CC

A L A S K A

2014-000094-0

Recording District 106 Haines

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NOTICE OF ENVIRONMENTAL CONTAMINATION

Recording District: Haines

Official State Business – No Charge

As required by the Alaska Department of Environmental Conservation, Grantee, pursuant to 18 AAC 75.375 Borough of Haines Grantor, as the owner and operator]of the subject property, hereby provides public notice that the property located at: south of Main Street between Fourth and Fifth Avenues in Haines, Alaska, 99827, and more particularly described as follows:

Lots 6 and 7, Primary School Subdivision Plat 2008-21

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 October 9, 2008. This release and cleanup are documented in the Alaska Department of Environmental Conservation contaminated sites database at http://dec.alaska.gov/spar/csp/index.htm under Hazard ID number 26214.

DEC has reviewed and approved the site cleanup as protective of human health, safety, welfare and the environment, subject to the institutional control specified in this letter. No further cleanup is necessary at this site unless new information becomes available indicating to DEC that the site may pose an unacceptable risk to human health, safety, welfare or the environment.

The property is subject to conditions in order to ensure contamination left onsite remains undisturbed unless a cleanup effort is initiated with the prior approval from DEC. These conditions are as follows:

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use zoning and/or ownership changes, these management conditions may not be protective and DEC may require additional remediation and revised conditions. Therefore the Haines Borough and any future property owner of this site shall submit a report to DEC every three years to document land use, or report as soon as the Haines Borough becomes aware of any change in land ownership and/or zoning use, if earlier, with a written description and photographs of the condition of the ground surfaces overlying the contamination with notation of any changes since the last report. The report can be sent to the local DEC office or electronically to **DEC.ICUnit@alaska.gov**

2. Installation of groundwater wells will require approval from ADEC.

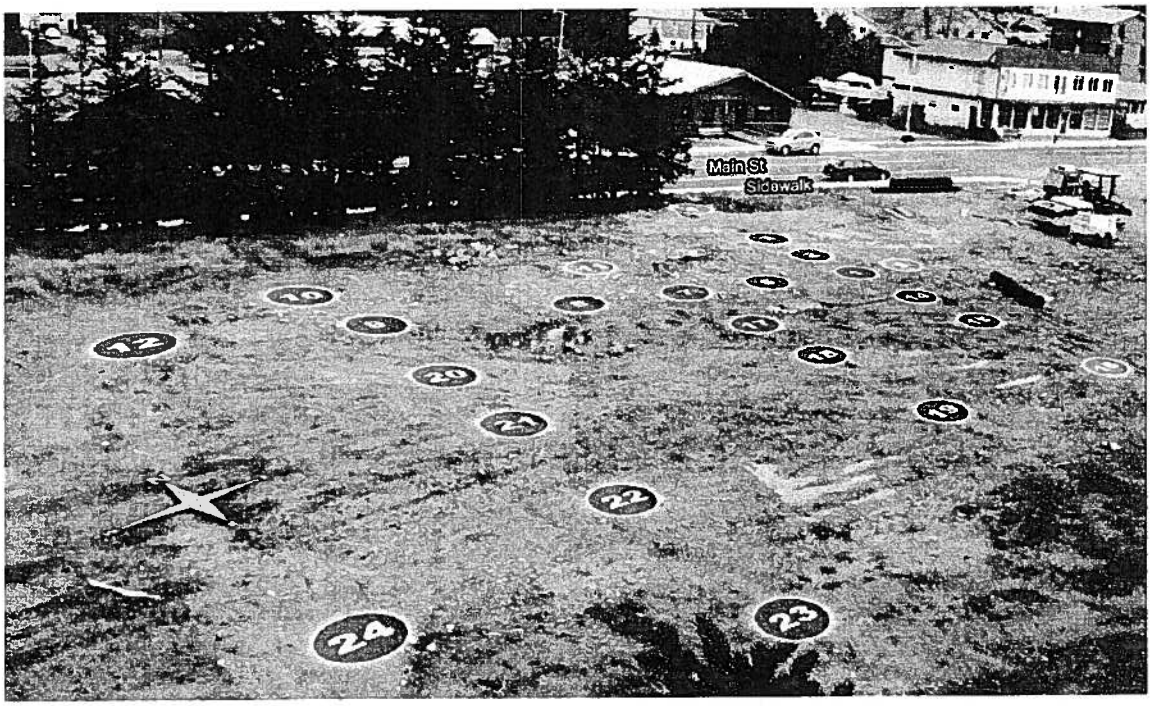
3. Existing groundwater monitoring wells must be decommissioned by the last day of August 2014 in accordance with DEC guidance. Submit documentation to DEC within 30 days of decommissioning the wells.

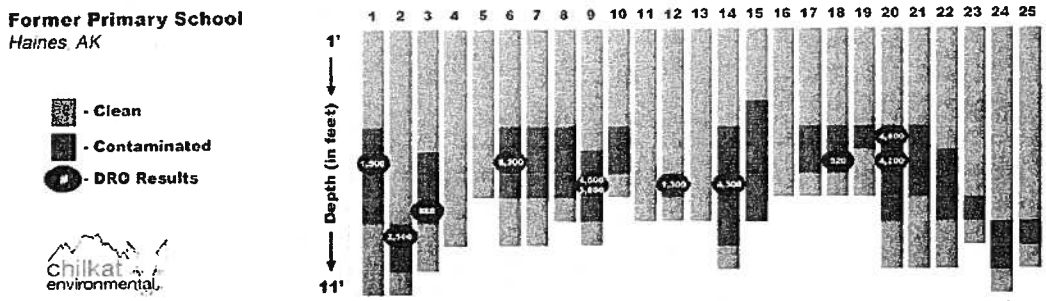
4. Any proposal to transport soil or groundwater off-site requires DEC approval in accordance with 18 AAC 7.325(i). A "site" [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.

5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

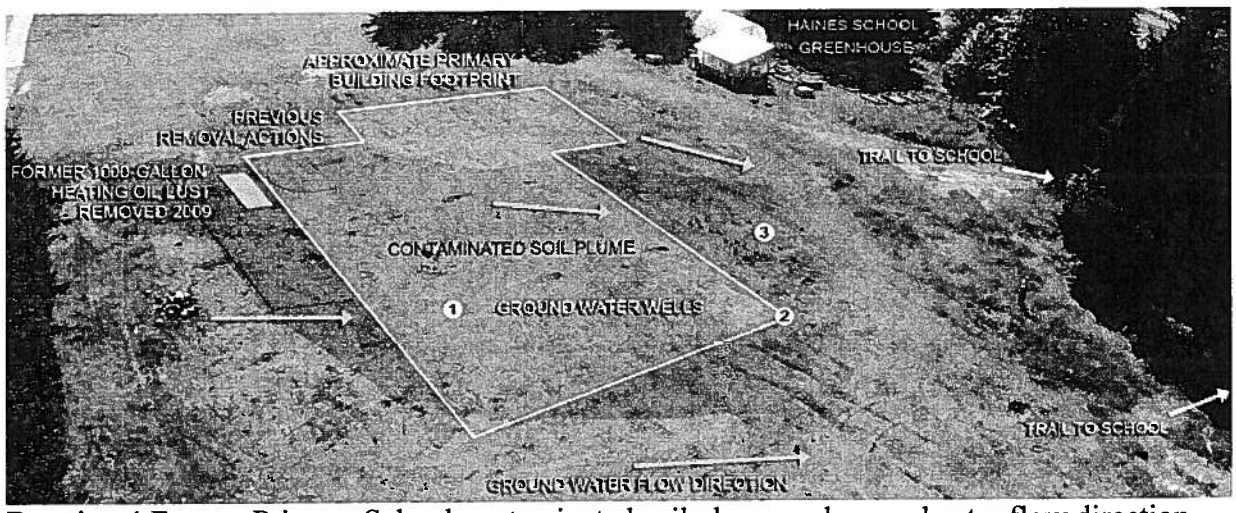
The following describes the location, type and levels of contaminated soil remaining on site.

The 2012 sampling data indicated that contaminated soil remains beyond the perimeter of previous removal excavations in a layer averaging less than one foot thick over the intact clay-like confining layer.





Drawing 3 2012 Site Investigation boring locations, depths BGS and DRO concentrations in samples



Drawing 4 Former Primary School contaminated soil plume and groundwater flow direction

Pursuant to 18 AAC 75.325(i)(1) and (2), ADEC approval is required prior to moving soil or groundwater that is, or has been, subject to the cleanup rules found at 18 AAC 75.325-.370. At this site, in the future, if soil is removed from the site or groundwater is brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time.

This NEC remains in effect until a written determination from is recorded that states that soil and/or groundwater at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and/or groundwater meets the cleanup levels in Table C in 18 AAC 75.345 and that off-site transportation of soil and/or groundwater is not a concern.

This document will be filed in the Juneau recording district.

Evonne Reese 3/19/14

Signature of Authorized ADEC Representative Date

Return to:

Printed Name: Evonne Reese
Institutional Controls Unit
Contaminated Sites Program
Department of Environmental Conservation

Mailing Address: P.O. Box 111800
Juneau, AK 99811-1800