THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

P.O. Box 1535
Haines, AK 99827
Phone: (907) 451-2144
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ADEC File No.: 100.26.040

June 28, 2024

James Kiernan
Chevron Environmental Management Company
5001 Executive Parkway, Suite 200
San Ramon, CA 94583

Re: Decision Document: FIA – Petroleum Sales – Unocal
Cleanup Complete Determination – Institutional Controls

Dear Mr. Kiernan:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the FIA - Petroleum Sales - Unocal located at Gate 28, Block 1, Lot 8, West Ramp in Fairbanks (64.812277 N, -147.875384 W; datum WGS84). 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 institutional controls are maintained and effective, and no information becomes available that indicates residual contamination poses an unacceptable risk.

This Cleanup Complete with Institutional Controls (ICs) determination is based on the administrative record for the FIA - Petroleum Sales - Unocal maintained by ADEC. This decision letter summarizes the site history, cleanup actions, regulatory decisions, and specific conditions required to effectively manage remaining contamination at this site.

Site Name and Location:
FIA - Petroleum Sales - Unocal
Gate 28, Block 1, Lot 8, West Ramp
Fairbanks, AK 99707

Name and Mailing Address of Contact Party:
James Kiernan
Chevron Environmental Management Company
5001 Executive Parkway, Suite 200
San Ramon, CA 94583

ADEC Site Identifiers:
File No.: 100.26.040
Hazard ID.: 24308

Regulatory Authority for Determination:
18 Alaska Administrative Code (AAC) 75 and 18 AAC 78

Site Description and Background
The FIA – Petroleum Sales – Unocal site is located at the Fairbanks International Airport (FIA) in Fairbanks, Alaska. Union Oil of California (Unocal) subleased Parcels A and B of Block 1, Lot 8 from 1969 until 1982, during this time Unocal operated a fuel distribution facility that provided aviation gasoline and Jet-A fuel to airplanes at the FIA.

Contamination was initially discovered in 1991 during the removal of four 10,000-gallon underground storage tanks (USTs), two pump islands, and associated piping. Confirmation soil sampling detected contaminants above cleanup levels, which prompted additional characterization.

The site is currently paved, apart from the former excavation areas. Former Parcels A and B are currently being used periodically for vehicle storage and the northwest corner of Parcel A has a 12,000-gallon Jet-A aboveground storage tank (AST) that is maintained by Ravn Alaska. Nearby properties include the Alaska Department of Transportation and Public Facilities (ADOT&PF) airport maintenance and Alaska Rescue Fire Fighting facility across Brumbaugh Avenue to the northeast, and Northern Air Cargo adjacent to the southwest. The nearest body of surface water is the Chena River approximately 0.4 miles west of the site.

Contaminants of Concern
During investigation and cleanup activities at this site, samples collected from soil and groundwater were analyzed for gasoline range organics (GRO), diesel range organics (DRO), residual range organics (RRO), benzene, toluene, ethylbenzene, and xylene (BTEX), polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), methyl tert-butyl ether (MTBE), 1,2-dibromoethane (EDB), and lead. Based on these analyses, the following contaminants were detected above cleanup levels and are considered Contaminants of Concern at this site:

- GRO
- DRO
- RRO
- Benzene
- Toluene
- Ethylbenzene
- Xylenes
- Lead
- 1,2,4-Trimethylbenzene
- 1,3,5-Trimethylbenzene
- Naphthalene
- 1-Methylnaphthalene
- 2-Methylnaphthalene

Cleanup Levels
Petroleum compounds were detected above the approved Method 2 migration to groundwater cleanup levels established in 18 AAC 75.341(c), Table B1, and 18 AAC 75.341(d), Table B2 for the under 40-inch precipitation zone. GRO and DRO were also detected above the inhalation/ingestion levels in Table B2. Alternative Method 3 cleanup levels for the inhalation and ingestion pathways were approved for GRO and DRO. Petroleum compounds and lead were also detected above the groundwater cleanup levels established in 18 AAC 75.345 Table C.

Table 1 – Approved Cleanup Levels

Contaminant	Soil – Migration to Groundwater (mg/kg)	Soil - Human Health[1] (mg/kg)	Groundwater (µg/L)
GRO	300	1,400	2,200
DRO	250	12,500[2]	1,500
RRO	11,000	22,000	1,200
Benzene	0.022	11	4.6
Toluene	6.7	5800	1,100
Ethylbenzene	0.13	49	15
Xylenes	1.5	490	190
1,2,4-Trimethylbenzene	0.61	280	56
1,3,5-Trimethylbenzene	0.66	250	60
Naphthalene	0.038	29	1.7
1-Methylnaphthalene	0.41	230	11
2-Methylnaphthalene	1.3	310	36
Lead	N/A	400	15

mg/kg = milligrams per kilogram
µg/L = micrograms per liter
[1] Soil cleanup levels based on human health pathway in Table B1 or the most stringent of the ingestion or inhalation pathways in Table B2.
[2] Alternative Method 3 cleanup levels based on a commercial/industrial land use were approved for the ingestion and inhalation pathways. These levels were capped by the Maximum Allowable Concentrations in Table B2.
N/A = not applicable.

Characterization and Cleanup Activities

In October of 1991, four 10,000-gallon underground storage tanks (USTs), two pump islands, and associated underground piping were removed from the site. Approximately 1,200 cubic yards of soil were excavated during the system removal. The excavation area measured approximately 65 by 40 feet wide and 10 feet deep. The soil, which was suspected of containing hydrocarbons greater than cleanup levels, was returned to the excavation as backfill. A layer of visqueen was placed over the impacted soil, and clean imported fill was used to restore the excavated area to original grade; however, the depth of the visqueen and imported fill are unknown. Confirmation samples collected following the excavation confirmed the presence of DRO, GRO, and BTEX above cleanup levels with up to 11,000 mg/kg DRO, 1,700 mg/kg GRO, 2.3 mg/kg benzene, 6.8 mg/kg toluene, 9.7 mg/kg ethylbenzene, and 44 mg/kg total xylenes.

In September 2003, nine soil borings were advanced and developed into monitoring wells GEI-1 through GEI-9 to delineate soil and groundwater contamination at the site. Soil samples were collected between 1.5 and 15 feet below ground surface (bgs) and analyzed for DRO, GRO, and BTEX. Of the 18 samples collected, seven exceeded cleanup levels for at least one analyte and exceedances ranged from depths of 1.5 to 15 feet bgs with cleanup level exceedances up to 2,200 mg/kg GRO, 16,500 DRO, 0.186 mg/kg benzene, 5.03 mg/kg ethylbenzene, and 21.7 mg/kg xylenes. Groundwater samples collected during this sampling event identified benzene, toluene, ethylbenzene, and xylenes at concentrations exceeding cleanup levels at select wells up to 23.3 µg/L, 4.63 µg/L, 87.6 µg/L, and 275 µg/L, respectively. GRO were detected in all groundwater samples up to 3.47 mg/L. DRO were detected at seven wells up to 62.8 mg/L. Approximately 2.31 feet of light nonaqueous phase liquid (LNAPL) was encountered in GEI-5 and a sample of the LNAPL

was collected and analyzed for semi-volatile fuel identification. The laboratory reported that the detected hydrocarbon product in the sample appeared to be a lighter weight diesel product such as kerosene or jet fuel range hydrocarbon.

Semi-annual groundwater monitoring continued at all site wells through 2014. Throughout this time groundwater samples were consistently evaluated for GRO, DRO, RRO, and BTEX and multiple sampling events also included analysis for VOCs, PAHs, MTBE, EDB, lead, and geochemical parameters.

Product recovery testing was performed in the spring of 2004 and estimated that approximately 1,700 to 3,000 gallons of product were present, 850 to 1,500 gallons of which were potentially recoverable. Free product testing indicated that the product was Jet-A fuel. The presence of LNAPL has persisted throughout groundwater monitoring at the site and has been observed at GEI-1 through GEI-9, MW-1, MW-8, and RW-1.

In 2008, additional assessment was completed with the installation of monitoring wells MW-1 through MW-5 and the advancement of soil borings SB-1 through SB-13. A total of 24 soil samples were collected between 2 and 9.5 feet bgs and analyzed for GRO, DRO, and BTEX. Fifteen of these samples ranging from 2 to 9.5 feet bgs exceeded cleanup levels for at least one analyte and results were up to 1,710 mg/kg GRO, 22,000 mg/kg DRO, 0.355 mg/kg benzene, 4.58 mg/kg ethylbenzene, and 34.3 mg/kg total xylenes.

In 2009 a building inventory and indoor air sampling questionnaire was completed for the building located on the western portion of the site. This assessment concluded that no additional evaluation or assessment of the vapor intrusion to indoor air pathway was necessary.

In 2010, monitoring wells MW-6 through MW-10 and soil borings SB-14 and SB-15 were advanced to further delineate the extent of contamination remaining at the site. The installation of MW-10 completed the upgradient delineation of groundwater impacts at the site. During this characterization event 26 soil samples were collected between 2 and 20 feet bgs, these samples were analyzed for GRO, DRO, RRO, BTEX, PAHs, and lead. Six of the sample locations exceeded cleanup levels for at least one analyte with concentrations up to 3,000 mg/kg GRO, 11,000 mg/kg DRO, 24 mg/kg toluene, 6.7 mg/kg ethylbenzene, 160 mg/kg total xylenes, and 10 mg/kg naphthalene. The 2010 field event concluded delineation of the vertical extent of contamination in soil. Seven of 26 soil samples were collected between 18 and 20 feet bgs and analytical results demonstrated that all analytes were either not detected or were detected below cleanup levels, including soil boring locations SB-14 and SB-15 where contaminant concentrations exceeding human health cleanup levels were observed in shallower samples collected during the same event.

In 2011 and 2012, LNAPL was removed from site monitoring wells via peristaltic pumping as a semiannual interim remedial action. This work removed LNAPL from site monitoring wells GEI-1, GEI-3, GEI-5, GEI-6, GEI-7, MW-1, and MW-8.

In October 2013, three additional monitoring wells MW-11, MW-12, and MW-13 were installed near the western property boundary to complete delineation of the downgradient impacts at the site. These wells were installed approximately 300-500 feet downgradient from the nearest monitoring wells MW-7, MW-8, and MW-9 in order to decrease interruption to Era Alaska's operations at the site. During this characterization event 12 soil samples were collected between 2 and 19 feet bgs, these samples were analyzed for GRO, DRO, RRO, BTEX, PAHs, and lead. All results were below cleanup levels.

The final sampling event for monitoring wells GEI-1 through GEI-9, MW-1 through MW-10, and RW-1 was conducted in 2014, during this sampling event measurable LNAPL was present in two monitoring wells,

GEI-5 and GEI-6, with thickness measured at 0.19 feet and 0.01 feet, respectively. Dissolved petroleum constituents remained above groundwater cleanup levels in a number of wells, and lead was observed above groundwater cleanup levels in GEI-6, GEI-7, and GEI-9. Lead impacts were determined to be intermittent and limited in extent and were not evaluated further.

In 2015 a natural attenuation and LNAPL stability assessment was completed to evaluate whether the dissolved-phase and LNAPL plumes were stable or decreasing in size and concentration and to determine whether natural attenuation was occurring at the site. Mann-Kendall analysis demonstrated an overall stable-to decreasing dissolved-phase petroleum hydrocarbon plume. Geochemical parameters collected at nine monitoring wells during the April 2009 and June 2012 sampling events were evaluated and results indicated that groundwater conditions were favorable for ongoing natural attenuation processes.

The LNAPL stability assessment was completed using multiple lines of evidence including age of the release, excavation of the USTs removing the potential for an ongoing source, presence of LNAPL in site monitoring wells, dissolved phase plume stability, and natural source zone depletion. This assessment reported that LNAPL at the site is locally mobile within the interior of the LNAPL plume; however, the LNAPL plume is stable and is not expected to expand beyond the currently defined footprint, and that natural processes are actively depleting LNAPL mass through source-zone depletion.

Downgradient wells MW-11, MW-12, and MW-13 were sampled from 2013 through 2018. Sample results from these wells indicated all analytes were not detected or were detected at levels significantly below groundwater cleanup levels.

In August 2020, site monitoring wells MW-1 through MW-13, GEI-1 through GEI-9, and RW-1 were decommissioned.

Remaining Contamination

The maximum remaining site concentrations for each analyte detected above the most stringent cleanup levels have been recorded in Tables 2a and 2b below. Sample locations referred to in Tables 2a and 2b are shown in the site figure in the attached Environmental Covenant.

Table 2a – Contaminant Concentrations Remaining in Soil

Contaminant	Soil Concentration (mg/kg)	Sample Location	Sample Date
GRO	708[1]	N/A	2003 to 2010
DRO	12,060[1]	N/A	2003 to 2010
Benzene	0.355	SB-3	July 2008
Toluene	24	SB-15	August 2010
Ethylbenzene	6.7	SB-14	August 2010
Xylenes	160[2]	SB-15	August 2010
Naphthalene	10	SB-14	August 2010

[1] Based on the 95% upper confidence level of the mean soil concentration for samples collected in surface and subsurface soil representative of the source area.
[2] Exceeds the soil saturation concentration; however, additional product recovery determined to be impracticable.

Table 2b – Maximum Contaminant Concentrations Remaining in Groundwater

Contaminant	Groundwater Concentration (µg/L)	Sample Location	Sample Date
DRO	344,000	GEI-4	August 2013
RRO	6,300	GEI-4	August 2013
Benzene	13.7	MW-1	August 2013
Ethylbenzene	51.7	MW-1	August 2013
Naphthalene	815	MW-1	October 2009
Lead	58.8	GEI-6	March 2008
1,2,4-Trimethylbenzene	420	MW-1	October 2009
1-Methylnaphthalene	66.9	MW-1	October 2009
2-Methylnaphthalene	82	MW-1	October 2009

Cumulative Risk Evaluation

Pursuant to 18 AAC 78.600(d), when detectable contamination remains onsite following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index (HI) of 1 across all exposure pathways.

Cumulative risk at this site was calculated assuming a residential land use and the highest detected concentrations of contaminants in all of the samples collected that represent current site conditions. The results indicate a cumulative carcinogenic cancer risk of 500 in 100,000 and a non-carcinogenic hazard index of 100. The potential cumulative risk is via a combination ingestion, inhalation, and dermal contact with soil and groundwater.

ICs are in place to prevent exposure through these pathways. In addition, ICs require risk from vapor intrusion (inhalation pathway) to be addressed if construction occurs near volatile contaminants.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC'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 3.

Table 3 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Direct Contact with Surface Soil	Exposure Controlled	Petroleum contamination remains in surface soil but is below cleanup levels established for direct contact under a commercial/industrial land use. ICs are in place to prevent residential use.
Direct Contact with Subsurface Soil	Exposure Controlled	Petroleum contamination remains in subsurface soil but is below cleanup levels established for direct contact under a commercial/industrial land use. ICs are in place to prevent residential use.

Inhalation – Outdoor Air	Exposure Controlled	Volatile contaminants are present within the top 15 feet of soil but are below cleanup levels established for inhalation under a commercial/industrial land use. ICs are in place to prevent residential use.
Inhalation – Indoor Air (vapor intrusion)	Exposure Controlled	Monitoring wells MW-11, MW-12, and MW-13 were installed near the existing site structure and results indicated no contamination above cleanup levels is present in soil or groundwater at those locations. Institutional controls have been recorded to restrict the construction of additional site structures without prior ADEC approval to ensure the potential for vapor intrusion is addressed.
Groundwater Ingestion	Exposure Controlled	Groundwater contamination remains at the site, but site investigations have delineated the impact to groundwater and determined that the plume has achieved an overall stable to decreasing trend. Institutional controls have been recorded restricting the installation of water wells without prior ADEC approval.
Surface Water Ingestion	Pathway Incomplete	Soil and groundwater delineation that have been completed at the site demonstrate that no contamination has, or is expected to, migrate to surface waters.
Wild and Farmed Foods Ingestion	Pathway Incomplete	The site is located in a restricted area on airport property that does not provide the potential for hunting, fishing, or harvesting of foods.
Exposure to Ecological Receptors	Pathway Incomplete	Remaining site contamination is not expected to impact ecological receptors. The site consists of a mostly paved lot located in a restricted, fenced area. An ecoscoping form has been completed for this site and did not indicate the need for additional investigation.

Notes:

1. "De-Minimis Exposure" means that, in ADEC's judgment, the receptors are unlikely to be affected by the minimal volume or concentration of remaining contamination.
2. "Pathway Incomplete" means that, in ADEC's judgment, the contamination has no potential to contact receptors.
3. "Exposure Controlled" means there is an IC in place limiting land or groundwater use and there may be a physical barrier in place that prevents contact with residual contamination.

ADEC Decision

Petroleum contamination remains soil, and petroleum and lead remain in groundwater above levels suitable for unrestricted future use; however, ADEC has approved the use of institutional controls to limit potential future exposure and risk to human health or the environment. An Environmental Covenant has been recorded in the land records maintained by the Alaska Department of Natural Resources and a copy is enclosed with this letter.

ICs necessary to support this closure determination include:

1. The Grantor shall not take any action that may increase the risks to human health, safety, welfare, or of the environment at the Site without prior written approval from ADEC. This includes, but is not limited to, any activity that results in the release of residual contamination that was contained as part of the remedial action or that creates a new exposure pathway for residual contamination.

2. No groundwater wells shall be installed on the Site without prior ADEC approval.

3. Contaminated groundwater underlying the Site may not be pumped, drained, or dewatered; or used for irrigation, dust control, or any other purpose without prior ADEC approval. If that use is approved under this Covenant, that use is still subject to all applicable treatment, monitoring, disposal, and permitting requirements.

4. If the use of a building on the Site changes, or if buildings are constructed within 30 feet of the Site, ADEC must be notified and may require that Grantor complete an evaluation of vapor intrusion and mitigation of any vapor intrusion risks.

5. No grading, excavation, digging, tilling, or other disturbance of any kind of soils is permitted at the Site without prior review and approval from ADEC.

6. The Site shall not be used for residential purposes including child day care, educational facilities, playgrounds, hospitals, or similar facilities without prior review and approval from ADEC.

7. ADEC must be notified in advance of any subdivision or replat of the Property. This Covenant must be included as part of future Property transactions and attached to subsequent associated parcels, as determined applicable by ADEC.

8. ADEC approval is required prior to moving soil or groundwater where contamination remains above applicable cleanup levels. If ADEC approval for movement is granted, any moved soil or groundwater must still be characterized and managed following regulations applicable at that time.

9. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 Water Quality Standards is prohibited.

10. 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.

ADEC has determined the cleanup is complete as long as the ICs are properly implemented and no information becomes available that indicates residual contamination may pose an unacceptable risk.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status to "Cleanup Complete with Institutional Controls" and will include a description of the contamination remaining at the site. The Environmental Covenant will be available online through the ADEC Contaminated Sites Database at https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24308.

The ICs will be removed in the future if documentation is provided that shows concentrations of all residual hazardous substances remaining at the site are below the levels that allow for unrestricted exposure to, and use of, the contaminated media and that the site does not pose a potential unacceptable risk to human health, safety or welfare, or to the environment.

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 the institutional controls are determined to be ineffective or if information indicates that contaminants at this site may pose an unacceptable risk to human health or the environment.

Informal Reviews and Adjudicatory Hearings
A person authorized under a provision of 18 AAC 15 may request an informal review of a contested decision by the Division Director in accordance with 18 AAC 15.185 and/or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. See ADEC's "Appeal a DEC Decision" web page https://dec.alaska.gov/commish/review-guidance/ for access to the required forms and guidance on the appeal process. Please provide a courtesy copy of the adjudicatory hearing request in an electronic format to the parties required to be served under 18 AAC 15.200. Requests must be submitted no later than the deadline specified in 18 AAC 15.

If you have any questions about this closure decision, please contact me at (907) 451-2144, or by email at rebekah.reams@alaska.gov.

Sincerely,

Digitally signed by Rebekah Reams
Date: 2024.06.28 09:30:35 -08'00'

Rebekah Reams
Project Manager

Enclosure:
Recorded Environmental Covenant, June 4, 2024

cc: ADEC, Division of Spill Prevention and Response, Cost Recovery Unit
Robert Burgess, ADEC
Gerald Robinson, Arcadis
Tim Bishop, CEMC
Jake Matter, ADOT&PF

ALASKA
2024-005826-0
Recording District 401 Fairbanks
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This Property is subject to an Environmental Covenant approved by the Alaska Department of Environmental Conservation

ENVIRONMENTAL COVENANT

Grantor(s): State of Alaska Department of Transportation and Public Facilities, Fairbanks International Airport
Grantee(s): State of Alaska Department of Transportation and Public Facilities, Fairbanks International Airport

Check the following:
_X_ Original Covenant
__ Amendment of Covenant

RECITALS

I. This document is an environmental covenant (hereafter "Covenant") executed pursuant to Alaska Statute (AS) 46.04.300–46.04.390, the Alaska Uniform Environmental Covenants Act (hereafter, "the Act"), and Title 18 of the Alaska Administrative Code (AAC) 75.325–390, (the "Site Cleanup Rules").

II. The Property that is the subject of this Covenant is situated in Fairbanks, Alaska, is shown on the map attached as Appendix A, and is legally described as follows:

Beginning at a point which lies S 82deg57'30" W 353.35 feet from the ¼ corner common to Sections 23 and 24, Township 1 South, Range 2 West, Fairbanks Meridian; thence N 38 deg 04' E 407.00 feet; thence S 51 deg 56' E 850.00 feet; thence S 38 deg 04' W 407.00 feet; thence N 51deg 56' W 850.00 feet to the point of beginning, and all improvements thereon.
(the "Property").

III. Hazardous substances, pollutants, and/or contaminants are present on or within the Property. As a result, all or part of the Property is a DEC-listed contaminated site. The contaminated site here is commonly known as follows:

DEC Site Name: FIA – Petroleum Sales – Unocal
DEC Hazard ID: 24308
Site Address: Gate 28, Block 1, Lot 8, West Ramp aka Former Unocal Bulk Plant
Fairbanks International Airport
Fairbanks, AK 99707

The current boundaries of the contaminated site are shown in the map attached as Appendix A (the "Site"). In the event the contamination moves, the Site boundaries will shift as needed to encompass the contamination in accordance with the definition of "site" in 18 AAC 75.990(115) or 18 AAC 78.995(134), as applicable.

IV. This Covenant subjects the Site to certain activity and use limitations and requires the Grantor to comply with those limitations as set forth herein and in accordance with the Act. The applicable activity and use limitations described in this Covenant are necessary to protect human health, safety, welfare, or the environment and to ensure the integrity of the cleanup remedy conducted at the Site. Environmental documents pertaining to the cleanup are available from the Alaska Department of Environmental Conservation (DEC or "Department") at the Contaminated Sites Program Website at http://dec.alaska.gov/spar/csp/.

V. The Site is the subject of an environmental response project under the Site Cleanup Rules (18 AAC 75.325–18 AAC 75.390), Underground Storage Tank regulations (18 AAC 78), the federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA), and/or the federal Resource Conservation and Recovery Act (RCRA). This Covenant is required because following completion of a cleanup, residual contamination remains on the Property, which is safe for some, but not all, activities and uses. Residual contamination remaining at the Site includes the following hazardous substances, pollutants, or contaminants (Contaminants):

Media	Contaminants
Soil	*Gasoline Range Organics (GRO); Diesel Range Organics (DRO); benzene, toluene, ethylbenzene, and total xylenes (BTEX); naphthalene.*
Groundwater	*Residual Range Organics (RRO); DRO; benzene; ethylbenzene; lead; 1,2,4-trimethylbenzene; naphthalene; 1-methylnaphthalene; 2-methylnaphthalene.*

VI. The Department enters into this Covenant as a "department" under the Act, with all attendant rights of a "department" under the Act, which include but are not limited to the right to enforce this Covenant. This is not an ownership interest and the rights of DEC under the Act are not an interest in real property.

VII. For purposes of indexing in the Alaska Department of Natural Resources (DNR) Recorder's office Grantor-Grantee index only, State of Alaska Department of Transportation and Public Facilities, Fairbanks International Airport shall be considered the **Grantor**, and State of Alaska Department of Transportation and Public Facilities, Fairbanks International Airport shall be considered the **Grantee(s)**.

COVENANT

Grantor hereby grants to the Grantee and its successors and assignees, the following requirements and restrictions and declares that the Property described in the legal description above shall hereinafter be bound by, held, sold, and conveyed subject to the activity and use limitations set forth below, which shall run with the Property in perpetuity and be binding on the Grantor and all parties now or subsequently having any right, title or interest in the Property, or any part thereof, and any persons using the land, as described herein. This covenant shall not be subordinated to any other interest in the Property.

Summary of Environmental Actions – A bulk fuel facility historically operated at the Site, supplying jet fuels for airport operations from 1969 until 1982. Four 10,000-gallon underground storage tanks (USTs), two fill stations, and associated piping were removed from the Site in 1991. Subsequently, extensive environmental assessment and monitoring have been performed, including installation of 23 groundwater monitoring wells, and regular groundwater monitoring. Soil samples were collected from 14 soil borings located on the eastern half of the site, in the vicinity of the former underground piping. Soil analytical results from the soil borings and monitoring well installations show residual impacts are localized in the eastern half of the site, in the vicinity of the former underground piping.

In general, groundwater impacts at the site are stable. Remaining constituents of concern (COCs) in groundwater include DRO, RRO, benzene, ethylbenzene, lead, 1,2,4-trimethylbenzene, naphthalene, 1-methylnaphthalene, and 2-methylnaphthalene. Remaining COCs in soil include GRO, DRO, BTEX, and naphthalene.

Potential pathways of exposure for residual COCs in soil and groundwater are via incidental ingestion, inhalation, and dermal absorption by future commercial, industrial, and/or construction workers.

Activity and Use Limitations - By acceptance and recordation of this Covenant, the Site is hereby subject to the following requirements and restrictions, now or at any time in the future:

1. The Grantor shall not take any action that may increase the risks to human health, safety, welfare, or of the environment at the Site without prior written approval from DEC. This includes, but is not limited to, any activity that results in the release of residual contamination that was contained as part of the remedial action or that creates a new exposure pathway for residual contamination.

2. No groundwater wells shall be installed on the Site without prior DEC approval.

3. Contaminated groundwater underlying the Site may not be pumped, drained, or dewatered; or used for irrigation, dust control, or any other purpose without prior DEC approval. If that use is approved under this Covenant, that use is still subject to all applicable treatment, monitoring, disposal, and permitting requirements.

4. If the use of a building on the Site changes, or if buildings are constructed within 30 feet of the Site, DEC must be notified and may require that Grantor complete an evaluation of vapor intrusion and mitigation of any vapor intrusion risks.

5. No grading, excavation, digging, tilling, or other disturbance of any kind of soils is permitted at the Site without prior review and approval from DEC.

6. The Site shall not be used for residential purposes including child day care, educational facilities, playgrounds, hospitals, or similar facilities without prior review and approval from DEC.

7. DEC must be notified in advance of any subdivision or replat of the Property. This Covenant must be included as part of future Property transactions and attached to subsequent associated parcels, as determined applicable by DEC.

8. DEC approval is required prior to moving soil or groundwater where contamination remains above applicable cleanup levels. If DEC approval for movement is granted, any moved soil or groundwater must still be characterized and managed following regulations applicable at that time.

9. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 Water Quality Standards is prohibited.

10. 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.

Included in Appendix A is a Diagram drawn to scale that shows the Property boundaries, locations of existing structures, the area that has been cleaned up, the Site (i.e. the location and extent of remaining soil and/or groundwater contamination which is subject to the activity and use limitations described in this Covenant), alternative points of compliance for groundwater contamination, and the locations where confirmation soil samples were collected.

Conveyance of Interest - The Grantor, when conveying any interest in any part of the Property, including but not limited to title, easement, leases, or other interests must notify DEC at least 30 days prior to conveyance, and must include in any conveyance document a complete copy of this Covenant and Appendices.

Successors - The requirements, terms, conditions, and restrictions of this Covenant shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property. The term "Grantor", wherever used herein, and any pronouns used in place thereof, shall include the persons and/or entities named at the beginning of this document, identified as "Grantor" and their personal representatives, heirs, successors, and assigns. The term "Grantee", wherever used herein, and any pronouns used in place thereof, shall include the persons and/or entities named at the beginning of this document, identified as "Grantee" and their personal representatives, heirs, successors, and assigns. The rights of the Grantee under this instrument are freely assignable, subject to the notice provisions contained in this Covenant.

Prior Notification for Changes in Land Use, including Proposed Construction - No less than 30 days before taking action on the Site, the Grantor shall notify DEC of the following:

- Its intent to propose changes in use of the Property that may affect exposure to contaminants, and what those changes will be.
- Its intent to apply for a building permit for activities that may affect exposure to contaminants on the Property, and what those activities will be.
- Its intent to propose any work affecting the contamination on the Property, and what that work will be.

Notification of Foreclosure Proceedings - If, during ownership of the Property, any third party notifies the owner of the Property of the initiation of foreclosure proceedings on the Property, either orally or in writing, the owner of the Property shall immediately notify DEC so that DEC can take actions to preserve this Covenant.

Notices and Reporting - Grantor shall report to DEC every 5 years to document the status of compliance with the activity and use limitations described in this Covenant. Such notice and the accompanying reports should be mailed to the DEC at:

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

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

Authorizations - Grantor shall restrict authorizations, including leases, for any portion of the Property to only those uses and activities consistent with this Covenant. Further, Grantor shall notify all authorized users of the Property of all requirements and restrictions on the use of the Property.

Access - The Department, including its authorized employees, agents, representatives and independent contractors, shall have the right of access to the Property granted in connection with the implementation or enforcement of this Covenant.

Enforcement - The Department and other parties, including parties to the Covenant, described in AS 46.04.335 are empowered to administer and enforce the terms of this Covenant using civil authority granted to them in AS 46.03. In addition, the Department may use administrative authority granted by AS 46.03.

Waiver of Certain Defenses - This Covenant may not be extinguished, limited, or impaired through issuance of a tax deed, foreclosure of a tax lien, or application of the doctrine of adverse possession, prescription, abandonment, waiver, lack of enforcement, acquiescence, or any similar doctrine as set forth in AS 46.04.325(f).

Representations and Warranties - Grantor hereby represents and warrants to DEC, holder(s), Grantor(s), Grantee(s), and any other signatories to this Covenant that, at the time of execution of

this Covenant, the Grantor lawfully owns the Property in fee simple; that Grantor has a good and lawful right and power to sell and convey it or any interest therein; and that the Property is free and clear of encumbrances, except those noted in Appendix B.

Amendment or Termination - This Covenant runs with the land and is perpetual, unless amended or terminated pursuant to AS 46.04.325 or 46.04.330. This covenant may be amended or terminated if signed consent is given by ADEC and the then-current Holder. Other than ADEC, all signers who are not the Holder at the time of amendment or termination waive the right to consent to an amendment or termination of the Covenant. If consent for amendment or termination cannot be obtained, the procedures under AS 46.04.325 apply.

Subsurface Rights - The activity and use limitations required by this environmental covenant apply to the Site shown in Attachment A. They are not intended to affect the rights of the subsurface estate under applicable state and federal law.

Controlling Law - This Covenant shall be construed according to and governed by the laws of the State of Alaska.

Liberal Construction - Any general rule of construction to the contrary notwithstanding, this Covenant shall be liberally construed in favor of the establishment of activity and use limitations that run with the land to effectuate the purpose of this Covenant and the policy and purpose of the environmental response project and its authorizing legislation. If any provision of this Covenant is found to be ambiguous, an interpretation consistent with the purpose of this Covenant that would render the provision valid shall be favored over any interpretation that would render it invalid.

Joint Obligation - If there are two or more parties identified as Grantor herein, the obligations imposed by this Covenant upon them shall be joint and several.

Effective Date - This Covenant is effective on the date it is recorded with the appropriate recorders' office.

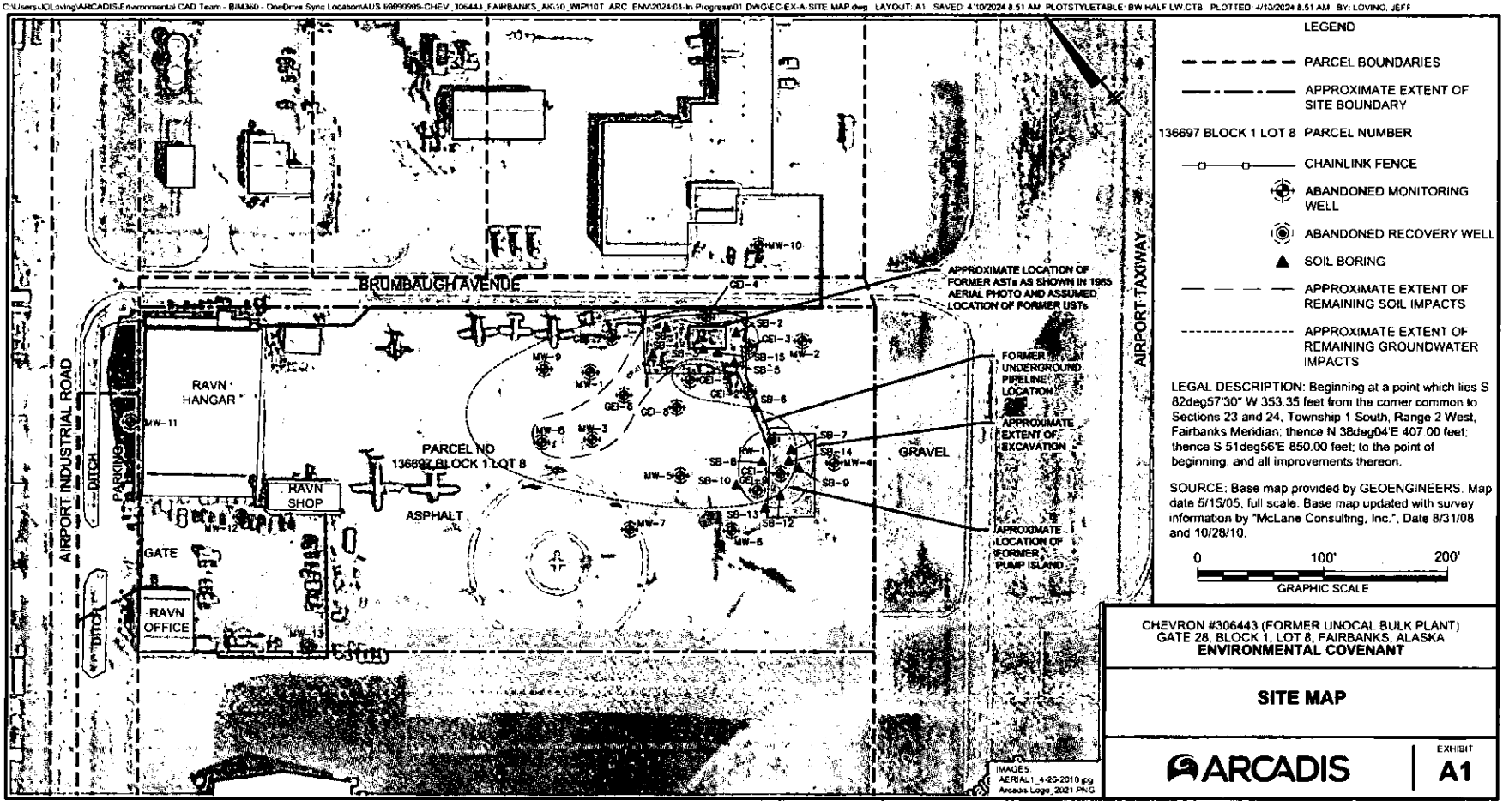
List of Appendices:

Appendix A – Legal Description, Map(s) of the Property and Diagram(s) Showing Location of the Contamination

Appendix B – List of Recorded Encumbrances or Limited Liability Report

Appendix A

Legal Description, Map(s) of the Property and Diagram(s) Showing Location of the Contaminated Site (drawn to scale)



LEGEND

- PARCEL BOUNDARIES
- APPROXIMATE EXTENT OF SITE BOUNDARY
- 136697 BLOCK 1 LOT 8 PARCEL NUMBER
- CHAINLINK FENCE
- ABANDONED MONITORING WELL
- ABANDONED RECOVERY WELL
- SOIL BORING
- APPROXIMATE EXTENT OF REMAINING SOIL IMPACTS
- APPROXIMATE EXTENT OF REMAINING GROUNDWATER IMPACTS

LEGAL DESCRIPTION: Beginning at a point which lies S 82deg57'30" W 353.35 feet from the corner common to Sections 23 and 24, Township 1 South, Range 2 West, Fairbanks Meridian; thence N 38deg04'E 407.00 feet; thence S 51deg56'E 850.00 feet; to the point of beginning, and all improvements thereon.

SOURCE: Base map provided by GEOENGINEERS. Map date 5/15/05, full scale. Base map updated with survey information by "McLane Consulting, Inc.", Date 8/31/08 and 10/28/10.

0 100' 200'

GRAPHIC SCALE

CHEVRON #306443 (FORMER UNOCAL BULK PLANT)
GATE 28, BLOCK 1, LOT 8, FAIRBANKS, ALASKA
ENVIRONMENTAL COVENANT

SITE MAP

ARCADIS

EXHIBIT **A1**

Appendix B

List of Recorded Encumbrances or Limited Liability Report

FORMER UNOCAL BULK PLANT 306443
5245 AIRPORT INDUSTRIAL RD
FAIRBANKS, AK 99709

Inquiry Number: 6041431.1S
APRIL 23, 2020

The EDR 1940 Chain of Title

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Chain of Title

The EDR Chain of Title Report tracks a line of successive owners from the present back to 1940 of a particular parcel of property, linked together by recorded transactions which pass title. Available nationwide, this report provides a summary of a property's ownership history and is a valuable source for determining the prior uses of a property.

A network of professional abstractors following established procedures, uses client supplied address information to locate:

- Historical Chain of Title research

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Chain of Title

TARGET PROPERTY INFORMATION

ADDRESS

FORMER UNOCAL BULK PLANT 306443
5245 AIRPORT INDUSTRIAL RD
FAIRBANKS, AK 99709

RESEARCH SOURCE

SOURCE 1:	FAIRBANKS NORTH STAR BOROUGH RECORDER'S OFFICE
SOURCE 2:	FAIRBANKS NORTH STAR BOROUGH ASSESSOR'S OFFICE
EXAMINER'S NOTE:	PUBLIC RECORDS OF FAIRBANKS NORTH STAR BOROUGH, AK WERE SEARCHED FROM JANUARY 1, 1940 TO DECEMBER 31, 1969, AND NO OTHER DEEDS VESTING TITLE IN THE SUBJECT PROPERTY WERE FOUND OF RECORD DURING THE PERIOD SEARCHED.

PROPERTY DESCRIPTION

CURRENT OWNER:	STATE OF ALASKA
LEGAL DESCRIPTION:	LOT 8 BLOCK 1 AIRPORT ADA 01351 TERM EXPIRES 6-30-2024 PREVIOUSLY ASSESSED AS TL 2315 1S 2W
PROPERTY IDENTIFIERS:	136697
GENERAL COMMENTS:	NA

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 136697

CHAIN 1

TYPE OF DEED:	NA
TITLE IS VESTED IN:	STATE OF ALASKA
TITLE RECEIVED FROM:	NA
DATE EXECUTED:	NA
DATE RECORDED:	PRIOR TO 1940
BOOK:	NA
PAGE:	NA
VOLUME:	NA
INSTRUMENT #:	NA
DOCKET:	NA
LAND RECORD COMMENTS:	NA

EDR Chain of Title

MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

MISCELLANEOUS

TYPE OF INSTRUMENT:	LEASE AGREEMENT
FIRST PARTY:	STATE OF ALASKA
SECOND PARTY:	TRANS-ARCTIC INC
DATE EXECUTED:	NA
DATE RECORDED:	11/18/1969
PAGE:	327
BOOK:	29
INSTRUMENT #:	NA
COMMENTS:	

TYPE OF INSTRUMENT:	ASSIGNMENT OF LEASE
FIRST PARTY:	TRANS-ARCTIC INC
SECOND PARTY:	JAMES L DODSON AND WALTER SCHLOTFELDT DBA FALCON PROPERTIES
DATE EXECUTED:	NA
DATE RECORDED:	12/29/1983
PAGE:	440
BOOK:	348
INSTRUMENT #:	NA
COMMENTS:	RE: LEASE RECORDED 11/18/1969 BOOK 29 PAGE 327

TYPE OF INSTRUMENT:	QUITCLAIM DEED
FIRST PARTY:	FALCON PROPERTIES
SECOND PARTY:	FRONTIER FLYING SERVICE INC
DATE EXECUTED:	01/27/2003
DATE RECORDED:	01/28/2003
PAGE:	NA
BOOK:	NA
INSTRUMENT #:	2003-002033
COMMENTS:	RE: LEASE RECORDED 11/18/1969 BOOK 29 PAGE 327

ALASKA

2003-002033-0
Recording Dist: 401 - Fairbanks
1/28/2003 10:11 AM Pages: 1 of 1

CC

WHEN RECORDED RETURN TO
Name Frontier Flying Service, Inc.
Address 5245 Airport Industrial Road
City, State Zip Fairbanks, AK 99709
Escrow Number: Y34842E

QUIT CLAIM DEED

THE GRANTOR Falcon Properties
at 3420 Industrial Avenue, Fairbanks, AK 99701
for and in consideration of Ten dollars and other good & valuable consideration*****
conveys and quit claims to Frontier Flying Service, Inc.

the following described real estate, situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, together with all after acquired title of the grantor(s) therein:

A leasehold estate in the following described land created by that certain Lease Agreement dated July 23, 1969, and recorded November 18, 1969 in Book 29 at Page 327; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, wherein STATE OF ALASKA is Lessor and TRANS-ARCTIC, INC. is Lessee, the interest of the Lessee has been assigned to JAMES L. DODSON AND WALTER SCHLOTFELDT DBA FALCON PROPERTIES, by Assignment Agreement recorded December 29, 1983 in Book 348 at Page 440:

Lot 8, Block 1 of the FAIRBANKS INTERNATIONAL AIRPORT, according to the State of Alaska, Department of Public Works, Division of Aviation, Land Occupancy Drawing, more particularly described as follows:

Beginning at a point which lies S 82deg57'30" W 353.35 feet from the 1/4 corner common to Sections 23 and 24, Township 1 South, Range 2 West, Fairbanks Meridian; thence N 38deg04'E 407.00 feet; thence S 51deg56' E 850.00 feet; thence S 38deg04' W 407.00 feet; thence N 51deg56' W 850.00 feet to the point of beginning, and all improvements thereon.

Dated January 27, 2003

Falcon Properties

BY: _____
Walter P. Schlotfeldt, partner

Denali Transportation Corporation, partner

BY: _____
Walter P Schlotfeldt, president

TRACY J. WHITE NOTARY PUBLIC STATE OF ALASKA

STATE OF Alaska)
Third JUDICIAL DISTRICT) ss.

Tracy J. White, Notary Public
My Commission Expires April 13, 2004

The foregoing instrument was acknowledged before me this 27th day of January, 2003, by Walter P. Schlotfelt, president of Denali transportation, and Walter P. Schlotfelt, partners in Falcon Properties, on behalf of the partnership.

GRANTOR(S) SIGNATURE BLOCK

The undersigned Grantor warrants she/he holds the title to the Property and has authority to execute this instrument.

EXECUTED this 24 day of April, 2024.

Angie Spear — Printed Name

Airport Director — Title

Signature

4/24/24 — Date

------INDIVIDUAL

THIS IS TO CERTIFY that on this 24 day of April 2024 the undersigned personally appeared before me, acknowledged that she/he is the individual described herein and who signed and executed the within and foregoing instrument at her/his free and voluntary act and deed pursuant to AS 46.04.300-46.04.390 for the uses and purposes therein.

WITNESS my hand and official seal this 24 day of April 2024 at Fairbanks, Alaska.

K SWENSON My Commission Expires NOTARY PUBLIC With Office STATE OF ALASKA

K Swenson

Notary Public in and for the State of Alaska

My Commission Expires: w/Office

DEC SIGNATURE BLOCK

Notice Approved by Authorized DEC Representative

5/16/24 — Date

Emma Pokon — Printed Name of Authorized DEC Representative

Commissioner — Title

Fairbanks Recording District

Upon Recording, Return Original To:

State of Alaska, Department of Transportation & Public Facilities, Fairbanks International Airport
Attn: Jake Matter
6450 Airport Way, Suite 1
Fairbanks, Alaska 99709

Grantor:

State of Alaska Department of Transportation & Public Facilities, Fairbanks International Airport
6450 Airport Way, Suite 1
Fairbanks, Alaska 99709

Grantee:

State of Alaska Department of Transportation & Public Facilities, Fairbanks International Airport
6450 Airport Way, Suite 1
Fairbanks, Alaska 99709