



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 4210 0797

July 13, 2016

P & L Enterprises LLC
1209 Gambell St.
Anchorage, AK 99501-4627

Re: Institutional Controls (ICs) verification for Former Williams Express Store #5009, located at 1209 Gambell Street in 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 Former Williams Express Store #5009 as a site with institutional controls.

As the current owner of the property you should be aware that there are ongoing obligations for this site. It is your responsibility as the landowner to inform any current and future lessees of the residual contamination and resulting conditions placed on the site.

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

1. Any future change in land use may impact the exposure assumptions cited in the Decision Document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore the landowner shall report to ADEC every five years to document land use; or report as soon as the landowner becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.
2. A Notice of Environmental Contamination (deed notice) was recorded in the State Recorder's Office in 2011. This document identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with the Decision Document. A copy of the recorded deed notice is enclosed for your reference.

3. All of the groundwater monitoring wells associated with the subject property were confirmed decommissioned in 2012, in accordance with the Decision Document. The decommissioning requirement has subsequently been removed.
4. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.350(2).
5. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h). 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. (See site figure attached in the Decision Document and Notice of Environmental Contamination.) This is a standard condition.
6. Soil contamination may be remaining in the area of the former tank arrays, in particular underneath the onsite building. When the soil becomes accessible, the soil must be evaluated and contaminated addressed in accordance with an ADEC approved work plan.
7. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited. This is a standard condition.
8. Groundwater in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70. This is a standard condition.

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/23810>

As a result of ownership transfer to your company, ADEC requests you provide written confirmation of your acknowledgment and agreement to the institutional controls placed on the property as part of the 2011 Decision Document (see Attachment A). You will note the former landowner's signature page enclosed as part of the 2011 Decision Document. Please sign and return Attachment A: Corrective Action Complete-ICs Agreement - Signature Page to ADEC within 30 days of receipt of this letter.

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.

July 13, 2016

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: Attachment A: Corrective Action Complete-ICs Agreement - Signature Page
2011 ADEC Decision Document
2011 Recorded Deed Notice

You may submit any needed documentation electronically. If your submittal exceeds 8 megabytes, you may submit it to me through the Alaska Zendao "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.