

**NOTICE OF ENVIRONMENTAL CLEANUP AND RESIDUAL SOIL
CONTAMINATION**

CO14145
Pursuant to 18 AAC 75.375, Wells Fargo Bank, N. A., as the owner of the subject property, hereby provides public notice that the property located at: 685 Indiana Ave. Fairbanks, Alaska, 99709, and more particularly described as follows:

Fairbanks Recording District

Lot 2, Boyd Subdivision, NW corner of section 8,

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3. This release and cleanup are documented in the Alaska Department of Environmental Conservation (DEC) contaminated sites database under hazard identification number 4103 (file number 100.38.183). The contaminated site database, including closure details, can be viewed online at http://www.dec.state.ak.us/spar/csp/db_search.htm.

DEC reviewed and approved, subject to institutional controls (ICs) listed below, the cleanup as protective of human health, safety, welfare and the environment. No further cleanup is necessary at this site unless new information becomes available that indicates to DEC that the site may pose an unacceptable risk to human health, safety, welfare or the environment. DEC determined, in accordance with 18 AAC 75.325(f)(1), that site cleanup has been performed to the maximum extent practicable even though residual petroleum hydrocarbon contaminated soil exists on-site. Further cleanup was determined to be impracticable because the remaining contaminated soil is next to and beneath the residence.

This site will be granted a *Cleanup Complete with Institutional Controls* determination subject to the following:

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and DEC may require additional remediation and/or ICs. Therefore Wells Fargo shall report to DEC every year to document land use, or report as soon as Wells Fargo becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local DEC office or electronically to DEC.ICUnit@alaska.gov.
2. The on-site drinking water well must be either sampled annually for DRO (by AK Method 102) and BTEX (by method EPA 524) and demonstrated to be free of petroleum contamination for three (3) consecutive annual sampling events or decommissioned. For proper decommissioning of the well you must contact Bill Smyth within DEC's Wastewater Program (451 - 2177) to address the issue.
3. The migration of vapors to indoor air may pose a risk at this site, and indoor air quality has not been evaluated. The vapor intrusion pathway shall be evaluated/mitigated when (or if) the residence is occupied in the future. An applicable workplan must be submitted to and approved by DEC.

INST # 191.070

4. Installation of groundwater wells will require approval from DEC in accordance with 18 AAC 75.325 – 380.
5. The monitoring well, if not intended for future use, must be decommissioned in accordance with DEC guidance in accordance to 18 AAC 75.345(j).
6. If the contaminated soil remaining on site becomes accessible or is determined to pose a risk in the future, a plan to address the contamination shall be submitted to DEC for review and approval.
7. Any proposal to transport soil or groundwater off site requires DEC approval in accordance with 18 AAC 75.325 (i).
8. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

Attached is a site survey or diagram drawn to scale that shows the property boundaries, locations of existing structures, the approximate location and extent of remaining soil contamination and the locations where confirmation soil samples were collected.

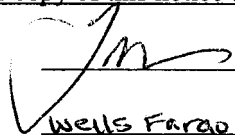
In the event that the remaining contaminated soil becomes accessible by the building or other structure being removed or other information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, the land owner and/or operator are required under 18 AAC 75.300 to notify DEC and evaluate the environmental status of the contamination in accordance with applicable laws and regulations; further site characterizations and cleanup may be necessary under 18 AAC 75.325-.390.

In the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time. Pursuant to 18 AAC 75.325(i)(1) and (2), DEC approval is required prior to moving soil or groundwater that is, or has been, subject to the cleanup rules found at 18 AAC 75.325-.370.

This notice remains in effect until a written determination from DEC is recorded that states that soil at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and that off-site transportation of soil is not a concern.

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

Signature:

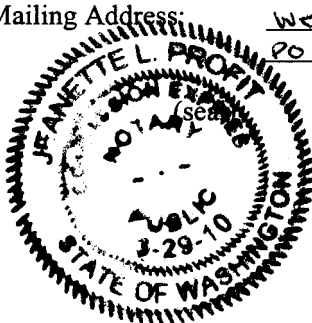
 , Asset Manager

Printed Name:

Wells Fargo Bank, N.A. as Trustee for the Boyd Trust

Mailing Address:

Wells Fargo Trust Bank Estate
PO Box 21927, Seattle, WA 98111



Subscribed and sworn to before me this 4th day of June, 2009.

Notary Public in and for the State of Washington
My commission expires: 3-29-10



Note: Please refer to 11 AAC 05.010 (a)(14) for the required fee. The information requested on this form should be typed or legibly printed in English. Any attachments or exhibits must not exceed 8.5" x 14". This form is intended to comply with the recording requirements of AS 40.17.030 and 11 AAC 06.040, please double-check recording requirements.

Notice env clup residual cont.doc

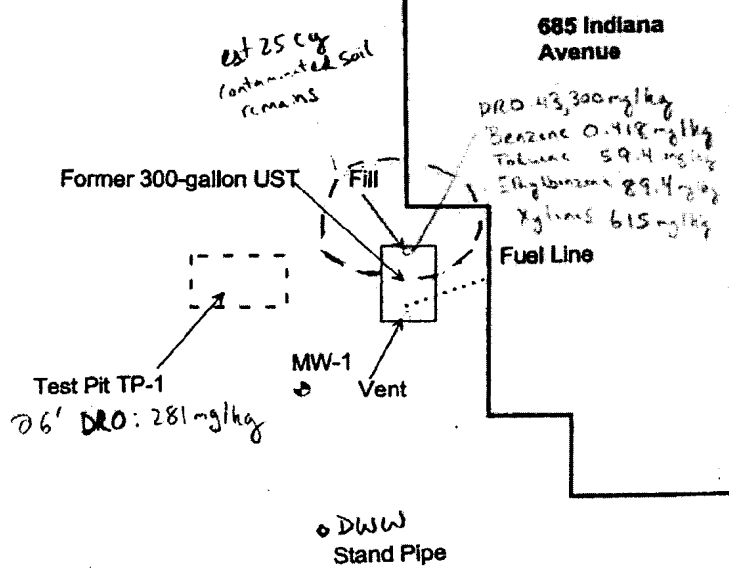
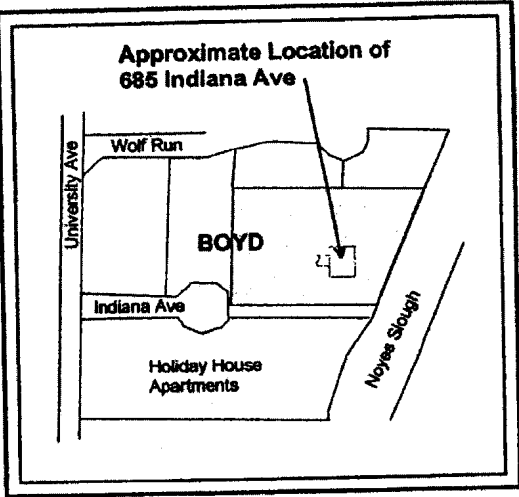
revised 6/14/04

THIS INSTRUMENT IS BEING RECORDED BY
YUKON TITLE COMPANY, INC.
AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO
ITS EFFECT, IF ANY, ON THE TITLE
OF THE ESTATE HEREIN.



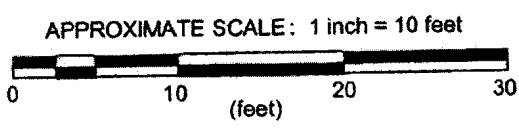
3 of 5

2009-010027-0



LEGEND:

Monitoring Well MW-1



Boyd Estate UST Closure Fairbanks, Alaska	
MONITORING WELL LOCATION	
November 2004	31-1-11242-002
SHANNON & WILSON, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS	Figure 2



Responsible party information and instructions regarding completing a Notice of Environmental Contamination

A Notice of Environmental Contamination (NEC) is a deed notice, which provides information to interested parties regarding oil or hazardous substance contamination on a property; it does not transfer a property interest and is not legally binding upon anyone. Notices cannot restrict land use or create any duties.

Alaska is divided up into recording districts and each district has a state recorder's office where documents may be recorded for public notice and researched for title searches. Notices of contamination, cleanup or other such notices may be recorded in the appropriate recording district(s), with reference to the property's legal description so that it may be cross-referenced.

The correct recording district for filing, document preparation and other information regarding recording a deed notice can be found at the Recorder's Office website at the URL:

<http://www.dnr.state.ak.us/ssd/recoff/default.cfm>

Complete the necessary information found in the NEC. The text in parentheses, highlighted in gray, needs to be customized with text appropriate to the particular site's conditions. (Once customized text is added the highlighting, comments, and parentheses should be removed.)

When drafting a notice, it is crucial that the information is correct, specific, and factual. The deed notice should include as much legal description information as possible, including plat, block, and lot numbers. In some cases a property may reside within several different plats. In this case all plat numbers should be included.

If you have any questions regarding the NEC content, please contact the DEC site project manager.

Once you have the NEC template completed with the appropriate information and after the DEC project manager approves the contents, have the form notarized, attach the closure letter and file the documents at the appropriate recorder's office.

There is a filing fee of \$20.00 for the first page and \$5.00 for each subsequent page.

The Recorder's Office will only accept documents that have a 2 inch top margin and 1 inch bottom and side margins on the first page and all other pages should have 1 inch margins on all sides.

After recording the notice, the original stamped deed notice will be returned to you in a few weeks.

A copy of the recorded notice must be submitted to the DEC project manager as soon as possible.

