THE STATE of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Environmental Conservation
DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program
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File: 2107.38.005

May 22, 2019

Property Management Services, Inc.
P.O. Box 92130
Anchorage, AK 99509-2130

Re: Institutional Controls verification for Loch Ness Manor Condominium Property

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls and use restrictions) arc required under 18 AAC 75.375. We have identified Loch Ness Manor Condominium Property 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 granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the property.

The 2005 determination is subject to the following site-specific conditions and/or controls:

1. Any proposal to excavate and/or transport soil from the area requires ADEC approval in accordance with 18 AAC 78.274(b).
2. The groundwater at the Loch Ness Manor Condominium Property shall not be used for any purpose until it meets 18 AAC 75.345 Table C values.
3. If future information indicates contamination is present at levels that may pose a risk, additional assessment and/or cleanup action may be required-

In addition to the conditions above, you are required to notify the ADEC if there are any changes in land use or ownership.

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/2997.

If you have any questions regarding this site record, 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 Control Unit

Encl: 2005 Record of Decision