

Ecoply



**STATE OF WASHINGTON**  
**DEPARTMENT OF ECOLOGY**  
**Southwest Region Office**

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November 5, 2025

Audrey Henley  
Henley Davies LLC  
606 Union Avenue SE  
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Jimmi Davies  
RevMo Choppers and Coffee  
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**Re: Regulatory Status of Property, Thurston County Assessor's Parcel Number 78204000700 and 78204000800, 606 E. Union Avenue SE, Olympia Washington 98501**

Dear Audrey Henley and Jimmi Davies:

The Washington State Department of Ecology (Ecology) received a request from Steve Marshall, GJG, LLC, and consultant Scott Rose, AEG Atlas, LLC to provide you with clarification on the regulatory status for the above-referenced property (Subject Property). It is our understanding that you are interested in this information because you are seeking financing for the Subject Property.

It is Ecology's best professional judgment that residual groundwater, soil, and surface water (seep discharge to the street gutter) contamination located on the Subject Property is related to historical releases of drycleaning chemicals (tetrachloroethylene [PCE], trichloroethylene [TCE], and associated chlorinated volatile organic compounds). The environmental cleanup of the Subject Property is taking place under Ecology Consent Decree No. 14-2-02104-3 (Ecology Docket No. DE 10908) for the Olympia Dry Cleaners Site (Facility/Site No. 1446, Cleanup/Site ID No. 4722). The Potentially Liable Parties (PLPs) and Defendants for the Consent Decree are the Estate of Katherine Burleson and GJG, LLC, respectively.

The Consent Decree issued on November 5, 2014 required implementation of a Cleanup Action Plan. Cleanup was performed in 2015 and consisted of the excavation of almost all known and reasonably accessible contaminated soil. Excavation was limited to outside the footprints of existing buildings and included a limited amount of excavation within Cherry Street right-of-way. Post-cleanup groundwater and seep monitoring have been performed since the 2015

remedial action and is ongoing. Declines in groundwater and seep contaminant concentrations have been observed. Institutional controls in the form of an Environmental Covenant are also in place to ensure environmental protection. Restriction types under the covenant include land use, groundwater extraction, well installation, prohibit soil disturbance, prohibit removal or alteration of existing buildings, ongoing maintenance of remedy, control stormwater, and maintain and protect monitoring wells. Only two wells currently show concentrations above cleanup levels. Data from these wells show that PCE has degraded to vinyl chloride and 1 of 2 wells shows a decreasing trend in vinyl chloride concentrations. Additional data is needed from the other well to determine trend.

The PLPs are not currently in compliance with the provision of the Consent Decree that requires financial assurances to be in place. However, Ecology and the PLPs are negotiating financial assurance options and hope to agree on an approach to satisfy financial assurance requirements in the Consent Decree. As part of negotiations, the PLPs are exploring options to fund financial assurance mechanisms. Ecology is prepared to take legal action to ensure compliance with financial assurance requirements if financial assurance is not provided in a form acceptable to Ecology by November 30, 2025.

If you or a financial or lending institution has any questions about this letter, please feel free to contact me at 360-890-0059 or [steve.teel@ecy.wa.gov](mailto:steve.teel@ecy.wa.gov).

Sincerely,



Steve Teel, LHG  
Cleanup Project Manager/Hydrogeologist  
Toxics Cleanup Program  
Southwest Region Office

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