



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

410 Willoughby Ave., Suite 303
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5390
Fax: 907.465.5218
www.dec.alaska.gov

File: 100.38.170

July 19, 2017

Sent via electronic mail only

AT&T EH&S

Attn: Cheryl Allen

308 S. Akard Street, Room 1700

Dallas, TX 75202

Re: **AT&T Alascom Fairbanks Warehouse**, 704 30th Avenue, Fairbanks, Alaska 99701
Notice of Environmental Contamination Filing in the State Recorder's Office

DEC Site Identifiers:

File No: 100.38.170

Hazard ID: 2906

Regulatory Authority for Determination:

18 AAC 75

Dear Ms. Allen:

The Alaska Department of Environmental Conservation (ADEC) Contaminated Sites Program has recently reviewed the environmental record for the referenced site. On June 24, 2010, the ADEC granted a Cleanup Complete with Institutional Controls (ICs) Determination for the AT&T Alascom Fairbanks Warehouse site that included conditions requiring the Notice of Environmental Contamination (NEC or deed notice) to be recorded in the State Recorder's Office. It has come to our attention that this document has not been recorded as requested. Therefore, the ADEC has made the determination to sign and file the deed notice on your behalf. A copy of the NEC to be filed is enclosed with this letter. **Please notify us within 30 days receipt of this letter** if you have questions or concerns regarding the filing of the attached deed notice. The ADEC will then proceed with filing the deed notice in the Fairbanks District of the State Recorder's Office.

ADEC Decision

This letter documents ADEC's decision to file the Notice of Environmental Contamination on your behalf, in order to identify the nature and extent of contamination at the property and the conditions that the owners and operators are subject to in accordance with the 2010 Cleanup Complete with Institutional Controls Determination.

July 19, 2017

Please be advised that the following standard and site-specific conditions (institutional controls) continue to apply to the AT&T Alascom Fairbanks Warehouse site:

1. Any future change in land use may impact the exposure assumptions cited in the 2010 Cleanup Complete with Institutional Controls Determination. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore AT&T/Alascom, Inc. shall report to ADEC every five years to document land use, or report as soon as AT&T/Alascom, 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 submitted electronically to CS.Submittals@alaska.gov.
2. Installation of any drinking water well or groundwater monitoring wells will require approval from ADEC.
3. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325 (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. (See attached site figures 1 and 2).
4. Remaining soil contamination is located between the warehouse building (and possibly underneath) and 30th Avenue (see attached site figure). When the building is removed and the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.
5. Groundwater monitoring well MW-7 must remain in place and be sampled every two years for DRO and BTEX beginning in 2011 until two consecutive events show that contaminants are below the established cleanup levels. All other wells must be decommissioned (now or after the monitoring is finalized) in accordance with ADEC guidance, and documented in a report submitted to ADEC. A report for the groundwater monitoring must be provided to ADEC by December 31st of each year that monitoring occurs.
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

This determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

If you have any questions about this site and its requirements, please do not hesitate to contact me at (907) 465-5229 or evonne.reese@alaska.gov.

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Cheryl Allen; AT&T EH&S
AT&T Alascom Fairbanks Warehouse

July 19, 2017

Encl: NEC to be filed by ADEC in the State Recorder's Office
2010 Cleanup Complete with Institutional Controls Determination

Note: This letter is being transmitted to you in electronic format only. If you require a paper copy, let us know and we will be happy to provide one to you. In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence.

You may submit any needed documentation electronically. If your submittal exceeds 20 megabytes, you may submit it to me through the Alaska ZendTo "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.

Notice of Environmental Contamination

Grantor: AT&T/Alascom, Inc.
AT&T Alascom Fairbanks Warehouse

Legal Description: Rees Subdivision, Lot 4, Section 22, F Meridian, Fairbanks Recording District

Recording District: Fairbanks

Return to: Evonne Reese
ADEC Contaminated Sites Program
P.O. Box 111800
Juneau, AK 99801

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375, AT&T/Alascom, Inc., the Landowner(s) of the subject property, hereby provides public notice that the property located at: 704 30th Avenue, Fairbanks, Alaska, 99701, and more particularly described as follows:

Rees Subdivision, Lot 4, Section 22, F Meridian, Fairbanks Recording District

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search>, under Hazard ID number 2906.

ADEC reviewed and approved, subject to this and other institutional controls listed below, 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 75.325 – 390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual diesel range organics in soil and groundwater exists on-site. Further cleanup was determined to be impracticable because the remaining contaminated soil is within the groundwater smear zone and further cleanup was not practicable.

Attached is a diagram drawn to scale that shows the area that has been cleaned up, the approximate location and extent of remaining soil and/or groundwater contamination and the locations where confirmation soil samples were collected.

If the Landowner transfers, sells, assigns, leases or subleases the property or any portion of the property covered by the institutional controls, the Landowner shall incorporate a copy of this notice into the documents of transfer, sale, assignment, lease or sublease.

The following institutional controls (ICs) shall be maintained:

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 AT&T/Alascom, Inc. shall report to ADEC every five years to document land use, or report as soon as AT&T/Alascom, 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 submitted electronically to CS.Submittals@alaska.gov.**
2. Installation of any drinking water well or groundwater monitoring wells will require approval from ADEC.
3. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325 (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. (See attached site figures 1 and 2).

4. Remaining soil contamination is located between the warehouse building (and possibly underneath) and 30th Avenue (see attached site figure). When the building is removed and the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.
5. Groundwater monitoring well MW-7 must remain in place and be sampled every two years for DRO and BTEX beginning in 2011 until two consecutive events show that contaminants are below the established cleanup levels. All other wells must be decommissioned (now or after the monitoring is finalized) in accordance with ADEC guidance, and documented in a report submitted to ADEC. A report for the groundwater monitoring must be provided to ADEC by December 31st of each year that monitoring occurs.
6. 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, 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 75.300 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 75.325-.390.

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) it must be characterized and managed following regulations applicable at that time.

This NEC 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 or groundwater is not a concern.

For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 100.38.170 for the site named AT&T Alascom Fairbanks Warehouse.



Signature of Authorized ADEC Representative



Date



Printed Name of Authorized ADEC Representative

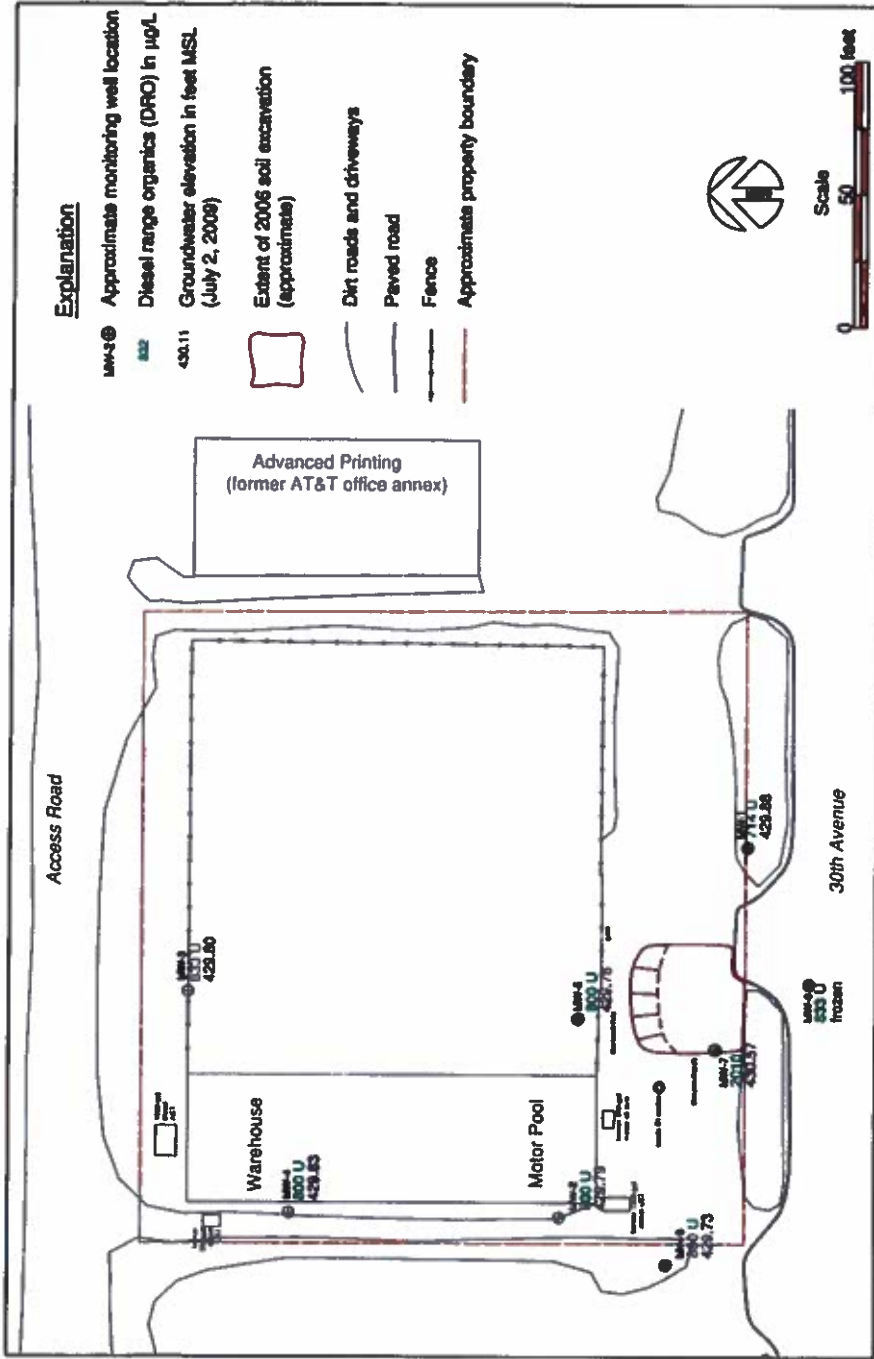


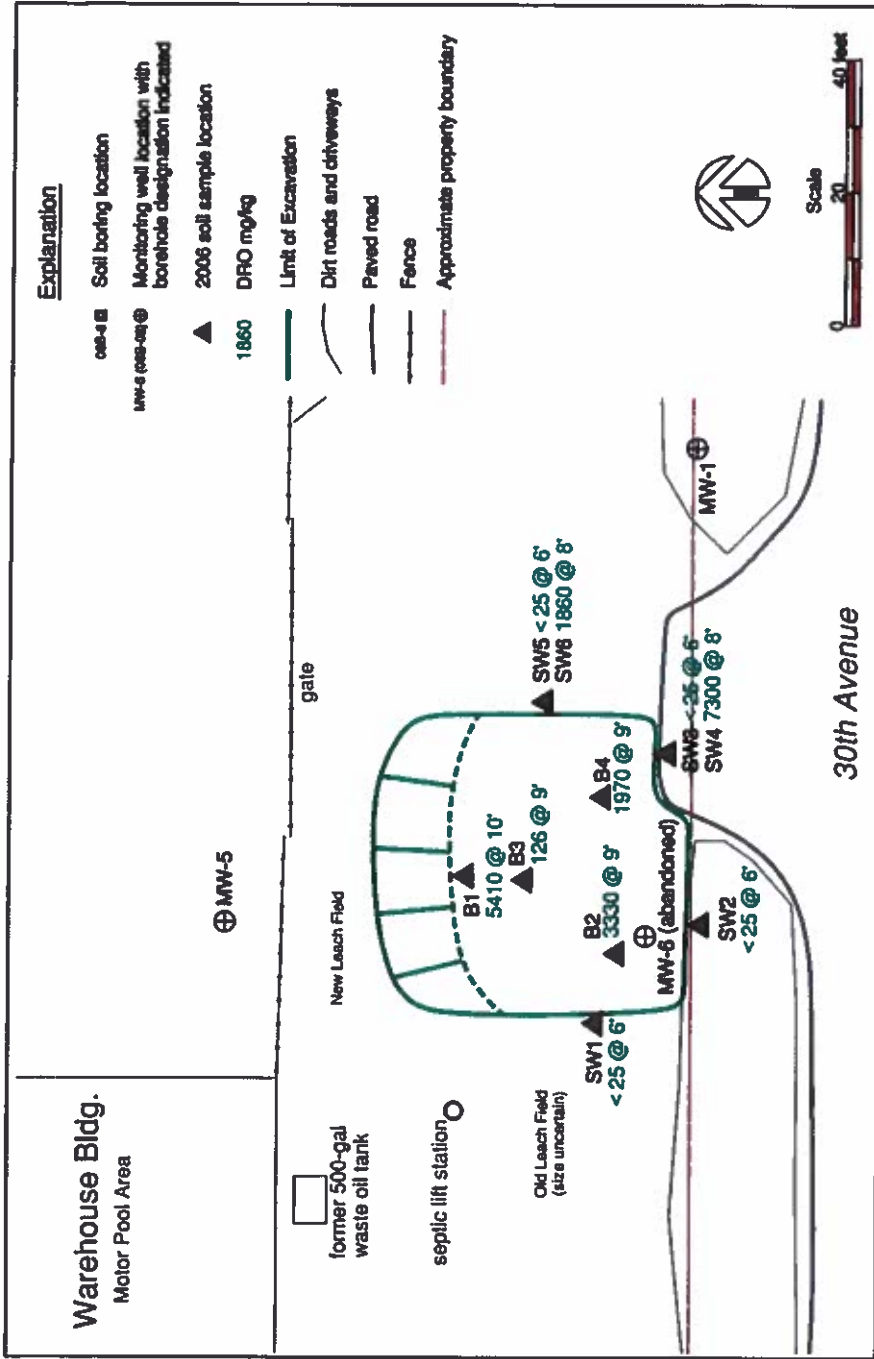
FIGURE 2

**FAIRBANKS WAREHOUSE SITE
2008 GROUNDWATER MONITORING PROGRAM**

July 2008 DRO Concentrations and Water Level Elevations

ALTA GEOLOGICAL, INC.
Environmental & Geotechnical Solutions
Fairbanks, Alaska

Prepared for: Sheraton/Residence Holdings, Inc.



ALTA GEOSCIENCES, INC.
 Professional & Geotechnical Engineers
 Seattle, Washington

**FAIRBANKS WAREHOUSE SITE
 2006 SITE REMEDIATION**

Limits of Excavation and Soil DRO Data

FIGURE 3

STATE OF ALASKA

DEPARTMENT OF ENVIRONMENTAL CONSERVATION DIVISION OF SPILL PREVENTION AND RESPONSE CONTAMINATED SITES PROGRAM

SEAN PARNELL, GOVERNOR
610 University Avenue
Fairbanks, AK 99709-3643
PHONE: (907) 451-2192
FAX: (907) 451-5105
www.dec.state.ak.us

File: 100.38.170

June 24, 2010

Larry Bamberger
AT&T Inc.
1444 East Jericho Turnpike
Floor LL
Huntington, NY 11743

Re: AT&T/Alascom Fairbanks Warehouse Site;
Cleanup Complete with Institutional Controls Determination

Dear Mr. Bamberger:

The Alaska Department of Environmental Conservation (DEC), Contaminated Sites Program has completed a review of the environmental records associated with the AT&T/Alascom Fairbanks Warehouse Site located at 704 30th Avenue, Fairbanks, Alaska. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required as long as the site is in compliance with established institutional controls.

This decision is based on the administrative record for the AT&T/Alascom Fairbanks Warehouse which is located in the offices of the ADEC in Fairbanks, Alaska. This letter summarizes the decision process used to determine the environmental status of this site and provides a summary of the regulatory issues considered in the *Cleanup Complete with Institutional Controls* determination.

Introduction

Site Name and Location:

AT&T/Alascom Fairbanks Warehouse
704 30th Avenue*
Fairbanks, AK 99701

Legal Address:

Rees Subdivision
Lot 4
Section 22, F Meridian
Fairbanks Recording District

*Previously 717 30th Avenue.

Name and Mailing Address of Contact Party:

Larry Bamberger

AT & T Inc.
1444 East Jericho Turnpike
Floor LL
Huntington, NY 11743

ADEC Site Identifiers

ADEC Reckey: 1997310114001
File: 100.38.170
Hazard ID: 2906

Regulatory authority under which the site is being cleaned up:
18 AAC 75

Background

In 1995 a Phase I Environmental Assessment was completed as part of the property transfer from Pacific Telecom Inc. (PTI) to AT & T. The Phase I resulted in thirteen areas of concern investigated further during a Phase II Site Investigation conducted in 1996. The site currently known as AT&T/Alascom Fairbanks Warehouse was identified at the time as AOI E. The remaining twelve areas of concern included floor drains, tanks, and battery staging areas within the above mentioned lot and the lot immediately to the east. These areas did not result in long-term contamination or are not on AT&T's property, therefore are not discussed or included as part of this *Cleanup Complete with Institutional Controls* determination. AOI E is the area where the septic system for the warehouse building was located and it was originally investigated due to the elevated diesel range organic (DRO) concentrations found during the Phase II.

Samples collected from soil borings in 1996 indicated DRO concentrations of 9,900 milligrams per kilogram (mg/kg); 530 mg/kg of gasoline range organics (GRO); and 20.1 mg/kg collectively of benzene, toluene, ethylbenzene, and xylenes (BTEX).

The property is currently being used for the storage of spare parts and supplies for outlying communications facilities and vehicle maintenance. This location is also the deployment center for AT&T units. Employees occupy the property on a transient basis, since this property serves as the deployment point. The area where this lot is located is zoned by the Fairbanks North Star Borough as G1, which is general use. The building is connected to public water and has an on-site septic system but it is not part of the septic system associated with the AOI E contaminated site.

Groundwater data shows that groundwater flows to the west/northwest.

Site Characterization and Cleanup Actions

In 1998, corrective action work focused on the excavation and removal of the petroleum impacted soils identified in 1996 near the former septic leach field. Approximately 425 cubic yards of petroleum contaminated soil were removed and thermally treated. The area of contaminated soil was found to extend further than anticipated, thus causing the corrective action to be incomplete. Ten soil samples were collected and results indicated that DRO levels ranged from 17 to 12,000 mg/kg. No volatiles (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyl (PCBs), or heavy metals were detected in the samples.

No groundwater data was collected between 1996 and 2006. In 2006 a site characterization that included drilling and sampling of 10 soil borings and installation and sampling of six monitoring wells was conducted near the former septic system and extending further towards 30th Avenue to cover the areas that were not previously excavated. DRO concentrations in soil were up to 24,600 mg/kg, BTEX and GRO were marginally above their 18 AAC 75.341 Method Two cleanup levels. The absence of detectable impacts at the bottom of the leach field suggested that the contaminant source was not the septic system. Presence of impacted soil at depths of 2.5 feet below ground surface suggested that the source was possibly a surface spill. The groundwater samples collected during this investigation indicated that, within the suspected source area, DRO exceeded the cleanup levels at 1,670 micrograms per liter ($\mu\text{g/L}$). Groundwater in the downgradient monitoring well MW-2 (Figure 1) exceeded benzene cleanup levels at 5.34 $\mu\text{g/L}$.

In 2006, a second corrective action was performed in which 420 additional cubic yards of DRO contaminated soils were removed in the area of the former septic system and extending towards 30th Avenue. The report for that work shows that a small amount of DRO contaminated soil currently remains at the limits of the excavation in the groundwater smear zone (8-10 feet below ground surface) and above its 18 AAC 75.341 Method Two migration to groundwater cleanup level. This remaining contamination is located approximately 30 feet to the south east of the southeast corner of the warehouse (see Figure 2). DRO concentrations in this area range between 1,970 and 7,300 mg/kg. Further remediation is not practicable because it is present in the saturated zone and groundwater sampling has indicated that migration off the AT & T property is not occurring.

Groundwater monitoring events after the corrective actions have shown that only the well within the source area (MW-6 initially and later replaced with MW-7) has exceeded DRO cleanup levels. DRO concentrations in MW-7 (source area) decreased from 11,900 $\mu\text{g/L}$ to 5,060 $\mu\text{g/L}$ (estimated) in 2008; and 2,010 $\mu\text{g/L}$ in 2009. Well MW-2 exceeded the benzene cleanup level in 2006 with a concentration of 5.34 $\mu\text{g/L}$, no other exceedances were detected during the following six monitoring events. No other contaminants have been detected above cleanup levels.

In 2009 an additional monitoring well (MW-9) was installed to further assess migration of contamination off the AT&T property. Results from this well showed no contamination above cleanup levels. Results from MW-2 showed that benzene had decreased from 5.34 $\mu\text{g/L}$ in 2006 to 4.55 $\mu\text{g/L}$ in 2008, below its 18 AAC 75.345 Table C cleanup level. This same monitoring event indicated that only DRO continued to exceed the Table C groundwater cleanup level and that was only in the source area well (MW-7) with a concentration of 2,010 $\mu\text{g/L}$. (See Figure 1).

Contaminants of Concern

During the initial investigations at this site, soil samples were analyzed for DRO, GRO, VOCs including BTEX; residual range organics (RRO); PAHs, metals, and PCBs. Groundwater samples were analyzed for DRO, GRO and BTEX. Based on these analyses and knowledge of the source area, the following Contaminants of Concern were identified:

- Diesel Range Organics (DRO)
- Benzene

Cleanup Levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Table B2 Under 40 inch Zone, Migration to Groundwater.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
• Diesel Range Organics	250

The default groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C Groundwater Cleanup Levels.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/L)</u>
Diesel Range Organics	1.5
Benzene	0.005

Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using DEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1.

Table 1 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Contaminated soil has been excavated. Remaining contamination is only in smear zone.
Sub-Surface Soil Contact	De-minimis exposure	Contamination remains in the smear zone, levels are below direct contact cleanup levels.
Inhalation – Outdoor Air	De-minimis exposure	Contamination remains in the subsurface, but is below inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Remaining contamination does not include volatile compounds. Benzene was present above cleanup levels in 2006. Further monitoring events did not detect benzene above cleanup levels.
Groundwater Ingestion	De-minimis exposure	Contamination remains in the subsurface soil above migration to groundwater cleanup levels at 8-10 feet below ground surface. Groundwater has been investigated and a decreasing trend in DRO concentrations is evident. Groundwater contamination is limited to the source area. The property is served by public water and the contamination has not migrated off property. Remaining soil contamination is assumed to be de minimis.
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ mile of the site.
Wild Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals.

Exposure to Ecological Receptors	Pathway Incomplete	No ecological or terrestrial exposure routes suspected.
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Notes to Table 1: “De-minimis exposure” means that in DEC’s judgment receptors are unlikely to be affected by the minimal volume of remaining contamination. “Pathway incomplete” means that in DEC’s judgment contamination has no potential to contact receptors. “Exposure controlled” means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

Contamination remains on site above established default cleanup levels; however DEC has determined there is no unacceptable risk to human health or the environment. Therefore this site will be issued a Cleanup 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 DEC may require additional remediation and/or ICs. Therefore AT & T Inc. shall report to DEC every five years to document land use, or report as soon as AT & T becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local DEC office or electronically to DEC.ICUnit@alaska.gov.**
2. A Notice of Environmental Contamination (deed notice) shall be recorded in the State Recorder’s Office and a copy of that recorded notice be provided to DEC by August 15, 2010 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 (Attachment C).
3. Installation of any drinking water well or groundwater monitoring wells will require approval from DEC.
4. Any proposal to transport soil or groundwater off site requires DEC approval in accordance with 18 AAC 75.325 (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. (See attached site figures 1 and 2).
5. Remaining soil contamination is located between the warehouse building (and possibly underneath) and 30th Avenue (see attached figure 1). When the building is removed and the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with a DEC approved work plan.
6. Groundwater monitoring well MW-7 must remain in place and be sampled every two years for DRO and BTEX beginning in 2011 until two consecutive events show that contaminants are below the established cleanup levels. All other wells must be decommissioned (now or after the monitoring is finalized) in accordance with DEC guidance, and documented in a report submitted to DEC. A report for the groundwater monitoring must be provided to DEC by December 31st of each year that monitoring occurs.

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

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as detailed above, and will include a description of the contamination remaining at the site. When the site meets the requirements for a Cleanup Complete determination, Institutional Controls will be terminated.

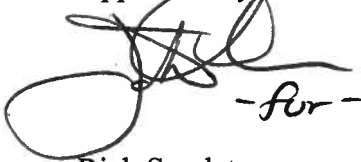
This determination is in accordance with 18 AAC 75.380(d) and does not preclude DEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 -18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

Please sign and return *Attachment A* to DEC within 30 days of receipt of this letter. If you have questions about this closure decision, please contact the DEC project manager, Tamara Cardona-Marek at (907) 451-2192.

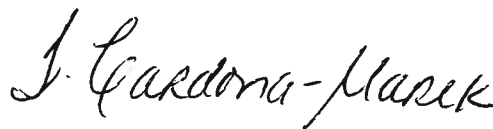
Approved By



-for-

Rich Sundet
Environmental Manager

Recommended By



Tamara Cardona-Marek, PhD
Environmental Program Specialist

Attachment A: Cleanup Complete-ICs Agreement Signature Page

Attachment B: Site Figures 1 and 2

Attachment C: Notice of Environmental Contamination

cc: Alex Tula, Alta GeoSciences,

Attachment A: Cleanup Complete-ICs Agreement and Signature Page*

AT & T Inc. agrees to the terms of this Cleanup Complete with ICs determination as stated in this Closure Decision Document dated **June 24, 2010** for the AT&T/Alascom Fairbanks Warehouse Site. Failure to comply with the terms of this agreement may result in DEC reopening this site and requiring further remedial action in accordance with 18 AAC 18 AAC 75.380(d).

Signature of Authorized Representative, Title
Larry Bamberger/ AT&T

Printed Name of Authorized Representative, Title
Larry Bamberger/ AT&T

Note to Responsible Person (RP):

After making a copy for your records, please return a signed copy of this form to the ADEC project manager at the address on this correspondence within 30 days of receipt of this letter.

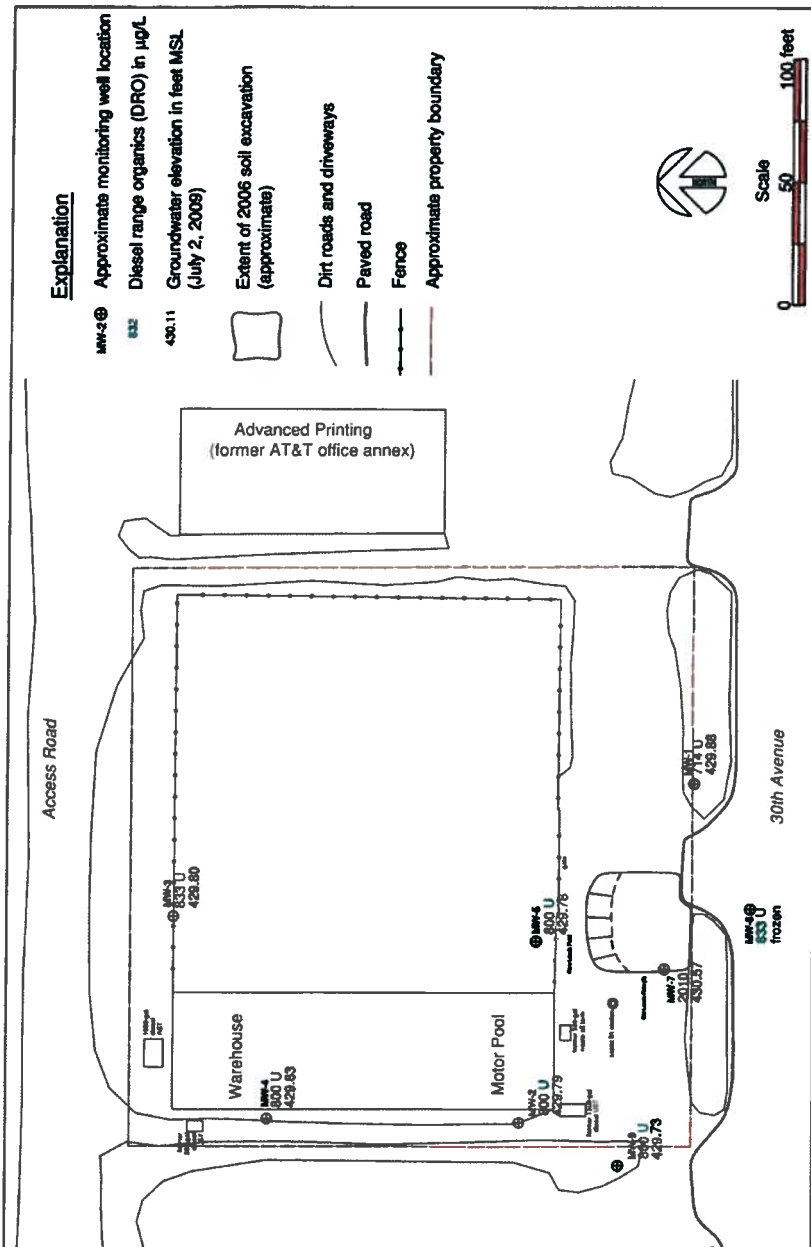
ADEC File No.	100.38.170
Hazard ID:	2906
ADEC Project Manager:	Tamara Cardona-Marek

For Internal Use Only

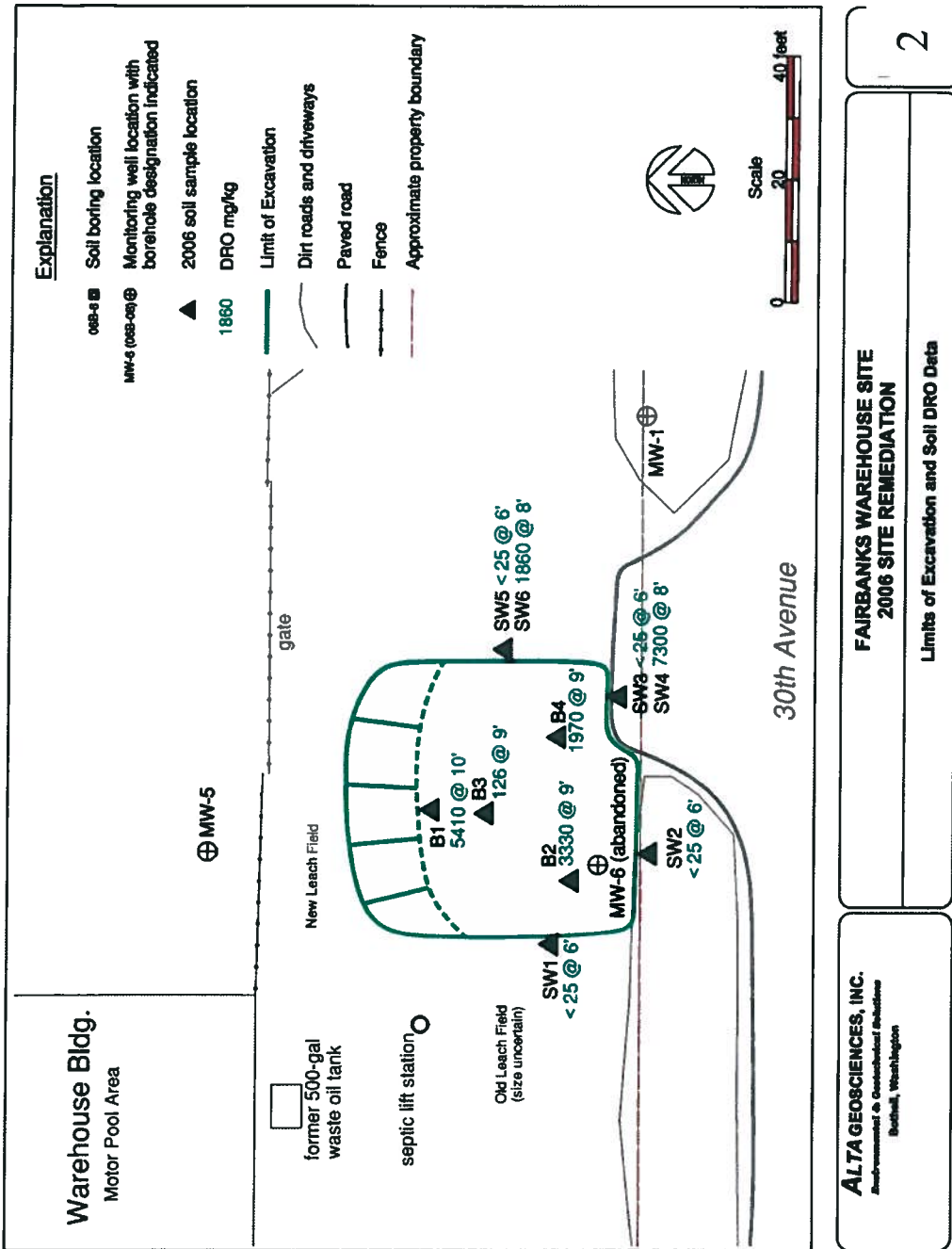
***Attention ADEC Administration Staff:** Please follow the procedure below after Attachment A is signed/returned to ADEC.

1. Log-in and Date Stamp *Attachment A*
2. Scan and Save to the appropriate electronic folder on the network Drive
3. File the hard copy in the appropriate project/site file Correspondence Folder (blue in Anchorage).
4. Provide the Correspondence folder (with the filed *Attachment A* hard copy) to the ADEC Project Manager so that the PM can update the CS database.

Attachment B: Site Figures



<p>ALTA Geosciences, Inc. Environmental & Geotechnical Solutions Seattle, Washington</p> <p>Prepared for: IbarraBusinessables Holdings, Inc.</p>	<p>FAIRBANKS WAREHOUSE SITE</p> <p>2009 GROUNDWATER MONITORING PROGRAM</p> <p>July 2009 DRO Concentrations and Water Level Elevations</p>	<p>1</p>
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Attachment C:**NOTICE OF ENVIRONMENTAL CONTAMINATION****Recording District: Fairbanks
Official State Business – No Charge**

As required by the Alaska Department of Environmental Conservation, Grantee, pursuant to 18 AAC 75.375, AT & T, Grantor, as the owner and operator of the subject property, hereby provides public notice that the property located at: 704 30th Avenue, Fairbanks, Alaska, 99701, and more particularly described as follows:

Rees Subdivision, Lot 4, Fairbanks Recording District

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 (ADEC) contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under Hazard ID number 2906.

ADEC reviewed and approved, subject to this and other institutional controls listed below, 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 75.325 – 390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual diesel range organics in soil and groundwater exists on-site. Further cleanup was determined to be impracticable because the remaining contaminated soil is within the groundwater smear zone and further cleanup was not practicable.

Attached is a diagram drawn to scale that shows the area that has been cleaned up, the approximate location and extent of remaining soil and/or groundwater contamination and the locations where confirmation soil samples were collected.

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 AT & T Inc. shall report to ADEC every five years to document land use, or report as soon as AT & T 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.**
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5. Groundwater monitoring well MW-7 must remain in place and be sampled every two years for DRO and BTEX beginning in 2011 until two consecutive events show that contaminants are below the established cleanup levels. All other wells must be decommissioned (now or after the monitoring is finalized) in accordance with ADEC guidance, and documented in a report submitted to ADEC. A report for the groundwater monitoring must be provided to ADEC by December 31st of each year that monitoring occurs.
6. 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, 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 75.300 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 75.325-.390.

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) it must be characterized and managed following regulations applicable at that time.

This NEC 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 or groundwater is not a concern.

This document will be filed in the Fairbanks recording district.

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

Signature(s):
(landowner(s) and holders of property interest) _____

Printed Name(s): Larry Bamberger, AT&T

Mailing Address(s): 1444 East Jericho Turnpike
Floor LL
Huntington, NY 11743

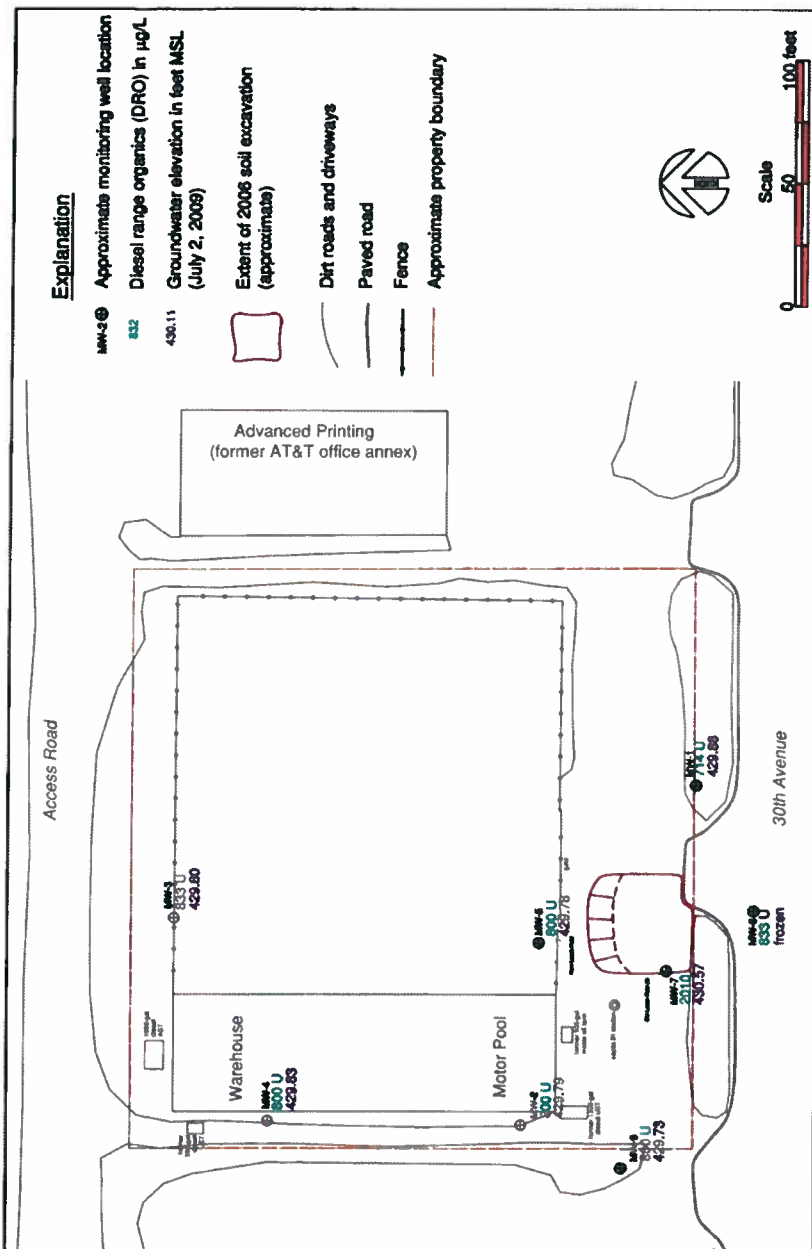
(Notarization seal) Subscribed and sworn to before me this ____ day of _____, 20__.

Notary Public in and for the State of _____
My commission expires: _____

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 requirement.

revised 3/19/10

NOTICE OF ENVIRONMENTAL CONTAMINATION: SITE FIGURES



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**FAIRBANKS WAREHOUSE SITE
2009 GROUNDWATER MONITORING PROGRAM**

July 2009 DRO Concentrations and Water Level Elevations

ALTA SCIENCES, Inc.
Environmental & Geotechnical Solutions
Seattle, Washington

Prepared for: Barabara/Bennett Holdings, Inc.

