



ASSOCIATED
ENVIRONMENTAL
GROUP, LLC

October 24, 2012

Mr. Peter Fagrell, VP
First Citizens Bank – REO
27708 Jefferson Ave., Ste 100
Temecula, CA 92590

RE: Site Cleanup Report
Gibson Road Everett, WA, Property
2328, 2400 & 2402 Gibson Rd
Everett, WA 98204
AEG Project Number: 11-140

Dear Mr. Fagrell:

Associated Environmental Group, LLC (AEG) has completed Site Cleanup activities at the Gibson Road Everett (WA) properties, located at the above referenced addresses in Everett, Snohomish County, WA (the Site). The Site Cleanup Work was completed in several stages and was comprised of the following Tasks:

1. Site Logistics, Planning, and Development
2. Site Cleanup:
 - Soil Excavation/Disposal & Confirmation Soil Sampling
 - Junk Vehicles, Connex Containers & Fuel Tanks Removal/Disposal
 - Drums Removal/Disposal
 - Documentation and Report Submittal
3. Asbestos-Containing-Materials/Lead Survey, Sampling & Report (provided under separate cover).

The actual Site cleanup work began on August 24, 2012 and with vehicles disposal issues (mailing notarized letters to registered owners to claim vehicles prior to disposal in accordance with RCW 46.55.230) lasted until mid-September 2012 with soil excavation and soil sampling work completed on September 21, 2012. Final soil over-excavation activities to obtain a secondary confirmation soil sample occurred on October 15, 2012.

The attached Project Summary provides a description and details of the Tasks completed. An aerial view of the Site and locations of soil sampling are presented in Figure 1, *Site Plan*. Table 1, *Summary of Soil Analytical Results*, presents laboratory analytical results of confirmation soil samples collected from areas of previous surficial soil staining (from parked vehicles). Additionally, photo documentation of the Site Cleanup activities and before and after Site condition is presented in Appendix A. Appendix B provides supporting documentation for the junk vehicles and waste oil disposal. Laboratory analytical results for the confirmation soil samples are provided in Appendix C.



ASSOCIATED
ENVIRONMENTAL
GROUP, LLC

The Asbestos and Lead Survey was completed in August 2012, and the Report is provided under a separate cover from the Site Cleanup Project Summary.

We appreciate and the opportunity to assist you on this Project and look forward to assisting you again. Please do not hesitate to contact us at 360-352-9835 should you have questions or require additional information.

Sincerely,
Associated Environmental Group, LLC

Yen-Vy Van, P.G., P.H.G.
Principal Hydrogeologist

Enclosure: *Gibson Road Everett, WA – Site Cleanup Project Summary*

Gibson Road Everett, WA - Site Cleanup Project Summary

Client Name: First Citizens Bank & Trust Company
Project Name: Gibson Road, Everett Property – Site Cleanup
Project Address: 2328, 2400, and 2402 Gibson Road, Everett, WA 98204
Dated: October 24, 2012

The Scope of Services for the completed Site Cleanup for the Gibson Road, Everett Property (the Site), located at 2328, 2400, and 2402 Gibson Road, Everett, WA 98204, was based on AEG's findings and conclusions from the Phase I ESA and Phase II ESA – Subsurface Investigation, conducted at the Site in July 2011 and October 2011, respectively.

The Site Cleanup activities included the following Tasks:

❖ **Site Cleanup**

- Soil Excavation/Disposal & Confirmation Soil Sampling:
 - AEG provided oversight to Advance Environmental to excavate, remove, and dispose of surficial petroleum stained soil at three areas at the Site (refer to Figure 1, *Site Plan & Soil Sampling Locations*). These excavation and sampling activities occurred in September 2012 with final over-excavation work completed in October 2012.
 - Approximately 10 tons of surficial stained soil was excavated and transported to Advance Environmental facility in Olympia, WA.
 - AEG collected confirmation soil samples at three areas at the Site, specifically at Parcels A and B. The locations of surficial stained soil and subsequent confirmation soil samples are presented in Figure 1. The confirmation soil samples were collected after Advance Environmental had completed removal of surficial staining via excavation. The samples were submitted for laboratory analysis of potential presence and identification of total petroleum hydrocarbons (TPH) via Northwest Method NWTPH-HCID laboratory analysis.
 - Confirmation soil samples EX1-1, EX2-1, and EX3-1 were collected on September 21, 2012 at a depth of approximately one foot below ground surface (bgs).
 - The soil samples were placed in a portable chilled ice chest and transported to Libby Environmental Chemistry Laboratory (Libby Laboratory), a Washington state certified analytical laboratory located in Olympia, Washington, for analysis following industry standard chain-of-custody procedures.

- With exception of confirmation soil sample EX1-1 (collected in the southern area of Parcel A), laboratory analytical results for the remaining two confirmation soil samples (collected at Parcel B and near the southern property boundary of Parcel A) indicated presence of heavy oil range total petroleum hydrocarbons albeit at concentrations below the Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A soil cleanup level for this constituent (refer to Table 1).
- Heavy oil range TPH (at 4,080 milligrams per kilogram – mg/Kg) was exhibited in soil sample EX1-1. This concentration is above Ecology MTCA Method A soil cleanup level of 2,000 mg/Kg. AEG provided oversight to Advance Environmental for additional soil excavation activities to obtain a secondary confirmation soil sample. The area of concern was excavated to approximately 1.5 feet bgs. A secondary confirmation soil sample, EX1-1.5, was collected on October 15, 2012.
- Laboratory analytical results showed no presence of total petroleum hydrocarbons in the secondary confirmation soil sample EX1-1.5 (refer to Table 1 and Appendix C, *Laboratory Analytical Results*).
- Junk Vehicles/Connex Containers & Fuel Tanks Removal/Disposal:
 - Advance Environmental coordinated with Top Dog Auto Removal to dispose of the following junk vehicles: 1) a 1960's Chevy C30 truck with boom; 2) three RVs/motorhomes single axles; 3) two homemade trailers; 4) two flat deck old military trailers; and 5) one semi-trailer, 40 foot in length. These vehicles were transported to NW Auto Recyclers in Lake Stevens, WA. Photo documentation of junk vehicles is presented in Appendix A. Appendix B provides documentation of the junk vehicles disposal.
 - Advance Environmental obtained permits through the Snohomish County Sheriff's Department in order to legally remove and dispose of junk vehicles.
 - One empty aboveground storage tank was removed and disposed of at Advance Environmental facility in Olympia, WA.
- Drums Removal/Disposal:
 - A total of 12 drums were removed from the Site and hauled to Advance Environmental on August 24, 2012 and temporarily stored at this facility awaiting final disposal.
 - On September 7, 2012, Arcom Oil of Tacoma, WA hauled 250-gallons of waste oil and 175-gallons of chlorinated waste oil which were stored in the drums removed from the Site. These drums were temporarily stored at Advance Environmental (see Attachment B, *Supporting Documents*).
- Solid Waste Removal/Disposal:
 - Approximately 10 tons (~120 cubic yards) of solid waste was removed from the Site and transported to Snohomish County Public Works Solid Waste Division (see Attachment B, *Supporting Documents*).

The Site poses no further environmental concerns due to the removal of drums, junk vehicles, solid waste, and over-excavation and removal/disposal of surficial stained soil (based on laboratory analytical results of confirmation soil samples). Furthermore, AEG provided oversight to Advance Environmental and coordinated with First Citizens Bank to establish a solid blockage to the Site via setting up Ecology concrete blocks along the northern property boundary (i.e., Gibson Road) to prevent further illegal access to the property for potential disposal of miscellaneous waste.

Attachments

Figure 1 – *Site Plan & Soil Boring Locations*

Table 1 – *Summary of Soil Analytical Results (Site Cleanup/Confirmation Soil Samples)*

Appendix A – *Photo Documentation*

Appendix B – *Supporting Documents*

(junk vehicles disposal/solid waste disposal/waste oil disposal documentation)

Appendix C – *Laboratory Analytical Results*



Source: Google Earth, 2011

● Confirmation soil sample at previous surficial stained soil area



**ASSOCIATED
ENVIRONMENTAL
GROUP, LLC**

FIGURE 1 - Site Plan & Soil Sampling Locations

Gibson Road Everett Property
2328, 2400 & 2402 Gibson Road
Everett, Washington 98204

AEG Project No.: 11-140

**Table 1 Summary of Soil Analytical Results
Gibson Road Properties - Site Cleanup/Confirmation Soil Samples
Everett, WA**

Sample Number ¹	Sample Depth (feet)	Date Sampled	HCID ² (mg/Kg)			Diesel Extended TPH ³ (mg/Kg)	
			Gasoline	Diesel	Heavy Oil	Diesel	Heavy Oil
EX1-1	1	9/21/12	<20	<50	D	<25	4,080
EX2-1	1	9/21/12	<20	<50	D	<25	977
EX3-1	1	9/21/12	<20	<50	D	<25	1,040
EX1-1.5	1.5	10/15/12	<20	<25	<100	--	--
PQL			20	25 or 50	100	25	100
Ecology MTCA Method A Clean Up Levels			100 ⁴	2,000	2,000	2,000	2,000

Notes:

¹Approximate Sample locations are shown in figure 1

²Hydrocarbon Identification (HCID). Analyzed by Northwest Method NWTPH-HCID

³Diesel extended range total petroleum hydrocarbons (TPH). Analyzed by Northwest Method NWTPH-Dx/Dx Extended.

⁴Cleanup level without presence of benzene

D = indicates total petroleum hydrocarbons detected above the listed detection limit

mg/Kg - milligrams per kilogram

PQL = Practical Quantitation Limits

MTCA = Ecology Model Toxics Control Act

-- = not analyzed for constituent

< = not detected above laboratory limits

* Ecology has not designated a MTCA Method A cleanup level for this constituent

Bold indicates the detected concentration exceeds Ecology MTCA Method A cleanup levels

APPENDIX A
SITE PHOTOGRAPHS



ASSOCIATED
ENVIRONMENTAL
GROUP, LLC

SITE PHOTOGRAPHIC RECORD

Project No.: 11-140

Project Name: Gibson Road Everett Property, Everett, WA – Site Cleanup



Photo #1: View of surficial petroleum stained soil near southeast corner of Site (see Figure 1, *Site Plan*, for aerial of site and sample location).



Photo #2: View of petroleum stained soil being excavated and location of soil sample EX1-1 & EX1-1.5.



Photo #3: View of two of 12 drums throughout the site and location of soil sample EX2-1.



Photo #4: View of surficial petroleum stained soil being excavated at EX2-1.



Photo #5: View of surficial staining near southeast corner of subject site and location of soil sample EX3-1.



Photo #6: View of onsite drums being profiled for presence of solvents.



ASSOCIATED
ENVIRONMENTAL
GROUP, LLC

SITE PHOTOGRAPHIC RECORD

Project No.: 11-140

Project Name: Gibson Road Everett Property, Everett, WA – Site Cleanup



Photo #7: View of three of four abandoned motorhomes removed from Site.



Photo #8: View after the three motorhomes and miscellaneous junk were removed.



Photo #9: View of two of the three cargo/shipping (Connex) containers removed from the Site.



Photo #10: Representative view of drums found throughout the Site.



Photo #11: View of onsite drums being loaded into dump truck for removal.



Photo #12: View looking east near southeast corner of Site following Site cleanup.

APPENDIX B
SUPPORTING DOCUMENTS

Top Dawg Auto Removal
UBI 603123833
11218 192nd DR NE
Arlington, Wa 98223

Mr. Wilson,

As per our phone conversation I am including details of the vehicles, motor homes and trailers that my company hauled off and removed from 2328 Gibson Rd, Everett, Wa. In August of this year I was contacted by Dan Venable in regards to removing junk vehicles left on the property. We contacted Snohomish County Sheriff's department and went through the correct way in accordance with RCW 46.55.230 to have the vehicles legally signed off, removed and recycled. All notices were mailed out certified mail to the owners and they were given 15 days to claim their property in accordance with RCW 46.55.230. The junk vehicles that were removed and recycled are as follows;

1960's Chevy C30 Truck with boom
3 RVS / Motorhomes single axles
2 Homemade trailers
2 flat deck old military trailers
1 semi trailer 40 foot

The vehicles were sent to NW Auto Recyclers located at 2317 N Machias Road Lake Stevens, Wa Any questions should be directed towards James Palmer, Owner Top Dawg Auto Removal.

Very Respectfully,

James Palmer, Owner / Operator
425 387 6979

Arcom Oil

American Rerefining Company
 (253) 535-9322
 WAD-988 515 334



Used Oil & Spent Antifreeze
 Transport Specialists

12-27-12

SERVICE INVOICE #

76993

Customer	Advanced Environmental	Phone		Date	9-7-12
Street	320 49 th Ave SW	City	Albion WA		
Bill To		Account #			90286

B of L #

PO #

Service Ordered By: *Frank*

QTY.	Amount	Summary of Charges
250 gallons used	113.25	MATERIAL ^{113.25}
125 gallons used	113.25	SERVICE CALL OR PICK-UP-DELIVERY
		LABOR OR FLAT RATE
		TOTAL ^{113.25}
Clor-D-TectQ4000Kit Results: 300 ppm		
F.T. <input checked="" type="radio"/> pass / fail		I certify as the generator of this used oil that it does not contain detectable levels of PCB's or 1000 PPM chlorinated solvents.
		Signature <i>[Signature]</i>
		Drivers Name
MATERIAL TOTAL	113.25	

MAIL PAYMENTS TO:

Arcom Oil

P.O. Box 12042
 Tacoma, WA 98412-0042

white-office

canary-office

pink-customer



Snohomish County
Public Works Solid Waste Division
 425-388-3425 | www.snoco.org

TRANSACTION RECEIPT

Load No.: AP599237
 Date: 09/21/12
 Entry Time: 12:59
 Operator In: 213
 Exit Time: 13:24
 Operator Out: 213

Licence: B95067G
 Vehicle Type: 50 - TRAILER

Customer: 2000
 CASH CUSTOMER

Material: 20 - MIXED CONSTRUCTION AND DE

Gross: 10.45 ton
 Tare: 8.55 ton
 Net: 1.90 ton

Rate: \$ 105.00 / ton
 Fee: \$ 199.81
 Tax: \$ 7.19
 Total Fee: \$ 207.00
 Payment: \$ 207.00 Credit/Debit

We are committed to providing excellent customer service. Please tell us about your experience at our facilities.

Web: snoco.org/solidwaste
 Call: 425-388-6664
 Email: PW.Solid.Waste@snoco.org

Driver Signature



Snohomish County
Public Works Solid Waste Division
 425-388-3425 | www.snoco.org

TRANSACTION RECEIPT

Load No.: AP599121
 Date: 09/21/12
 Entry Time: 10:55
 Operator In: 204
 Exit Time: 11:15
 Operator Out: 213

Licence: B95067G
 Vehicle Type: 50 - TRAILER

Customer: 2003
 CASH - COMMERCIAL CUSTOMER

Material: 10 - MIXED MSW

Gross: 11.12 ton
 Tare: 8.59 ton
 Net: 2.53 ton

Rate: \$ 105.00 / ton
 Fee: \$ 265.44
 Tax: \$ 9.56
 Total Fee: \$ 275.00
 Payment: \$ 275.00 Credit/Debit

We are committed to providing excellent customer service. Please tell us about your experience at our facilities.

Web: snoco.org/solidwaste
 Call: 425-388-6664
 Email: PW.Solid.Waste@snoco.org

Signature



Snohomish County
Public Works Solid Waste Division
 425-388-3425 | www.snoco.org

TRANSACTION RECEIPT

Load No.: AP598090
 Date: 09/18/12
 Entry Time: 15:05
 Operator In: 120
 Exit Time: 15:19
 Operator Out: 128

Licence: B95067G
 Vehicle Type: 50 - TRAILER

Customer: 2000
 CASH CUSTOMER

Material: 20 - MIXED CONSTRUCTION AND
 DE

Gross: 10.96 ton
 Tare: 8.44 ton
 Net: 2.52 ton

Rate: \$ 105.00 / ton
 Fee: \$ 264.48
 Tax: \$ 9.52
 Total Fee: \$ 274.00
 Payment: \$ 274.00 Credit/Debit

We are committed to providing excellent customer service. Please tell us about your experience at our facilities.

Web: snoco.org/solidwaste
 Call: 425-388-6664
 Email: PW.Solid.Waste@snoco.org

Driver Signature



Snohomish County
Public Works Solid Waste Division
 425-388-3425 | www.snoco.org

TRANSACTION RECEIPT

Load No.: AP597983
 Date: 09/18/12
 Entry Time: 12:59
 Operator In: 120
 Exit Time: 13:16
 Operator Out: 128

Licence: B95067G
 Vehicle Type: 50 - TRAILER

Customer: 2000
 CASH CUSTOMER

Material: 20 - MIXED CONSTRUCTION AND
 DE

Gross: 11.13 ton
 Tare: 8.44 ton
 Net: 2.69 ton

Rate: \$ 105.00 / ton
 Fee: \$ 282.82
 Tax: \$ 10.18
 Total Fee: \$ 293.00
 Payment: \$ 293.00 Credit/Debit

We are committed to providing excellent customer service. Please tell us about your experience at our facilities.

Web: snoco.org/solidwaste
 Call: 425-388-6664
 Email: PW.Solid.Waste@snoco.org

Driver Signature

APPENDIX C

LABORATORY ANALYTICAL RESULTS

Libby Environmental, Inc.

4139 Libby Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@aol.com

GIBSON ROAD PROPERTIES EVERETT PROJECT
AEG, LLC
Everett, Washington
Libby Project # L120924-4
Client Project # 11-140

Hydrocarbon Identification by NWTPH-HCID for Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Gasoline (mg/kg)	Diesel (mg/kg)	Oil (mg/kg)
Method Blank	9/26/12	91	nd	nd	nd
EX1-1	9/26/12	88	nd	nd	D
EX1-1 Dup	9/26/12	103	nd	nd	D
EX2-1	9/26/12	80	nd	nd	D
EX3-1	9/26/12	87	nd	nd	D
Practical Quantitation Limit			20	50	100

"nd" Indicates not detected at listed detection limits.

"D" Indicates detected above the listed detection limit.

"int" Indicates that interference prevents determination

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Kyle Williams

Libby Environmental, Inc.

4139 Libby Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@aol.com

GIBSON ROAD PROPERTIES EVERETT PROJECT
AEG, LLC
Everett, Washington
Libby Project # L120924-4
Client Project # 11-140

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (mg/kg)	Oil (mg/kg)
Method Blank	9/26/12	91	nd	nd
EX1-1	9/26/12	88	nd	3750
EX1-1 Dup	9/26/12	103	nd	4080
EX2-1	9/26/12	80	nd	977
EX3-1	9/26/12	87	nd	1040
Practical Quantitation Limit			25	100

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Kyle Williams

Libby Environmental, Inc.

Chain of Custody Record

4139 Libby Road NE
Olympia, WA 98506

Ph: 360-352-2110
Fax: 360-352-4154

Date: 9/21/12

Page: 1 of 1

Client: AEG

Project Manager: Yen-Vy Van

Address: 605 11th Ave SE Suite 201

Project Name: Gibson Road Properties Everett

Phone: (360) 352-9835 Fax: 18164

Location: 2328, 2400, & 2402 Gibson Rd City: Everett

Client Project # 11-140

Collector: T. Baker

Date of Collection: 9/21/12



Sample Number	Depth	Time	Sample Type	Container Type	Analytes											Field Notes									
					VOA 8021B	VOA 8021B BTEX Only	VOA 8260	SEMI VOL 8270	NWTPH-HCID	NWTPH-GX	NWTPH-IDx	PAH 8270	PCB's 8082	MTCA 5 Metals											
1 EX1-1	1'	12:30	Soil	4oz				✓																	
2 EX2-1	1'	14:10	↓	↓				✓																	
3 EX3-1	1'	15:00	↓	↓				✓																	
4																									
5																									
6																									
7																									
8																									
9																									
10																									
11																									
12																									
13																									
14																									
15																									
16																									
17																									
18																									

Relinquished by: <i>Valerie McMullin</i>	Date / Time: 09/24/12 12:33pm	Received by: <i>[Signature]</i>	Date / Time: 9/24/12 12:33	Sample Receipt:	Remarks: 576 TAT	
Relinquished by:	Date / Time:	Received by:	Date / Time:			Good Condition?
Relinquished by:	Date / Time:	Received by:	Date / Time:			Cold?
Relinquished by:	Date / Time:	Received by:	Date / Time:			Seals Intact?
				Total Number of Containers:		

Libby Environmental, Inc.

4139 Libby Road NE

Olympia, WA 98506

Phone: (360) 352-2110

FAX: (360) 352-4154

Email: libbyenv@aol.com

GIBSON-AEG PROJECT

Advance Environmental

Everett, Washington

Libby Project # L121016-4

Hydrocarbon Identification by NWTPH-HCID for Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Gasoline (mg/kg)	Diesel (mg/kg)	Oil (mg/kg)
Method Blank	10/16/12	97	nd	nd	nd
EX1-1.5	10/16/12	102	nd	nd	nd
EX1-1.5 Dup	10/16/12	89	nd	nd	nd
Practical Quantitation Limit			20	25	100

"nd" Indicates not detected at listed detection limits.

"D" Indicates detected above the listed detection limit.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Kyle Williams

Libby Environmental, Inc.

Chain of Custody Record

4139 Libby Road NE Ph: 360-352-2110
 Olympia, WA 98506 Fax: 360-352-4154

Date: 10/16/2012 Page: 1 of 1

Client: Advance Environmental

Project Manager: Dan Venable / Yen Vy Van

Address: 3620 49th Ave. SW Olympia, WA

Project Name: Gibson Road Properties Everett

Phone: _____ Fax: _____

Location: 2328, 2400, 2402 Gibson Rd. City: Everett

Client Project # 11-140

Collector: Jacob Simons Date of Collection: 10/15/2012

Sample Number	Depth	Time	Sample Type	Container Type	Analytes											Field Notes									
					VOA 8021B	VOA 8021B BTEX Only	VOA 8260	SEMI VOL 8270	NWTPH-HCID	NWTPH-Gx	NWTPH-Dx	PAH 8270	PCB's 8082	MTCA 5 Metals											
1	EX1-1.5	1.5	Soil	4oz																				Quantity if Detect	
2																									
3																									
4																									
5																									
6																									
7																									
8																									
9																									
10																									
11																									
12																									
13																									
14																									
15																									
16																									
17																									
18																									

Relinquished by: <u>[Signature]</u>	Date / Time: <u>10/16/2012 - 11:07</u>	Received by: <u>[Signature]</u>	Date / Time: <u>10/16/12 11:07</u>	Sample Receipt:	Remarks: <u>RUSH</u>
Relinquished by:	Date / Time:	Received by:	Date / Time:	Good Condition?	
				Cold?	
				Seals Intact?	
Relinquished by:	Date / Time:	Received by:	Date / Time:	Total Number of Containers:	