THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

410 Willoughby Ave., Suite 303
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5390
Fax: 907.465.5218
www.dec.alaska.gov

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March 22, 2017

Nagley Properties, LLC
C/O H.W. Nagley
P.O. Box 747
Redmond, WA 98073

Re: Institutional Controls (ICs) Verification for **Former Holiday Station Store #608 (formerly Williams Express Store #5008)**, located at 717 East Northern Lights Boulevard in Anchorage, Alaska 99501

To Whom It May Concern:

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 the former Holiday Station Store #608 (formerly Williams Express Store #5008) 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. **You are required to inform any current and future lessees of the residual contamination and restrictions placed on this property.**

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 March 25, 2008 Record of Decision 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 is from the underground storage tanks and associated piping and dispensers.

As part of the Record of Decision for this site, the aboveground components of the remediation system, the vapor extraction wells, the air sparge wells, and any remaining groundwater monitoring wells were required to be decommissioned in accordance with accepted practices and an approved work plan. These requirements have been fulfilled and were reported in the September 13, 2008 *Monitoring Well and Remediation System Decommissioning* report submitted by Shannon & Wilson, and approved by ADEC project manager Keather McCloone in a letter dated October 15, 2009. (*If you would like copies of the decommissioning report and/or Keather's approval of the report, please let us know and we will provide them for you.)

Policy and regulations have evolved since this site was closed with conditions in 2008. Please be advised that the former Holiday Station Store #608/former Williams Express Store #5008 site at 717 East Northern Lights Blvd. in Anchorage is subject to the following site-specific and standard conditions and/or controls:

1. Groundwater wells will not be installed on this property without prior approval from ADEC.
2. A deed notice (Notice of Environmental Contamination) that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to has been recorded in the Anchorage Recording District of the State Recorder's Office on 4/25/2008 and is identified by Document ID #2008-024244-0. *A copy of this document is enclosed.*
3. 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. **This is a standard condition.**
4. 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.**
5. 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/23362.

The ADEC will issue a reminder letter such as this on a scheduled basis, every three years. 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,

Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2008 ADEC Record of Decision
2008 Recorded Deed Notice

Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence. Please provide us with your current e-mail address (if you have one) so that we may issue future correspondence to you in an electronic format.

You may submit any needed documentation electronically. If your submittal is too large to email (i.e. exceeds 20 megabytes), you may submit it to me through the Alaska ZendTo "drop-off" option at https://drop.state.ak.us/drop/. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.