290	10.6	5.49	10.7	47.6	NT	NT
<b>May 26, 2004 Soil Sampling Event</b>									
SS-2	0.2	23.5	ND (2.74)	0.0146	ND (0.0549)	ND (0.0549)	0.104	NT	NT
SS-4	3.5	61.9	7.96	0.0361	0.153	0.315	2.174	8.95	NT
SS-6	0.2	31.0	ND (3.39)	0.0179	ND (0.0678)	ND (0.0678)	0.102	NT	NT
SS-9	9	80.6	5.76	0.0722	ND (0.0483)	0.161	0.130	10.2	Naphthalene 0.0813 mg/kg
SS-9 DUP	9	45.9	6.91	0.0632	ND (0.707)	0.213	0.181	NT	NT
SS-11	5.1	85.3	7.51	0.0471	0.0941	0.236	0.135	10.4	NT
SS-13	0.1	32.6	ND (2.02)	0.0117	ND (0.0403)	ND (0.0403)	0.0524	NT	NT
SS-15	3.5	31	ND (2.15)	ND (0.0107)	ND (0.0430)	ND (0.0430)	ND (0.0430)	10.1	NT
SS-17	5.8	56.7	4.7	0.018	ND (0.0526)	0.14	0.108	10.7	NT
SS-19	0	ND (23.3)	ND (1.70)	ND (0.0085)	ND (0.0340)	ND (0.0340)	ND (0.0340)	NT	NT
SS-21	2.5	78.1	ND (1.91)	0.0116	ND (0.0381)	ND (0.0381)	0.0567	NT	NT

**NOTES:**

<sup>A</sup> 18 AAC 75.341, ADEC Method 2 Soil Cleanup Levels for the "Under 40-inch Zone (Tables B1 and B2)

<sup>B</sup> Only those PAHs detected are listed

Bold values represent detections of that constituent.

Shaded values represent concentrations that exceed one or more of the ADEC Method 2 Soil Cleanup Levels.

ND (0.05) = Analyte was not detected above the method detection limit shown in parentheses.



