



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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File: 2100.38.049

Certified Mail, Return Receipt Requested  
Article No. 7014 1200 0001 1585 9293

May 20, 2015

Midtown Center II, LLC  
Attn: Robert Grunder  
P.O. Box 242523  
Anchorage, AK 99524

Re: Verification of Institutional Control Compliance at L & L Mobile Home Court

Dear Mr. Grunder:

The Contaminated Sites Program is conducting an audit of contaminated sites closed with conditions (Institutional Controls) to verify that closure stipulations such as periodic monitoring and reporting are being performed by the responsible party of record as required under state law (18 AAC 75.375).

As the new owner of the property you should be aware that there are ongoing obligations for this site.

This site was conditionally closed in 2003 with the requirement of continued onsite groundwater monitoring. In October 2006, the Alaska Department of Environmental Conservation (DEC) issued a Request for Continued Groundwater Monitoring for the L & L Mobile Home Court site that included conditions requiring the groundwater monitoring well (MW1) be sampled until the diesel range organics (DRO) levels are consistently below the groundwater cleanup level of 1.5 mg/L DRO. According to our records, we have not received groundwater monitoring results for MW1 since the Record of Decision was established in 2003. The Request for Continued Groundwater Monitoring documentation as well as the NFRAP determination and Record of Decision letter detailing the institutional controls that are in effect for this property are enclosed.

Requested Documentation

In order to ensure that conditions at the site are protective of human health, welfare and the environment, DEC requests that you provide the following:

- Results from the latest groundwater monitoring event of MW1. If monitoring results are not available, please make arrangements to have monitoring performed **as soon as possible**.

May 20, 2015

In addition to the required groundwater well monitoring, please be advised that the following Institutional Controls as established in the 2003 Record of Decision continue to apply:

- The public water system well (ID 210396) (separate from the groundwater monitoring well) should continue to be sampled for petroleum hydrocarbons as part of the parameters to sample as a public drinking water source. The sample frequency for the drinking water well shall be in accordance with the requirements under 18 AAC 80.

DEC is concerned that the site conditions may not be protective. Failure to maintain these requirements may result in re-opening of the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

Please provide the requested documentation or contact me with your plans no later than **June 22, 2015**. If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov).

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl:

2003 No Further Remedial Action (NFRAP) determination and Record of Decision  
2006 Request for Groundwater Monitoring and Notification of Cost Recovery Requirements

CC: DEC Drinking Water Program