



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 Japanese Auto Repair in Portland
ECSI #6199

Mr. Greeninger:

The Department of Environmental Quality (DEQ) has completed an evaluation of available information on the Japanese Auto Repair property, located at 521 SE Taylor Street in Portland (tax lot 1S1E02BC01100).

Soil samples collected beneath the floor of the former Japanese Auto Repair warehouse in December 2016 and March 2017 identified contamination consistent with Stoddard solvent, a petroleum-based solvent used by dry cleaners from the 1930s through the 1950s. An environmental assessment of the Arcoa Building, northwest of the warehouse at 1006 SE Grand Avenue, identified a former dry cleaner (Allyn's Cleaning and Dyeing) that operated from a storefront between the Arcoa Building and the current 7-Eleven convenience store 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 on the Japanese Auto Repair property. Consequently, under DEQ's *Off-Site Contaminant Migration Policy*, **you will not be held responsible for the contamination** that has migrated onto your property. A copy of DEQ's *Off-Site Contaminant Migration Policy* is enclosed with this letter.

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 Japanese Auto Repair property, will be given the opportunity to review and comment on any cleanup plans that may impact your property.

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
521 SE Taylor Street LLC
ECSI #6199 File