



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

FAX (503) 229-6945

TTY 711

January 7, 2019

Michael Greeninger
WYSE Real Estate Advisors
810 SE Belmont St., Suite 100
Portland, OR 97214-2312

RE: Off-Site Contaminant Migration
for Grand Avenue 7-Eleven in Portland
ECSI #6199

Mr. Greeninger:

The Department of Environmental Quality (DEQ) has completed an evaluation of available information on the Grand Avenue 7-Eleven property, located at 1024 SE Grand Avenue in Portland (tax lot 1S1E02BC01200).

Soil samples collected on the 7-Eleven property in January and March 2017 as part of an environmental assessment identified contamination consistent with Stoddard solvent. Additional samples collected in May 2018 indicated that the Stoddard solvent contamination extends to groundwater, approximately 30 feet below ground surface. No significant contamination was identified in soil gas samples collected beneath the 7-Eleven building.

Stoddard solvent is a petroleum-based solvent used by dry cleaners from the 1930s through the 1950s. A separate environmental assessment of the Arcoa Building property, at 1006 SE Grand Avenue, discovered that Allyn's Cleaning and Dyeing operated from a former storefront between the Arcoa and 7-Eleven buildings from at least 1935 to about 1960.

DEQ has determined that Allyn's Cleaning and Dyeing is the likely source of the Stoddard solvent contamination at the Grand Avenue 7-Eleven property. Consequently, under DEQ's *Off-Site Contaminant Migration Policy*, **you will not be held responsible for the contamination** that has migrated onto the Grand Avenue 7-Eleven property.

A copy of DEQ's *Off-Site Contaminant Migration Policy* is enclosed with this letter. Please note that you are still responsible for the costs DEQ has incurred to-date on the Grand Avenue 7-Eleven Independent Cleanup project.

Concurrent with this letter, DEQ will be sending a letter to the registered owners of the Arcoa Building property requiring them to investigate and, if necessary, remediate the contamination that originated on their property. You, or any future owners and/or operators of the Grand Avenue 7-Eleven property, will be given the opportunity to review and comment on any cleanup plans that may impact your property.

January 7, 2019

Page 2

Please contact me at 503-229-5567 or by e-mail at parrett.kevin@deq.state.or.us if you have any questions. We thank you for your efforts in investigating the contamination on your property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Parrett', with a long horizontal flourish extending to the right.

Kevin Parrett, Manager
Northwest Region Cleanup & Tanks

Enclosure: Off-Site Contaminant Migration Policy

cc: Gil Cobb, Point Source Solutions
7-Eleven, Inc.
ECSI #6199 File