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Notice of Environmental Contamination
&
Land Use Restrictions

Pursuant to 18 AAC 75.375, Bentley Beneficiaries Trust as the owner of the subject property, hereby provides public notice with respect to the property located in Fairbanks, Alaska and known as Tract A and Lots 3 through 6 of Block 1, Bentley Trust North Subdivision, according to the official plat thereof filed in the in Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The groundwater below this property is contaminated with hazardous substances regulated under 18 AAC 75, Article 3 and 18 AAC 78. The contamination appears to originate on the adjacent property to the south as documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database under site number 2000310926001 and File number 102.38.139.

ADEC reviewed and approved, subject to these institutional controls, the assessment of this property as protective of human health, safety, welfare and the environment. No cleanup is necessary at this site unless new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare or the environment.

ADEC determined, in accordance with 18 AAC 75.325(f)(1), that no site cleanup is required even though ground water contamination at concentrations above the most stringent 18 AAC 75 cleanup levels exist. An analysis of the human health risks associated with the ground water contamination can be found in SLR Alaska's report titled *Method 4 Human Health and Screening Ecological Risk Assessment Portions of Tax Lots 201 and 203 Bentley Trust Property Fairbanks, Alaska* dated March 2006 and Addendum dated August 1, 2006, SLR's letter report titled *Investigation of Potential Sources and Transport Mechanisms of TCE in Ground Water on Tax Lot 203* dated June 15, 2006, and SLR's report titled *Tax Lot 203 Ground Water Investigation Report Bentley Trust Property, Fairbanks, Alaska* dated September 2006 on file with ADEC.

In accordance with the ADEC decision, this property is subject to the following conditions:

1. The groundwater within the property boundaries and/or surface water from the existing gravel extraction pit within Tract A shall not be withdrawn and used for any purpose, including but not limited to, drinking, de-watering for construction activities, or industrial cooling without prior ADEC approval. Notwithstanding the foregoing, ADEC will consider requests to use ground and/or surface water on a case by case basis and make a

determination depending on whether the water extraction rate influences the extent and/or migration of the groundwater contamination.

2. During development and/or maintenance activities, ADEC shall be notified if any areas of soil contamination are identified. The notification and any subsequent cleanup activities shall be conducted in accordance with the provisions of 18 AAC 75. For contaminants evaluated in the SLR Alaska Risk Assessment report, the cleanup standards are the alternative cleanup levels approved in the risk assessment. For contaminants not evaluated in the SLR Alaska Risk Assessment, the cleanup standards are 18 AAC 75.341 Tables B1 and Tables B2 migration to groundwater levels and the 18 AAC 75.345 Table C ground water levels.

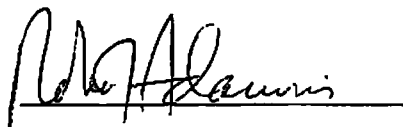
This notice remains in effect until a written determination from ADEC is recorded that states that the soil and groundwater at the site has been shown to meet the most stringent 18 AAC 75 cleanup levels.

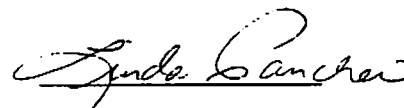
Please return original copy of this notice to the address below:

Bentley Beneficiaries Trust

By: Union Bank of California, N.A., as Trustee

Signature:





Printed Name:

Robert Adamonis

LINDA PANCHETZI

Mailing Address:

900 Fourth Avenue, 12th Floor
Seattle, Washington 98164

