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2014-000083-0

Recording District 111 Skagway

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Notice of Environmental Contamination

Grantor: Alaska Department of Environmental Conservation-Contaminated Sites Program

Grantee:
Darlene Hoover
P.O. Box 304
Skagway, AK 99840

Legal Description: 475 B 7th Avenue, Skagway, AK 99840

Recording District: Skagway

Return to: Danielle Duncan
CS Project Manager
Division of Spill Prevention and Response
Department of Environmental Conservation
410 Willoughby Ave., Ste. 302
P.O. Box 111800
Juneau, AK 99811-1800
907-465-5207

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

Recording District: Juneau
Official State Business – No Charge

As required by the Alaska Department of Environmental Conservation (ADEC), Grantor, pursuant to 18 AAC 75.375 b (3), Darlene Hoover, Grantee, as the owner [and operator] of the subject property, hereby provides public notice that the property located at:

475 B 7th Avenue, Skagway, AK 99840

has been subject to a discharge or release, regulated under 18 AAC 75, Article 3, as revised April 8, 2012. This release is documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under Hazard ID number 25184.

On September 10, 2007, a pollution incident at 475 B 7th Avenue, Skagway, AK, was reported to the ADEC by the Skagway fire chief. Reportedly, heating oil was removed from a tank and stored in trash barrels and left exposed to the rain. Rain displaced approximately 80 gallons of heating fuel and may have impacted neighboring properties. Numerous attempts were made to contact the property owner and engage him in cleanup efforts at that time, however, no further characterization or cleanup was completed according to ADEC records.

Due to the incomplete characterization and cleanup work at this site as required under 18 AAC 75, exposure risks to human health and the environment are determined to be present.

Until comprehensive site characterization and cleanup occurs at this site, it will remain in open status in the Contaminated Sites database. In addition, the property is subject to restrictions that ensure contamination left onsite remains undisturbed and to alert all current and future occupants and owners of the property of the contamination, until such time as a cleanup effort is initiated with prior approval from DEC.

The property is subject to the following conditions in order to ensure human health is protected until such time that a cleanup can be completed. These conditions, known as institutional controls per 18 AAC 75.375 a (2), consist of the following:

1. Notice Required for any Change in Land Ownership or Land Use
If land ownership or zoning of the property changes, the owner or operator of the property is required to notify the DEC as soon as these changes occur.
2. No Offsite Transport of Contaminated Material
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.



3. Contamination of Surface Water Prohibited

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

4. Groundwater Use Restriction

The domestic groundwater well located on site shall not be used for drinking water purposes due to possible contamination from the heating oil spill that occurred on this property.

This Notice of Environmental Contamination shall be attached to the property as a deed notice and will remain in effect until site characterization and cleanup efforts have been performed to the satisfaction of ADEC and the department has issued a written determination that soil and groundwater at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340-345.

For more information on the contaminated site in this Notice of Environmental Contamination, please see ADEC Contaminated Sites Program file number (1526.38.015) for the site named (Residence 475B 7th Avenue, Skagway).



Darlene Hoover agrees to the terms and conditions of the Institutional Controls as stated in the DEC letter and property deed notice dated April 28, 2014 and filed with Alaska Department of Natural Resources Recorder's Office, concerning the (site).

Did

5-11-14

Signature of Authorized ADEC Representative

Date

Darlene Hoover

6/11/14

Signature of Darlene Hoover

Date

For your info - I still do not have title to this property - It is still in probate (2) (Correct word) & an attorney, Bob Spitzfaden is still trying to get a court date -

Darlene Hoover

Also - the building you are showing on the right "Toys exhaust is not ~~our~~ our property -

