



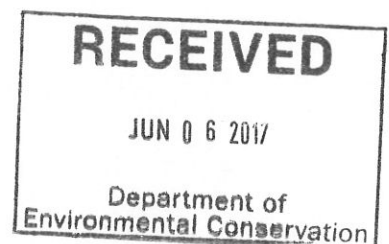
Notice of Environmental Contamination and Institutional Controls

Legal Description: ATHENIAN VILLAGE TR F2C in Section 28, Township 13 North, Range 3 West, Seward Meridian, within the Anchorage Recording District

Recording District: Anchorage Recording District

Return to: Lisa Griswold
Environmental Program Specialist
555 Cordova Street
Anchorage, AK 99501

State Business- No Charge



NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 78.625 SandVenture LLC, the Landowner(s) of the subject property, hereby provides public notice that the property located at: 3429 East Tudor Road, Anchorage, Alaska, 99507 and more particularly described as follows:

ATHENIAN VILLAGE TR F2C in Section 28, Township 13 North, Range 3 West, Seward Meridian has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 78, Article 2. 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 Jiffy Lube Store #2057 and Hazard ID number 24112.

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, shall be maintained and shall 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 78.090 – 276 corrective action rules, that cleanup has been performed to the maximum extent practicable even though residual Diesel Range Organics (DRO) and Residual Range Organic (RRO) contaminated soil exists on-site. Further cleanup was determined to be impracticable due to the restriction of groundwater located below the contamination, and the building located to the west.

The following institutional controls shall be maintained:

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. Due to its obligation regarding remediation, Equilon Enterprises LLC, DBA Shell Oil Products US should be copied on these five year reports.

Such notice and the reports should be sent to Equilon Enterprises, LLC at:

Jiffy Lube International, Inc.
c/o Marc Oler
Equilon Enterprises LLC
DBA Shell Oil Products US
20945 South Wilmington Avenue
Carson, CA 90810



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
410 Willoughby Avenue, Ste. 105
Juneau, AK 99811-1800

or be submitted electronically to DEC.ICUnit@alaska.gov.

2. No groundwater wells shall be installed in the area covered by the ICs without prior DEC approval.
3. In the event that the remaining contaminated soil becomes accessible in the future due to the building being removed or for any other reason, the land owner and/or responsible party shall notify ADEC and characterize and, if determined necessary, cleanup the soil.
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 18 AAC 78.600(h). A "site" as defined by 18 AAC 78.995(134) 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 if 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 site diagram drawn to scale that shows the property boundaries, locations of existing structures, the area that has been cleaned up, 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 78 Article 2.

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 2100.26.159 for the site named Jiffy Lube Store #2057.

Sand Venture LLC

Douglas H. Main (Sole Member)
Signature of Landowner

March 22, 2017
Date

Sand Venture LLC

Douglas H. Main
Printed Name of Landowner

Marc Oler
Signature of Responsible Party

4-5-17
Date

Equilon Enterprises LLC DBA Shell OPUS

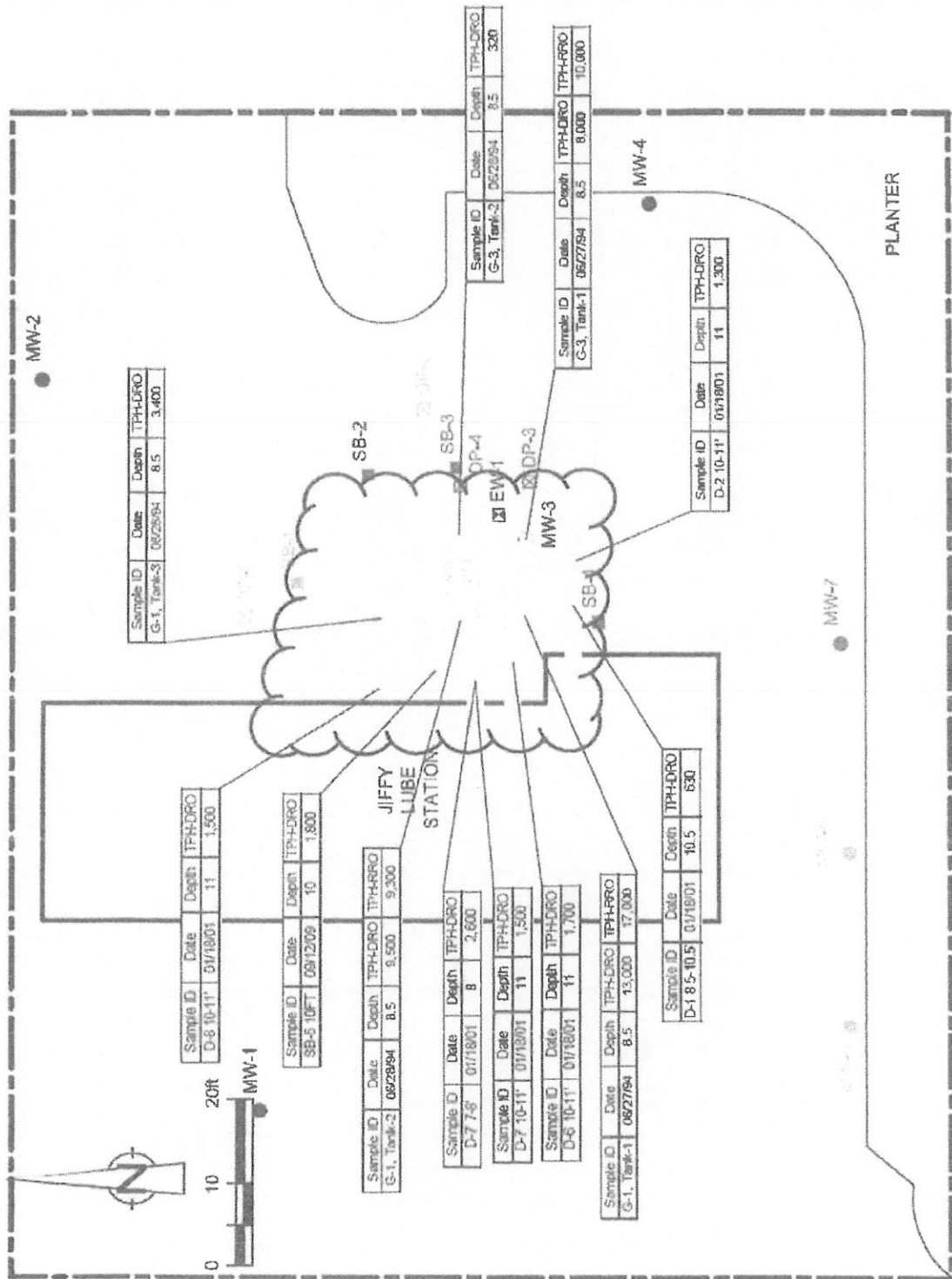
Marc Oler
Printed Name of Responsible Party

[Signature]
Signature of Authorized ADEC Representative

4-7-17
Date

Lisa M. Griswold
Printed Name of Authorized ADEC Representative





Sample ID	Date	Depth	TPH-DRCO
G-1, Tank-3	06/28/94	8.5	3.400

Sample ID	Date	Depth	TPH-DRCO
D-8 10-11'	01/18/01	11	1.500

Sample ID	Date	Depth	TPH-DRCO
SB-5 10FT	09/12/09	10	1.800

Sample ID	Date	Depth	TPH-DRCO	TPH-RRRO
G-1, Tank-2	06/28/94	8.5	9.500	9.300

Sample ID	Date	Depth	TPH-DRCO
D-7 7-8'	01/18/01	8	2.600

Sample ID	Date	Depth	TPH-DRCO
D-7 10-11'	01/18/01	11	1.500

Sample ID	Date	Depth	TPH-DRCO
D-8 10-11'	01/18/01	11	1.700

Sample ID	Date	Depth	TPH-DRCO	TPH-RRRO
G-1, Tank-1	06/27/94	8.5	13.000	17.000

Sample ID	Date	Depth	TPH-DRCO
D-1 8.5-10.5'	01/18/01	10.5	630

Sample ID	Date	Depth	TPH-DRCO
G-3, Tank-2	06/28/94	8.5	320

Sample ID	Date	Depth	TPH-DRCO	TPH-RRRO
G-3, Tank-1	06/27/94	8.5	8.000	10.000

Sample ID	Date	Depth	TPH-DRCO
D-2 10-11'	01/18/01	11	1.300

