



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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Certified Mail, Return Receipt Requested
Article No. 7014 2120 0001 4209 6243

January 11, 2016

Odom Corporation
Attn: Gordon Mandt, Risk Management
10500 N.E. 8th Avenue, Suite 2000
Bellevue, WA 98004

Re: Institutional Controls verification for Odom Corporation, located at 240 West 1st Avenue,
Anchorage, Alaska 99501

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375. We have identified Odom Corporation (240 West 1st Avenue) as a site with institutional controls.

In order to prevent people from being exposed to any remaining contamination on the property, **this letter is being sent as a reminder** of the conditions placed on the property as part of the 2011 Corrective Action Complete- Institutional Controls Decision Document granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination were documented as remaining on the property. The contamination was discovered during the removal of Tank 1 (a regulated 2,000-gallon gasoline underground storage tank), Tank 2 (a regulated 1,000-gallon gasoline underground storage tank), and associated fuel lines.

The 2011 determination is subject to the following site-specific conditions and/or controls:

1. Any future change in land use may impact the exposure assumptions cited in the Corrective Action Complete- Institutional Controls Decision Document. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, the Odom Corp. will report to ADEC every five years to document land use, or as soon as the Odom Corp. becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.
2. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 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.

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3. In the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time. Pursuant to 18 AAC 78.274 (b), DEC approval is required prior to moving soil that is, or has been, subject to 18 AAC 78, Article 2.
4. Movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.
5. Installation of groundwater wells at this site will require approval from ADEC.

In addition to the conditions above, you are required to notify the ADEC if there are any changes in land use or ownership. Failure to maintain these requirements may result in re-opening the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

In accordance with 18 AAC 75.380(d)(2), ADEC may require additional site assessment, monitoring, remediation, and/or necessary actions at this facility should new information become available that indicates contamination at this site may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from this site, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at the site now meets the applicable cleanup levels under 18 AAC 75.

This site information is a matter of public record and is available at ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24878>

If you have any questions regarding this site, please contact me at (907) 465-5229 or evonne.reese@alaska.gov and I will be glad to assist you.

Sincerely,



for
Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: 2011 Corrective Action Complete- Institutional Controls Decision Document