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**2011-025966-0**

Recording Dist: 301 - Anchorage  
6/6/2011 1:54 PM Pages: 1 of 5



## Notice of Environmental Contamination

**Recording District: Anchorage**

Pursuant to 18 AAC 78.280(d), Holiday Alaska, Inc., as the responsible party of the subject property, hereby provides public notice that the property located at 2900 East Tudor Road, Anchorage, Alaska, has been subject to the release(s) of hazardous substances.

This site has been subject to a discharge or release and subsequent cleanup and/or monitoring of oil and other hazardous substances, regulated under 18 AAC 78, as amended October 2006. This release and cleanup and/or monitoring 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](http://www.dec.state.ak.us/spar/csp/db_search.htm) under Hazard ID number 23024; Site Name - *Holiday Station Store #620/Williams Express Store #5020 - 2001 Release.*

ADEC reviewed and approved, subject to this and other institutional controls, the cleanup and/or monitoring 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 fuel-contaminated soil and groundwater exists on-site. Further cleanup was determined to be impracticable because the tanks remain active and in place.

Attached is a site survey or diagram that shows the property boundaries, locations of existing structures, and the approximate location and extent of remaining soil and groundwater contamination.

The ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Corrective Action Complete- ICs determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore Holiday Alaska, Inc. shall report to ADEC every five years to document land use, or report as soon as Holiday Alaska, Inc. 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](mailto:DEC.ICUnit@alaska.gov).**

2. A Notice of Environmental Contamination (deed notice) shall be recorded in the State Recorder's Office that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with this decision document.
3. Decommissioning of onsite groundwater wells and remediation systems must be conducted in accordance with an ADEC approved workplan.
4. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.350(2).
5. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h). 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 and Notice of Environmental Contamination)
6. Soil contamination may be remaining in the area of the active and former tank arrays. When the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.
7. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

In the event that the remaining contaminated soil becomes accessible during activities such as tank removal, 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 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 and groundwater 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 and groundwater is not a concern.

Please return original copy of this notice to the address below:



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**Holiday Alaska, Inc.:**

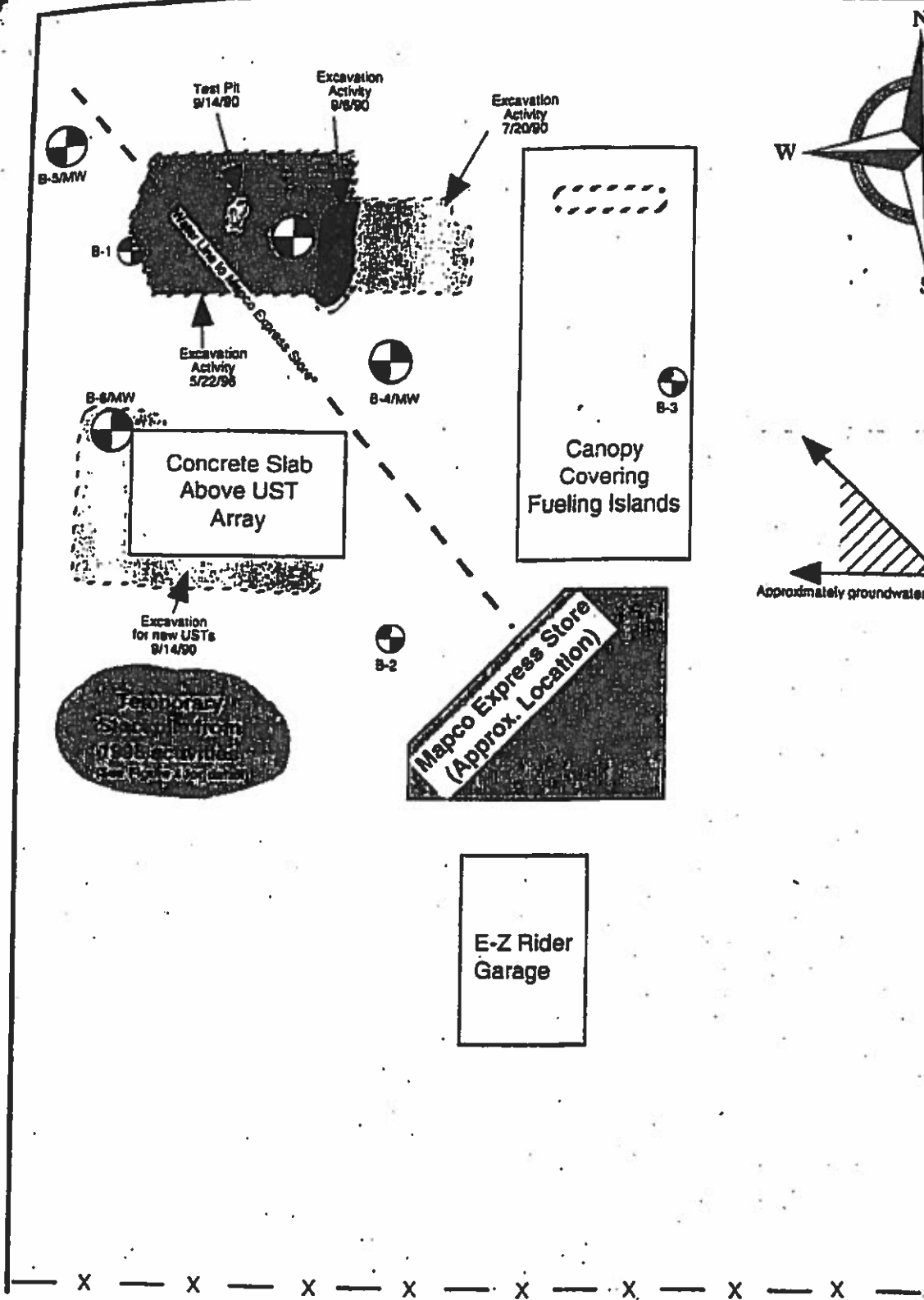
Signature: *Lybn M. Anderson, Asst. Secretary*  
Printed Name: Lybn M. Anderson  
Mailing Address: 4567 American Blvd. West  
Minneapolis, MN 55437



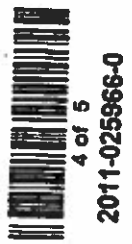
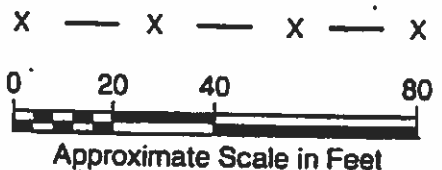
Subscribed and sworn to before me this 19<sup>th</sup> day of May, 2011.  
Dawn E Prokop  
Notary Public in and for the State of Minnesota  
My commission expires: Jan 31, 2015



Note: Please refer to 11 AAC 05.010 (a)(14) for the required fee. The information requested on this form should be typed or legibly printed in English. Any attachments or exhibits must not exceed 8.5" x 14". This form is intended to comply with the recording requirements of AS 40.17.030 and 11 AAC 06.040, please double-check recording requirements.

Tudor Road



Wright Street



-  Exploratory Boring B-4 with monitoring well by Shannon & Wilson
-  Exploratory Boring B-1; placed by Shannon & Wilson

2900 East Tudor Road  
Anchorage, Alaska

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**SITE PLAN**

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June 1996 Y-321-6

East Tudor Road

B2MW

B5MW

B7MW

B4MW

Approximate location of 2001 Limited Removal Action

Approximate location of Underground Storage Tanks

B6MW

B1MW

Fueling Canopy and Dispensers

Holiday Station Store No. 620

Apparent Groundwater Flow Direction

B3MW



Wright Street



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**LEGEND**

-  B1MW Approximate location of Monitoring Well B1MW, installed by Shannon & Wilson May 2009.
-  B4MW Approximate location of former Monitoring Well B4MW.

2900 East Tudor Road  
Anchorage, Alaska

**SITE PLAN**

February 2011

32-1-17311-206