



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. 7003 1680 0004 2908 9368

October 31, 2018

RMI Properties, LLC  
PO Box 113005  
Anchorage, AK 99511-3005

Re: Institutional Controls (ICs) Verification for:  
**LeFever Property – 4<sup>th</sup> & Ingra Street**, 901 4<sup>th</sup> Ave, Anchorage, AK 99501, Lot 4, Block 27A,  
NE1/4 Section, Township 13 North, Range 3 West, Seward Meridian, Anchorage, Alaska

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 LeFever Property – 4<sup>th</sup> & Ingra Street 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.

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 2006 Conditional Closure 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 site history as a fuel service station until the late 1970s with 10 underground fuel tanks removed in 1990.

Please be advised that the LeFever Property – 4<sup>th</sup> & Ingra Street site is subject to the following standard and site-specific conditions and/or institutional controls:

1. Any future change in land use may impact the exposure assumptions cited in the 2006 Conditional Closure. If land use and/or ownership changes, current institutional controls may now be protective and ADEC may require additional remediation and/or institutional controls. Therefore, please report to ADEC every five years to document land use, or as soon as becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or submitted electronically to [CS.Submittals@alaska.gov](mailto:CS.Submittals@alaska.gov).
2. 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) / 18 AAC 78.600(h)]. A "site" [as defined by 18 AAC 75.990 (115) / 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 it must be characterized and managed following

regulations applicable at that time and ADEC approval must be obtained before moving the soil off the property. *This is a standard condition.*

3. 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.*
4. 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.*

**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) / 18 AAC 78.276 (f), 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 / 18 AAC 78.

This 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/23860>

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](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Controls Unit

Encl: 2006 Conditional Closure

**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.*