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: 102.26.019

Certified Mail, Return Receipt Requested
Article No. 7017 2400 0000 6055 1831

June 12, 2018

Xtream North, LLC
Attn: Randall Beeman
2250 Van Horn Road
Fairbanks, AK 99701

Re: Institutional Controls (ICs) Verification for:
Megarian Industrial Technology, Inc., 2250 Van Horn Road in Fairbanks, Alaska 99701

Dear Mr. Beeman:

It has come to our attention that Xtream North, LLC has acquired the 2250 Van Horn Road property in Fairbanks, Alaska. As the most recent property owner, you should be aware that there is a contaminated site associated with the 2250 Van Horn Road property. There are ongoing obligations for the referenced contaminated site, which is known in our records as Megarian Industrial Technology, Inc.

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).

In March 2016, the Alaska Department of Environmental Conservation (ADEC) issued a Cleanup Complete Determination – Institutional Controls (Decision Document) for the Megarian Industrial Technology, Inc. site which included conditions requiring an annual report be submitted to ADEC to document the quarterly Vapor Mitigation System inspections. Based on our records, we never received the required signed the most recent annual inspection report (*the last report was submitted in March 2017*). The Decision Document outlining the original request is enclosed.

A Notice of Environmental Contamination (Deed Notice) is also recorded with the State Recorder's Office, identifying the nature and extent of contamination at the 2250 Van Horn Road property and any conditions that the owners and operators are subject to in accordance with the 2016 Decision Document granted by ADEC. *A copy of the recorded deed notice is enclosed for your reference.*

REQUESTED DOCUMENTATION

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

1. The annual report documenting quarterly inspections of the vapor mitigation system including any issues that have been observed and addressed, as well as any changes in land use since Xtream North, LLC has acquired the property.
2. A signed copy of the ***Cleanup Complete-ICs Agreement and Signature Page***, as your acknowledgement of the Institutional Controls in effect for the Megarian Industrial Technology, Inc. site. *A blank copy of the signature page is enclosed with this letter for you to sign.*

*Please be advised that the Megarian Industrial Technology, Inc. site at 2250 Van Horn Road in Fairbanks, Alaska remains subject to the following Institutional Controls as established in the 2016 Decision Document:

1. Any future change in land use may impact the exposure assumptions cited in the 2016 Decision Document. The land is currently used as a commercial industrial property. If land use and/or ownership changes, management conditions may not be protective and ADEC may require additional remediation and revised conditions. Therefore the property owner/facility manager shall report to ADEC every year to document land use, or report as soon as the property owner/facility manager becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or submitted electronically to CS.Submittals@alaska.gov.
2. Installation of groundwater wells on the subject property requires ADEC approval.
3. Sub-surface soil contamination is located near former USTs that are closed in place, and in surface soils located under the shop buildings. When any of the tanks are excavated, or any of the buildings are removed and/or the soils become accessible, the soils must be evaluated and contamination addressed in accordance with an ADEC-approved work plan meeting 18 AAC 75.335 requirements.
4. Groundwater monitoring wells associated with the neighboring property, 2262 Van Horn Road, currently Kenworth Alaska, must be made available to the responsible party for groundwater contamination associated with the 2262 and 2250 Van Horn Road lots. It is anticipated these groundwater monitoring wells will be decommissioned by the responsible party of 2262 Van Horn Road at a later date, in accordance with ADEC guidance. Well decommissioning documentation must be sent to ADEC within 30 days of decommissioning.
5. A Vapor Mitigation System is installed and operates continuously within the Main Shop building at 2250 Van Horn Road. This system must be operated according to the Vapor Mitigation System Operation and Maintenance Plan, developed by Rescon Alaska (Attachment C in the 2016 Decision Document). The property owner/facility manager should inspect the manometer of the mitigation system quarterly to verify operation of the inline fan, and report those inspection results annually to ADEC, at CS.Submittals@alaska.gov. Any system maintenance operation issues should be addressed immediately by contacting an ADEC-qualified environmental professional or the property owner, and be reported to ADEC.

6. 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. (See site figure attached in the 2016 Decision Document.)
7. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
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.

Contaminated site information is a matter of public record and is available through ADEC's online database record at: http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24182

Please provide the requested documentation either by hard copy letter or email no later than July 13, 2018.

If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5229 or evonne.reese@alaska.gov.

Sincerely,

Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: Cleanup Complete-ICs Agreement and Signature Page (blank copy)
2016 Decision Document
Recorded Deed Notice

Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program has transitioned 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.

Randall Beeman; Xtream North, LLC June 12, 2018
Megarian Industrial Technology, Inc.

Cleanup Complete-ICs Agreement and Signature Page*

Randall Beeman, as a representative of Xtream North, LLC agrees to the terms and institutional controls conditions of the Cleanup Complete with Institutional Controls Determination as stated in the Decision Document dated **March 15, 2016** for the Megarian Industrial Technology, Inc. site having the address of 2250 Van Horn Road and the legal description of Van Horn Industrial Park, Block 1, Lot 4-A-2 in Fairbanks, Alaska. Failure to comply with the terms and conditions of the determination may result in ADEC reopening this site and requiring further remedial action in accordance with 18 AAC 75.380.

_____ _____

Signature of Authorized Representative, Title Date
Randall Beeman; Xtream North, LLC

_____

Printed Name of Authorized Representative, Title
Randall Beeman; Xtream North, LLC

Institutional Controls and Conditions

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Note to Landowner/Responsible Person (RP):

After making a copy for your records, please email a scanned, signed copy of this form to the ADEC project manager at the email address on this correspondence within 30 days of receipt of this letter. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.