

## Acknowledgement of Receipt and Review of Environmental Information Regarding the Site and Statement that Bidder is a Responsible Investor

I \_\_\_\_\_, bidder or individual authorized to represent bidder, hereby verify that this bidder is a responsible investor; that this bidder understands the risks of the transaction being undertaken; that this bidder has reviewed and is aware of the conditions on the property, the conditions set out in plat notes relating to the property, and the environmental restrictions identified in the restrictive covenants, consent decree, and settlement agreement as posted on the Ketchikan Gateway Borough's website at <http://borough.ketchikan.ak.us/planning/WardCoveProperty.htm>; and acknowledge that the bidder has been provided access to and reviewed the following disclosure items:

### (Disclosure Items)

The documents that follow are available on the Borough's FTP site at:

<http://borough.ketchikan.ak.us/planning/WardCoveProperty.htm>

1. 13 environmental documents that apply to the properties:
  - a. Environmental Easement and Declaration of Covenants 2004-002967-0
  - b. Correction to Equitable Servitude and Easement 2006-002278-0
  - c. Environmental Protection Easement and Declaration of Restrictive Covenants Book 305, Page 772
  - d. Acknowledgement that interests conveyed are subject to Environmental Protection Easement and Declaration of Restrictive Covenants 2003-004419-0
  - e. Environmental Easement and Declaration of Covenants 2003-004128-0
  - f. Equitable Servitude and Easement 2006-001706-0
  - g. Equitable Servitude and Easement 2006-001707-0
  - h. Quitclaim Deed 2003-004183-0
  - i. Reaffirmance of Environmental Easement and Declaration of Covenants as to 3.09 Acre Parcel 2006-001709-0
  - j. Special Language Settlement dated 7-14-2003 2008-002806-0
  - k. Subordination Agreement 2006-001708-0
  - l. Vacation of Covenants and Easement 2004-002966-0
  - m. 2000 Consent Decree and Appendices A - H

The documents that follow are available on the Borough's FTP site at:

<http://www.kgbak.us/kgbftp/WardCove/Disclosures/>

2. 2005 Connell Dam Inspection
3. 2010 Connell Dam Inspection
4. Connell Lake Dam O&M Manual
5. Connell Lake Dam EAP
6. 3-22-2010 DCOM Impoundment Permit letter
7. 6-26-09 USFS Impoundment Permit letter
8. USFS Letter regarding impoundment permit

9. Certificate of Water Rights
10. 7-6-2010 email regarding water rights
11. 5-15-2007 letter from Michael Gearheard
12. Environmental Assessment of Admin Building
13. 4-23-2010 email regarding elevator inspection
14. Elevator inspection report
15. 10-28-2009 memo Ward Cove Uplands Development Environmental Issues
16. 10-28-2009 memo Ward Cove Sand Cap Summary
17. 5-7-2009 letter from Karen Keeley
18. EPA 5 year review
19. EPA 5 year review Draft
20. Altec report 12-01
21. 10-17-2001 letter from Chris Paulson
22. 1-4-2002 letter from John Peterson
23. MOU 2004 Monitoring Report
24. MOU 2007 Monitoring Report
25. Ward Cove Phase 1 ESA
26. Ward Cove Phase 2 ESA
27. Ramsey Appraisal Ward Cove
28. Ward Cove Permits –Feb 09
29. CH2MHILL Scour Study
30. Winward Peer Review of CH2MHILL Report
31. PND Peer Review of CH2MHILL Report
32. Marine Traffic for WC 7-2009
33. 4-22-2010 Fire Marshall Order to Correct
34. Warehouse 1 Sprinkler report
35. 3-23-2010 letter from Gary Cook
36. RKG Spill Report
37. RKG Spill Tank tests
38. RKG Spill Soil tests
39. RKG Spill Map
40. 1-28-2009 letter from Karen Keeley
41. Ausman barge video
42. Dock Spill test results
43. Dock Spill map
44. Astoria Seafoods Lien
45. Environmental assessment of the Administration building
46. Marine and Uplands Operable Unit reference documents on the Borough's website at: <http://borough.ketchikan.ak.us/planning/WardCoveProperty.htm>
  - A. **EXPONENT:** Ward Cove Sediment Remediation Project – Detailed Technical Studies Report VOLUME I REMEDIAL INVESTIGATION AND FEASIBILITY STUDY
  - B. **PTI ENVIRONMENTAL SERVICES:** Ward Cove Sediment Remediation Project – Technical Studies: PHASE 1 RESULTS AND PHASE 2 STUDY DESIGN AND ANNUAL SEDIMENT MONITORING REPORT (NPDES Permit No. AK-000092-2)

- C. EXPONENT: Ward Cove Sediment Remediation Project – Marine Operable Unit of the Ketchikan Pulp Company Site  
DESIGN ANALYSIS REPORT FOR THE MARINE OPERABLE UNIT OF THE KETCHIKAN PULP COMPANY SITE
- D. EXPONENT: Ward Cove Sediment Remediation Project -  
REMEDIAL DESIGN WORK PLAN FOR THE MARINE OPERABLE UNIT OF THE KETCHIKAN PULP COMPANY SITE
- E. EXPONENT: Ward Cove Remediation Project –  
CRUISE AND DATA REPORT FOR REMEDIAL DESIGN SAMPLING AT THE MARINE OPERABLE UNIT OF THE KETCHIKAN PULP COMPANY SITE
- F. Exponent: Management Plan for Arsenic in Rock and Soil
- G. Exponent: KETCHIKAN PULP COMPANY MARINE OPERABLE UNIT –  
RECORD OF DECISION
- H. Exponent: Early Action Report for the Bulk Fuel Tank Area Ketchikan Pulp Company (Technical Memorandum No. 21, September 15, 1999)
- I. Exponent: Early Action Report for the Pipeline Storage Area Ketchikan Pulp Company Site (Technical Memorandum No. 23, March 1, 2000)
- J. Exponent: Early Action Report for 1999 Activities at the Railroad Tracks Area Ketchikan Pulp Company (Technical Memorandum No. 24, January 17, 2000)
- K. Exponent: Summary of Responses to Comments on the Proposed Plan
- L. Foster Wheeler Environmental Conservation Report: Final Construction Report Ward Cove Sediment Remediation
- M. Foster Wheeler Environmental Conservation Report: Final Remedial Action Work Plan Ward Cove Sediment Remediation
- N. Exponent: Ward Cove Sediment Remediation Project  
Sampling and Analysis Plan for Remedial Design Sampling at the Marine Operable Unit of the Ketchikan Pulp Company Site
- O. PTI Environmental Services: Ward Cove Sediment Remediation Project Technical Studies:  
Field Sampling Plan for the Phase 2 Investigation
- P. Foster Wheeler Environmental Corporation: Final Water Quality Monitoring Report Ward Cove Sediment Remediation
- Q. Exponent: Long-Term Monitoring and Reporting Plan for Sediment Remediation in Ward Cove
- R. PTI Environmental Services: Work Plan for the Remedial Investigation and Feasibility Study at the Ketchikan Pulp Company (2 Books)
- S. PTI Environmental Services: Scoping Document for the Remedial Investigation and Feasibility Study Ketchikan Pulp Company Site
- T. Exponent: Ward Cove Sediment Remediation Project

Detailed Technical Studies Report Volume II, Appendices

U. Exponent: Sources, Distribution, and Potential Hazards Associated with Arsenic at the Ketchikan Pulp Company Site

Exponent: Ketchikan Pulp Company Site, Uplands Operable Unit Early Action for the Retaining Wall Area Project No. 8600B4Q.001 1005

V. Exponent: Remedial Investigation Ketchikan Pulp Company Site

Volume I: Remedial Investigation Report

W. Exponent: Remedial Investigation Ketchikan Pulp Company Site

Volume II: Appendices A-C

X. Exponent: Remedial Investigation Ketchikan Pulp Company Site

Volume III: Appendices D-E

Y. Exponent: Remedial Investigation Ketchikan Pulp Company Site

Volume IV: Appendices F-K

Z. PTI Environmental Service: Ward Cove Sediment Remediation Project Technical Studies Work Plan

47. Any reservations, easements, covenants or restrictions listed on the title report for the property and not listed above.

I hereby acknowledge receipt of the items listed herein.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Bidder SIGNATURE

\_\_\_\_\_  
Bidder NAME