



Notice of Environmental Contamination and Institutional Controls

Grantor: Allen & Anita Prewitt
Residence - 904 Les Rogers Turnaround HHOT

Legal Description: Lot 11-A, Block 2, Baker Subdivision, Plat 79-229

Recording District: Fairbanks

Return to: Michael Hooper
Alaska Department of Environmental Conservation
610 University Avenue
Fairbanks, Alaska 99709-3643

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375, Allen & Anita Prewitt, the Landowner(s) of the subject property, hereby provides public notice that the property located at: 904 Les Rogers Turnaround, North Pole, Alaska, 99705, and more particularly described as follows:

Lot 11-A, Block 2, Baker Subdivision, Plat No. 79-229

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://www.dec.state.ak.us/spar/csp/db_search.htm under the site name Residence – 904 Les Rogers Turnaround HHOT and Hazard ID number 4342.

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, and shall be maintained and be binding on the Landowner and its agents, successors and assigns. 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.

ADEC has reviewed and approved, subject to the institutional controls described below, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site as long as the institutional controls remain in place and effective and no new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment.

In 2006 a release occurred at the northern corner of the house when a return servicing the 500-gallon underground storage tank (UST) was ruptured during fence installation. ADEC has determined that, in accordance with 18 AAC 75.325 – .390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though fuel-contaminated soil and groundwater exists on-site. Further cleanup was determined to be impracticable because the remaining contaminated soil is beneath the garage foundation.

The following institutional controls and standard conditions shall be maintained:

Institutional Controls

1. In the event that the remaining contaminated soil becomes accessible in the future due to the building being removed, the land owner shall notify ADEC and characterize and, if determined necessary, cleanup the soil.
2. No additional groundwater wells shall be installed on the subject property covered by the institutional controls without prior DEC approval.



3. The Landowner agrees to notify ADEC prior to any sale or transfer of the property and shall report to ADEC every 5 years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:

Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800

or be submitted electronically to CS.Submittals@alaska.gov.

Standard Conditions

4. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules (see 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. In the future, if soil will be excavated (or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the property.
5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
6. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use.

Attached is a diagram that shows the locations of existing structures, locations of former monitoring and recovery wells, the area that has been cleaned up, and the approximate location and extent of remaining soil contamination which is subject to the institutional controls described in this notice.

Failure to comply with the institutional controls described herein may result in ADEC reopening the site and requiring additional site characterization and cleanup.

In the event that new information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, further site characterization and cleanup may be necessary under 18 AAC 75.325-.390.

This notice and the institutional controls remain in effect until a written determination from ADEC is recorded that documents contaminants remaining at the site have been shown to meet the residential use soil cleanup levels defined in 18 AAC 75.340 and groundwater cleanup levels



in Table C within 18 AAC 75.345 and that off-site transportation of soil and/or groundwater are no longer a potential concern.

For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 100.38.210 for the site named Residence – 904 Les Rogers Turnaround HHOT.


Signature of Landowner

28 JUL 17
Date

Allen J Prewitt
Printed Name of Landowner


Signature of Authorized ADEC Representative

7/28/2017
Date

Michael A. Hooper
Printed Name of Authorized ADEC Representative



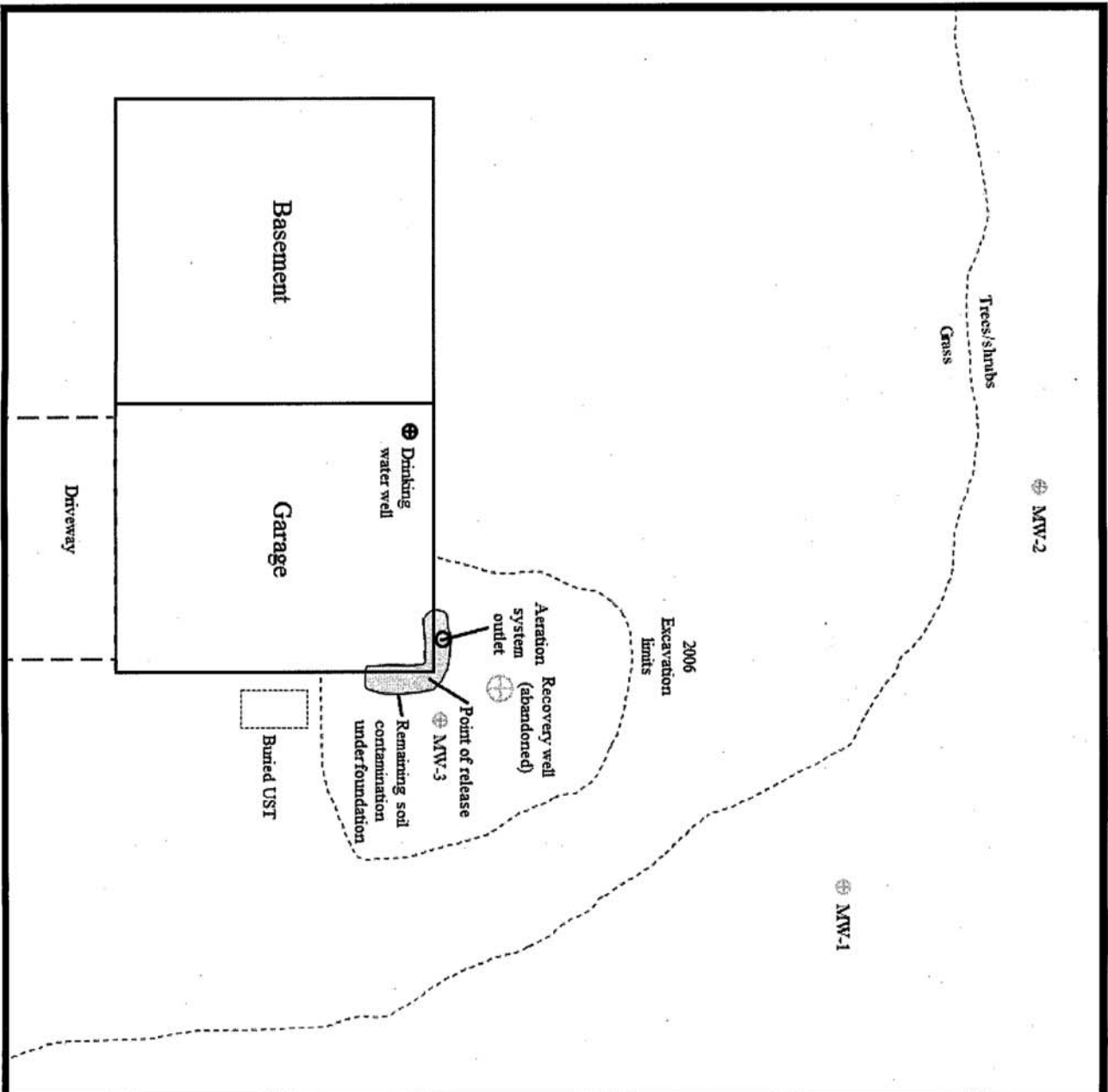


Figure 1: Excavation, remaining contamination, and well locations.

Compiled by M. Hooper (ADDEC) using figures from the Rockwell Engineering (2006) and the Alaska Resources and Environmental Services, LLC. (2010) spill response and groundwater monitoring reports.

7/21/2017

