ALASKA
2015-017204-0
Recording District 401 FAIRBANKS
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Notice of Environmental Contamination

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

Grantee: Wise Enterprises, LLC
Suites Alaska, Inc.

Legal Description: Van Horn Industrial Park, Block 1, Lot 4-A-2

Recording District: Fairbanks

Return to: James Fish
Alaska Department of Environmental Conservation
610 University Avenue
Fairbanks, Alaska 99709

State Business- No Charge

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CONTAMINATED SITES
FAIRBANKS

NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation, Grantor, pursuant to 18 AAC 78.625 Suites Alaska, Inc., and Wise Enterprises, LLC, Grantee(s), as the owner and operator of the subject property, hereby provides public notice that the property located at: 2250 Van Horn Road, Fairbanks, Alaska, 99701 and more particularly described as follows:

Van Horn Industrial Park, Block 1, Lot 4-A-2

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 78, revised as of April 8, 2012. This release and cleanup are 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 24182.

ADEC reviewed and approved, subject to this and other institutional controls, the cleanup as 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 78.090 - 276 corrective action rules, that site cleanup has been performed to the maximum extent practicable even though residual petroleum and solvent contamination in soil and soil gas exists on-site. Further cleanup was determined to be impracticable because contamination remains beneath a building, or is being managed by an adjacent property owner.

Attached is a site survey or diagram drawn to scale that shows the property boundaries and locations of USTs and sumps that were removed or decommissioned, and approximate areas of remaining contamination.

1. Any future change in land use may impact the exposure assumptions cited in this document. The land is currently used as a commercial industrial property. If land use and/or ownership changes, these management conditions may not be protective and ADEC may require additional remediation and revised conditions. Therefore the property owner/facility manager shall report to ADEC every year to document land use, or report as soon as property owner/facility manager becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.**

2. Installation of groundwater wells on the subject property requires ADEC approval.

3. Sub-surface soil contamination is located near former USTs that are closed in place, and in surface soils located under the shop buildings. When any of the tanks are excavated, or any of the buildings are removed and/or the soils becomes accessible, the soils must be evaluated and contamination addressed in accordance with an ADEC-approved work plan meeting 18 AAC 75.335 requirements.

4. Groundwater monitoring wells associated with the neighboring property, 2262 Van Horn Road, currently Kenworth Alaska, must be made available to the responsible party for groundwater contamination associated with the 2262 and 2250 Van Horn lots. It is anticipated these groundwater monitoring wells will be decommissioned by the responsible party of 2262 Van Horn Road at a later date, in accordance with ADEC guidance. Well decommissioning documentation must be sent to ADEC within 30 days of decommissioning.

5. A Vapor Mitigation System is installed and operates continuously within the Main Shop building at 2250 Van Horn road. This system must be operated according to the Vapor Mitigation System Operation and Maintenance Plan, developed by ResCon Alaska (Attachment C to this letter). The property owner/facility manager should inspect the manometer of the mitigation system **quarterly** to verify operation of the inline fan, and report those inspection **annually** to ADEC, at **DEC.ICUnit@alaska.gov**. Any system maintenance operation issues should be addressed immediately by contacting a DEC-qualified environmental professional or the property owner, and be reported to ADEC.

6. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. 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. (See attached site figure.).

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 in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70.

In the event that the remaining contaminated soil becomes accessible, 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 78.220 to notify ADEC and evaluate the environmental status of the contamination in accordance with applicable laws and regulations; further site characterizations and cleanup may be necessary under 18 AAC 78, Article 2.

In the future, if soil or groundwater 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. Pursuant to 18 AAC 78.274 (b), DEC approval is required prior to moving soil or groundwater that is, or has been, subject to 18 AAC 78, Article 2.

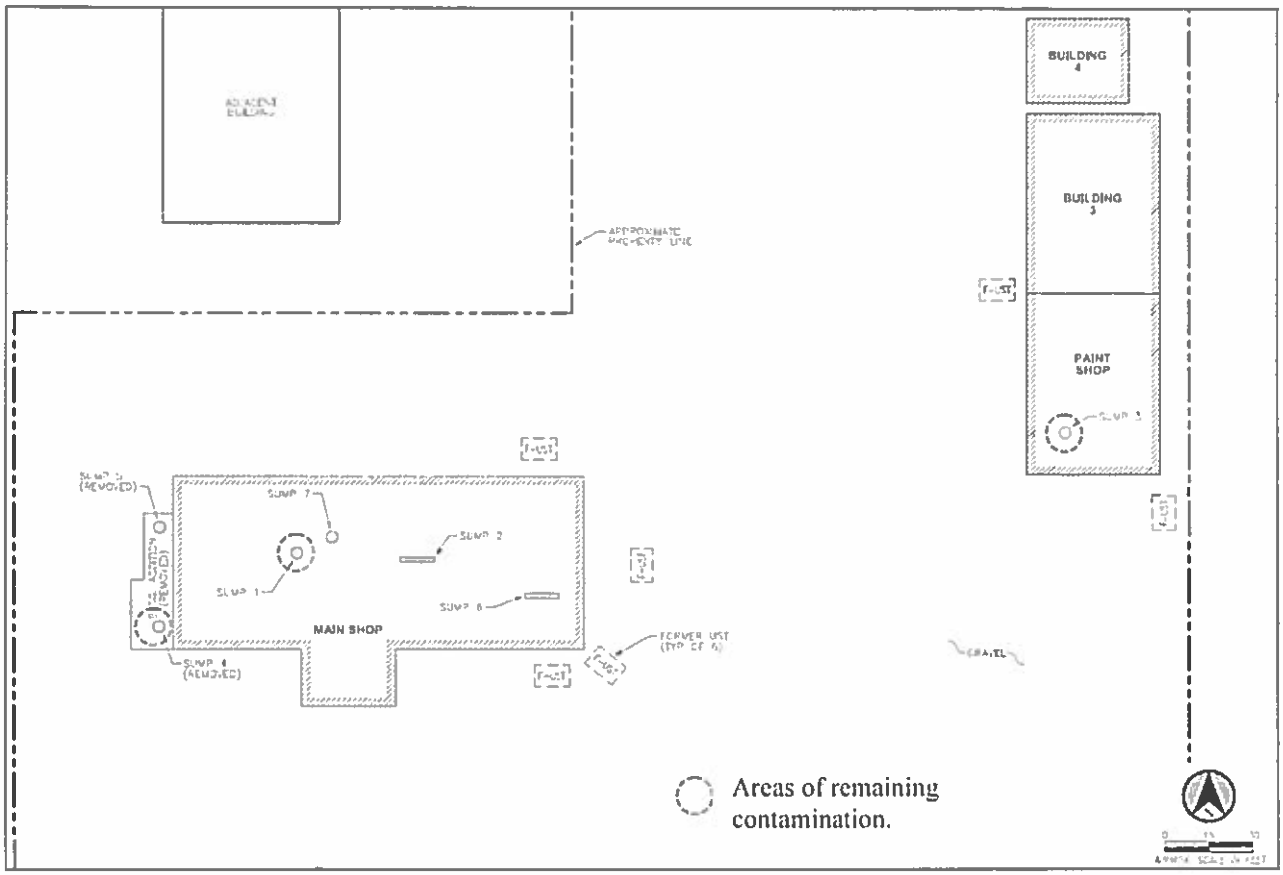
This notice remains in effect until a written determination from ADEC is recorded that states that soil at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and groundwater meets the cleanup levels in Table C in 18 AAC 75.345 and that off-site transportation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

For more information on the contaminated site in this Notice of Environmental Contamination, please see ADEC Contaminated Sites Program file number 102.26.019 for the site named Megarian Industrial Technology, Inc.

Signature of Authorized ADEC Representative

10/16/15

Date


BUILDING 4
BUILDING 3
PAINT SHOP
SUMP 3
SUMP 7
SUMP 2
SUMP 1
SUMP 6
MAIN SHOP
SUMP 4 (REMOVED)
GRAVEL
Areas of remaining contamination.