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: 2100.26.020

Certified Mail, Return Receipt Requested
Article No. 7017 2400 0000 6055 1923

June 18, 2018

DM&P Investments, LLC
5115 Old Seward Highway
Anchorage, AK 99503

Re: Institutional Controls (ICs) Verification for:
Former Williams Express Store #5004, 5159 Old Seward Highway, Anchorage, Alaska 99503

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 Former Williams Express Store $5004 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 2005 Record of Decision and subsequent 2012 IC Modification 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.

Policy and regulations have evolved since this site was closed with conditions in 2005. Please be advised that the Former Williams Express Store #5004 site in Anchorage is subject to the following standard and site-specific conditions and/or institutional controls:

1. This property was occupied by Continental Motors in 2012, a large auto sales company in Anchorage, Alaska. Continental Motors maintains a paved auto sales lot, which serves as a cap over the remaining contamination. Any future change in land use may impact the exposure assumptions cited in the 2012 IC Modification letter, thereby affecting the usefulness of current ICs. Therefore, an IC was added in 2012 requiring the responsible party to report to ADEC every five years, (or earlier if the responsible party becomes aware of any change in land status) to document land use and the integrity of the cap. The report can be sent to the local ADEC office or submitted electronically to CS.Submittals@alaska.gov.
2. The installation of groundwater wells at this site is prohibited without the prior approval of ADEC.

3. A Notice of Environmental Contamination (NEC or Deed Notice) is recorded in the State Recorder's Office that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to. *A copy of the recorded NEC is enclosed for your reference.*
4. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules [see 18 AAC 75.325(i), or 18 AAC 78.600(h)]. A "site" [as defined by 18 AAC 75.990 (115) or 18 AAC 78.995(134)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the property. *This is a standard condition.*
5. 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.*
6. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use. *This is a standard condition.*

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/23845

The ADEC will issue a reminder letter such as this on a scheduled basis, every five 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: 2012 IC Modification letter
Recorded Notice of Environmental Contamination
CC: Natalie Cale, Registered Agent

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.