THE STATE of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Environmental Conservation
DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5250
Fax: 907.465.5245
www.dec.alaska

August 23, 2019 File: 1508.38.005

Sent via electronic mail only
Alaska Investment Properties, LLC
Attn: James Studley
PO Box 949
Haines, AK 99827

Re: Institutional Controls (ICs) Verification for: **'Haines Tank Farm' site;**
Site Locator: 121 Beach Road

Dear Mr. Studley,

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 'Haines Tank Farm' as a site with institutional controls.

Alaska Investment Properties, LLC 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 2014 Institutional Controls Agreement 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 use of the site as a fuel tank farm.

Please be advised that the 'Haines Tank Farm' 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 2009 Cleanup Complete Determination with Institutional Controls. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, Alaska Investment Properties, LLC will report to ADEC every five years to document land use, or as soon as there is 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.
2. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.350(2).
3. ADEC approval is required prior to moving any soil or groundwater off any site that is subject to the site cleanup rules [see 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. 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*.

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 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), 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 through ADEC's online database record at: http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/898

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) 465-5390 or mossy.mead@alaska.gov and I will be glad to assist you.

Sincerely,

Mossy Mead

Mossy Mead
Environmental Program Technician – IC Unit

Encl: 2009 Cleanup Complete Determination with Institutional Controls

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.

From:	Microsoft Outlook
To:	thebrokerinhaines@gmail.com
Subject:	Relayed: Institutional Controls reminder letter for "Haines Tank Farm" site
Date:	Friday, August 23, 2019 12:33:44 PM
Attachments:	Institutional Controls reminder letter for "Haines Tank Farm" site.msg

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Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
thebrokerinhaines@gmail.com (thebrokerinhaines@gmail.com) <mailto:thebrokerinhaines@gmail.com>
Subject: Institutional Controls reminder letter for 'Haines Tank Farm' site