



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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February 21, 2012

7-11 INC
PO BOX 711
DALLAS TX 75221

Re: **EARLY NOTICE LETTER:** Facility Site # 23544274
Southland 7-11 22866
14207 Tukwila International Blvd (Pacific Hwy S)
Tukwila, WA 98168
Tax Parcel # 1610000295
Cleanup Site # 8378

Dear Sir or Madam:

This letter is sent to you concerning information that the Department of Ecology (Ecology) has gathered regarding the above referenced property. As part of the process under the Model Toxics Control Act (MTCA), Ecology maintains a list of known or suspected contaminated sites. Based on available information in the department's files, it is Ecology's decision to add this property to the list as a site known to be contaminated by hazardous substances.

Enclosed is a data summary report containing information we believe reflects the current site status. Please note that inclusion on the list **does not** mean that Ecology has determined you to be a potentially liable person responsible for cleanup under MTCA. However, this letter is a notification that an area(s) of contamination exists on this property. Further investigation or cleanup action will need to be done to comply with Washington State laws and regulations.

Because of considerable potential liability, please be advised to carefully consider any investigation or cleanup actions and to carefully document steps taken independent of Ecology's involvement. Guidance documents to help conduct an independent cleanup are available if you are interested in this option. In proceeding with an independent cleanup, please be aware there are requirements in State law which must be met. Some of these requirements are addressed in WAC 173-340-120(8)(B) and -300(4). Ecology will use the appropriate requirements contained throughout MTCA in its evaluation of the adequacy of any independent remedial (cleanup) actions performed.

Ecology has a strong commitment to work cooperatively with individuals to accomplish prompt and effective investigations and site cleanups. However, due to limited resources and requirements in State law, we are not able to provide all the assistance requested. Your cooperation in planning or conducting a cleanup action is not an admission of guilt or liability.

If an independent cleanup action is undertaken, and a formal review of the work is desired, a report may be submitted to Ecology through the Voluntary Cleanup Program. This program was established in response to the public's need for Ecology to more rapidly review cleanup actions. A fee has been established to support this review process. Guidance documents to help



conduct an independent cleanup are available on our website (<http://www.ecy.wa.gov/programs/tcp/vcp/Vcpmain.htm>) if you are interested in this option.

If a cleanup action is undertaken and a formal review of the work is not desired at this time, then the information should be submitted to Ecology in order to document any assessment or cleanup activities. If no report is available, but work is in progress or anticipated, a letter describing these plans would be helpful in updating the site record.

If an independent cleanup action does not occur on this property, Ecology will conduct a more detailed inspection at a future time that may include testing for contamination. After that, Ecology will assess what action is needed and establish a priority for that work under the formal MTCA cleanup process. At that time, the potentially liable person(s) would be determined and would be responsible for cleanup costs, including State oversight.

Should you have any questions regarding this letter or if you would like a copy of Chapter 70.105D RCW (The Model Toxics Control Act), the implementing regulations, Chapter 173-340 WAC, that detail these requirements, or a guidance document, please contact Donna Musa at (425) 649-7136 or donna.musa@ecy.wa.gov. Thank you in advance for your cooperation.

Sincerely,



Russell E Olsen, MPA
Voluntary Cleanup Unit Supervisor
Toxics Cleanup Program

By certified mail: 7011 0470 0003 3682 9832

KING COUNTY

SITE I

SOUTHLAND 7-11 # 22866

CleanupSite ID: **8378**

FS ID: **23544274**

Alternate Name(s): 7 ELEVEN FOOD STORE 22866, 7 ELEVEN STORE 22866, 7-ELEVEN 2307-22866B, SOUTHLAND 7-11 # 22866

LOCATION:

Address: **14207 TUKWILA INT'L BLVD / PAC
TUKWILA 98168**

Lat/Long: **47.47559 -122.28386**
Township/Range/Section: **23N 4E 15**

Legislative District: **11**
Congressional District: **7**

STATUS:

Ecology Status: **Cleanup Started**
WARM BIN#:

Responsible Unit: **Northwest**
Site Manager: **Northwest Region**
Statute: **MTCA**

Is Brownfield?
Environmental Covenant?
Is PSI Site?

UST Site ID: **8603**
WRIA ID: **9**

NFA Received? NFA Date: NFA Reason:

ASSOCIATED CLEANUP UNIT(s)

culID	Cleanup Unit Name	Unit Type	Process Type	Unit Status	Size (Acres)	ERTS ID
8070	SOUTHLAND 7-11 # 22866	Upland	Independent Action	Cleanup Started		N22402, 625164

SITE ACTIVITIES:

Applies to:	Related ID (Unit-LUST-VCP)	Activity Display Name	Status	Start Date	End Date	Legal Mechanism	Performed By	Project Manager
CleanupSite		Site Discovery/Release Report Received			2/24/2011			Northwest Region
CleanupSite		Initial Investigation / Federal Preliminary Assessment	Completed	2/24/2011	3/15/2011		Ecology	Leo, Antony
CleanupSite		Early Notice Letter(s)			2/3/2012			Musa, Donna
Lust	4006	LUST - Notification		11/6/1995	11/6/1995			
Lust	4006	LUST - Report Received		6/24/2004	6/29/2004			
Lust	4006	LUST - Report Received		6/12/2003	6/13/2003			
Lust	4006	LUST - Report Received		12/11/1998	4/7/1999			
Lust	4006	LUST - Report Received		3/1/1999	5/7/1999			
Lust	4006	LUST - Report Received		7/10/2006	7/13/2006			

Lust	4006	LUST - Report Received	8/22/2007	8/28/2007			
Lust	4006	LUST - Report Received	5/30/1996	5/30/1996			
Lust	4006	LUST - Report Received	3/20/1998	1/20/1999			
Lust	4006	LUST - Report Received	7/18/2001	7/23/2001			
Lust	4006	LUST - Report Received	12/27/2007	2/14/2008			
Lust	4006	LUST - Report Received	5/25/2000	6/9/2000			
Lust	4006	LUST - Report Received	6/10/2002	6/21/2002			
Lust	4006	LUST - Report Received	1/24/2011	1/27/2011			
Lust	4006	LUST - Report Received	10/9/2009	10/14/2009			
Lust	4006	LUST - Report Received	11/26/2002	12/2/2002			
Lust	4006	LUST - Report Received	6/23/2009	6/25/2009			
Lust	4006	LUST - Report Received	2/13/1997	2/14/1997			
Lust	4006	LUST - Report Received	4/5/2005	4/7/2005			
Lust	4006	LUST - Report Received	9/5/2000	9/7/2000			
Lust	4006	LUST - Report Received	4/27/2007	5/11/2007			
Lust	4006	LUST - Report Received	9/15/2006	9/19/2006			
Lust	4006	LUST - Report Received	7/9/1999	7/12/1999			
Lust	4006	LUST - Report Received	2/3/2009	2/9/2009			
Lust	4006	LUST - Report Received	11/10/1999	11/16/1999			
Lust	4006	LUST - Report Received	10/12/2004	10/19/2004			
Lust	4006	LUST - Report Received	1/10/2006	1/12/2006			
Lust	4006	LUST - Report Received	2/23/2010	3/1/2010			
Lust	4006	LUST - Report Received	3/27/2008	4/21/2008			
Lust	4006	LUST - Report Received	5/23/2005	6/2/2005			
Lust	4006	LUST - Report Received	8/15/2001	8/20/2001			
Lust	4006	LUST - Report Received	1/27/2003	1/27/2003			
Lust	4006	LUST - Report Received	5/17/2006	5/19/2006			
Lust	4006	LUST - Report Received	5/11/1999	6/10/1999			

Lust	4006	LUST - Report Received	11/16/2004	11/17/2004			
Lust	4006	LUST - Report Received	8/12/2005	8/16/2005			
Lust	4006	LUST - Report Received	3/23/2001	3/27/2001			
Lust	4006	LUST - Report Received	11/7/2008	11/14/2008			
Lust	4006	LUST - Report Received	12/15/2009	12/17/2009			
Lust	4006	LUST - Report Received	1/30/2000	2/11/2000			
Lust	4006	LUST - Report Received	2/23/2004	2/23/2004			
Lust	4006	LUST - Report Received	12/1/1995	12/5/1995			
Lust	4006	LUST - Report Received	1/7/2011	1/14/2011			
Lust	4006	LUST - Report Received	8/14/1997	8/15/1997			
Lust	4006	LUST - Report Received	11/16/2006	2/1/2007			
Lust	4006	LUST - Report Received	7/30/2003	8/1/2003			
Lust	4006	LUST - Report Received	10/2/2002	10/16/2002			
Lust	4006	LUST - Report Received	5/25/2005	6/10/2005			
Lust	4006	LUST - Report Received	4/24/1997	4/24/1997			
Lust	4006	LUST - Report Received	7/2/1998	1/20/1999			
Lust	4006	LUST - Report Received	12/19/2008	1/11/2009			
Lust	4006	LUST - Report Received	3/23/2001	3/27/2001			
Lust	4006	LUST - Report Received	11/27/2007	1/4/2008			
Lust	4006	LUST - Report Received	11/10/1998	4/7/1999			
Lust	4006	LUST - Report Received	11/17/2003	11/18/2003			

AFFECTED MEDIA & CONTAMINANTS:

Media:

Contaminant:	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Benzene	C		C			
Non-Halogenated Solvents			C			
Other Non-Halogenated Organics	C					
Petroleum-Gasoline	C		C			

Key:

B - Below Cleanup Level
C - Confirmed Above Cleanup Level
S - Suspected

R - Remediated
RA - Remediated-Above
RB - Remediated-Below