NOTICE OF ENVIRONMENTAL CONTAMINATION

Recording District: Juneau
Official State Business – No Charge

As required by the Alaska Department of Environmental Conservation, Grantor, pursuant to 18 AAC 75.375 Borough of Haines, Grantee, as the owner and operator of the subject property, hereby provides public notice that the property located at: 150 Third Street in Juneau, Alaska, 99801, and more particularly described as follows:

Lots 6 & 7, Block 6, Juneau Townsite

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 4461.

Although DRO concentrations in soil at the site were documented above the migration to groundwater and human health cleanup levels in 2007, volatile hydrocarbon compounds are not present in groundwater. Further, in accordance with Title 18 Alaska Administrative Code 75.345 (h), several years of monitoring show DRO levels to have consistently decreased and are now below Table C values, confirming that DRO is stable and not migrating from soil remaining at the site and therefore does not pose a risk to the occupants of the building, visitors at the site, or the quality of off-site surface water. Remaining concentrations in soil are isolated and impracticable to remove from their locations adjacent to and beneath the building foundation and infiltration of surface water as a transport mechanism is restricted due to concrete features capping the area. Based on these factors, DEC has determined there is no unacceptable risk to human health or the environment as long as the contamination is properly managed in accordance with the institutional control specified herein and in the cleanup complete decision letter.

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 Department of Administration Division of General Services (DGS) and any future property owner of this site shall submit a report to DEC every five years to document land use, or report as soon as the DGS and/or future property owner

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. Sub-surface soil contamination is located near the foundation on the south side of the Juneau Community Building and in the utility corridor in front of the building (Drawing 1 and Drawing 2). When the Juneau Community Building is removed and/or the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with a DEC approved work plan.

3. Installation of groundwater wells will require approval from DEC.

4. Existing groundwater monitoring wells must be decommissioned in accordance with DEC guidance. Submit documentation of well decommissioning to DEC within 90 days.

5. 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.

6. 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 2007 sampling data indicated that contaminated soil remains beyond the perimeter of previous removal excavations on the south side (front) of the building and in the utility corridor in the front of the building under a concrete surface.

Pursuant to 18 AAC 75.325(i)(1) and (2), DEC 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.

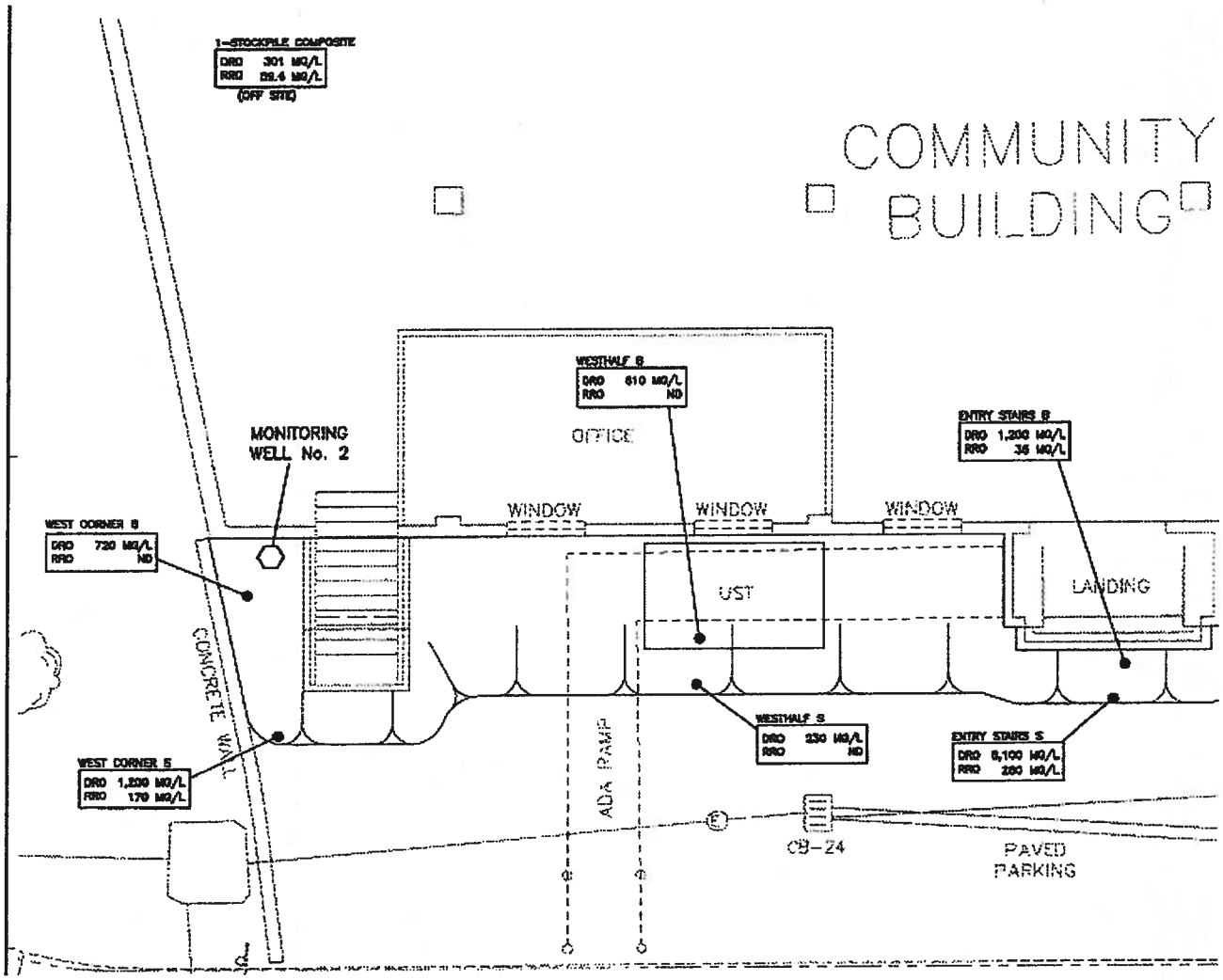
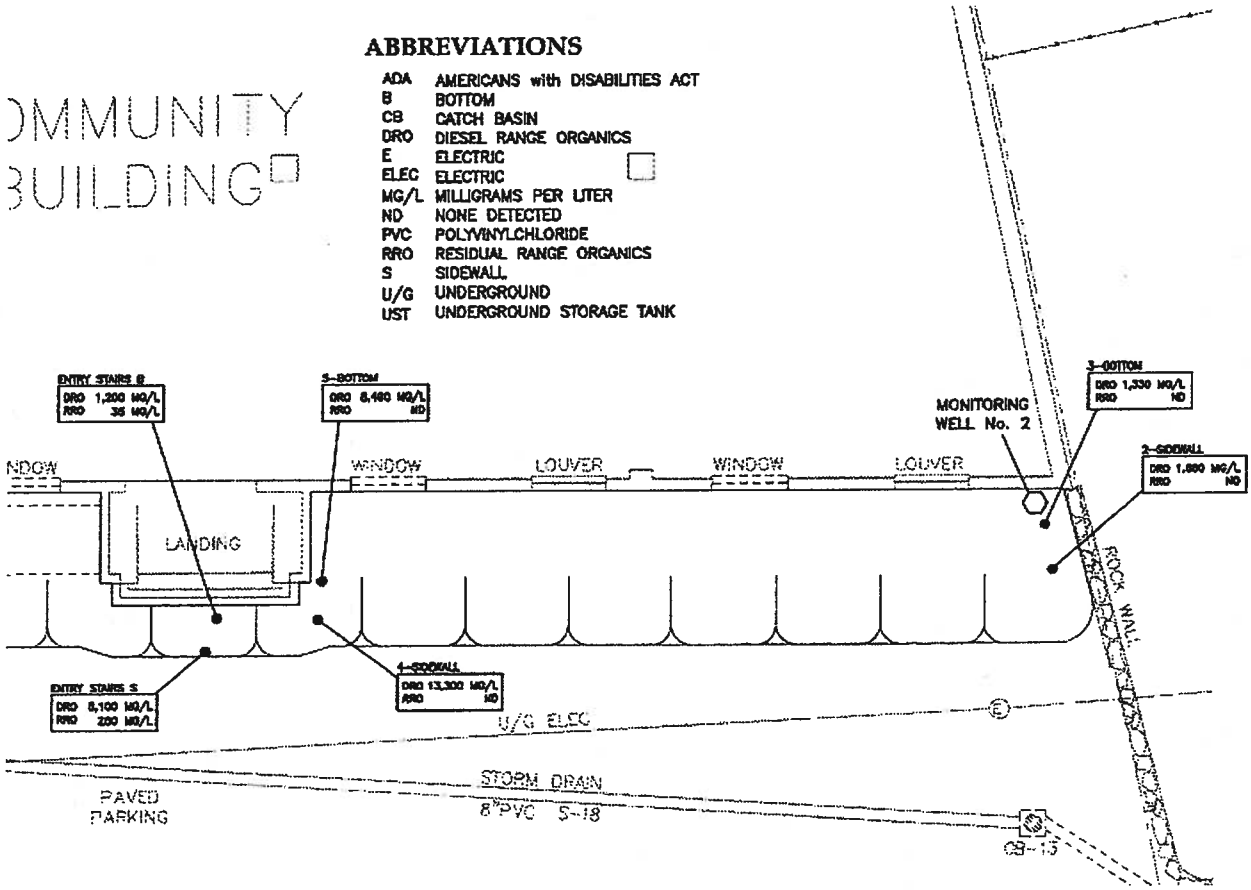
Signature: Evonne Reese

Return to-

Printed Name: Evonne Reese, EPS III
Institutional Controls Unit
Contaminated Sites Program / Spill Prevention and Response Division
Department of Environmental Conservation

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

Drawing 1 Locations and results for the west trench soil samples and well MW-2W



Drawing 2 with locations for the monitoring well and soil samples in the east trench