



THE STATE  
of ALASKA  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program  
P.O. Box 111800  
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File: 102.26.007

October 3, 2019

MV Investments, LLC  
981 Van Horn Road  
Fairbanks, Alaska 99701-7547

Re: 2019 Groundwater Monitoring Report Cornerstone Mall (Formerly Tesoro Northstore #103) and institutional controls compliance

Thank you for submitting the 2019 Groundwater Monitoring Report for the Cornerstone Mall Property, known in our records as Tesoro Northstore #103.

One monitoring well (MW-01) was included in this event. Contaminants included in this sampling and laboratory analysis were BTEX (Benzene, Toluene, Ethylbenzene, and Xylenes). The results documented that all contaminant concentrations are below the cleanup levels. Yearly monitoring should continue until all contaminants are below cleanup levels for three consecutive years.

In addition to the yearly groundwater monitoring the 2007 determination is subject to the following site-specific conditions and/or controls:

1. Installation of drinking water wells will require prior approval from ADEC.
2. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. 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.
3. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

In addition to the conditions above, you are required to notify the ADEC if there are any changes in land use or ownership.

October 3, 2019

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/24149>

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

Sincerely,

A handwritten signature in blue ink that reads "Evonne Reese". The signature is written in a cursive, flowing style.

Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

cc: Travis Peterson Environmental Consulting, Inc.