



# Notice of Environmental Contamination and Institutional Controls

**Grantor:** Harald and Gerda Huppenberger,  
Residence – 1041 27<sup>th</sup> Avenue HHOT

**Legal Description:** Lot 5, Block 45, Bjerremark Subdivision

**Recording District:** Fairbanks

**Return to:**

Janice Wiegers  
Alaska Department of Environmental Conservation  
610 University Avenue  
Fairbanks, Alaska 99709

Harald and Gerda Huppenberger,  
In Care of Caitlin Causey, Coldwell Banker  
600 3<sup>rd</sup> Street, Suite 102  
Fairbanks, Alaska 99701

**State Business- No Charge**

162.38.034  
**RECEIVED**

*de*  
FEB 26 2018

CONTAMINATED  
SITES  
FAIRBANKS

## NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375 Harald and Gerda Huppenberger, the Landowners of the subject property, hereby provides public notice that the property located at: 1041 27<sup>th</sup> Avenue, Fairbanks, Alaska, 99701, and more particularly described as follows:

Lot 5, Block 45, Bjerremark Subdivision

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](http://www.dec.state.ak.us/spar/csp/db_search.htm) under the site name Residence – 1041 27<sup>th</sup> Avenue HHOT and Hazard ID number 1590.

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.

ADEC determined, in accordance with 18 AAC 75.325 – .390 site cleanup rules, that cleanup has been performed to the maximum extent necessary even though residual fuel-contaminated soil and/or groundwater exists on-site. Further cleanup was determined to be unnecessary because the remaining contaminated soil is beneath the residence and further cleanup was not practicable and institutional controls will prevent exposure.

The following institutional controls and standard conditions shall be maintained:

### Institutional Controls

1. 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](mailto:CS.Submittals@alaska.gov).

2. The crawlspace vapor barrier shall be inspected annually and maintained as needed to prevent vapors from intruding into the crawlspace.
3. 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.
4. No groundwater wells shall be installed in the area covered by the institutional controls without prior DEC approval.

#### Standard Conditions

5. 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 it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil off the property.
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
7. 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 are site diagrams drawn to scale that show the locations of existing structures, the area that has been cleaned up, the location of former monitoring wells, and the approximate location 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 102.38.034 for the site named Residence – 1041 27<sup>th</sup> Avenue HHOT.

Huppenberger Harald Geida Zylke  
Signature of Landowner

11/20/2017  
Date

Huppenberger Harald

Huppenberger Geida  
Printed Name of Landowner

Janice Wieggers  
Signature of Authorized ADEC Representative

11/29/17  
Date

Janice Wieggers  
Printed Name of Authorized ADEC Representative





