

Notice about Preliminary Title Report

The CBJ has obtained the attached preliminary title report for the South Lena Subdivision. Potential bidders are encouraged to examine the preliminary title report and supporting documents before submitting bids. Bidders should seek any advice on title quality from a title professional or attorney.

PRELIMINARY COMMITMENT FOR TITLE INSURANCE

Prepared by: **Title Insurance Agency - (907) 789-1671**

| | |
|---|---|
| BUYER: Undisclosed | SELLER: City and Borough of Juneau |
| "EFFECTIVE DATE" October 25, 2006 at 5:00 p.m. | Our Number TIA 36455 |

Prepared For:

****AMENDED****

**City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801
Attn: Cynthia Johnson**

| 1. Policy or Policies to be issued: | Premium Amount |
|-------------------------------------|---|
| (a) Owner's Policy | Sundisclosed amount \$250.00 minimum |
| Proposed Insured: | |
| Undisclosed | |

2. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple.

3. Title to said estate or interest in said land is at the effective date vested in:

City and Borough of Juneau, who also appears of record as the Greater Juneau Borough

4. The land referred to in this Commitment is located in the Juneau Recording District, First Judicial District, State of Alaska, and described as follows:

SEE ATTACHED EXHIBIT A

EXHIBIT A

TIA No.: 36455

RE: Undisclosed/City and Borough of Juneau

Lots 1 through 20, Block A, South Lena Subdivision, according to Plat 2006-49, as amended by Plat 2006-57, Juneau Recording District, First Judicial District, State of Alaska,

and

Lots 1 through 9, Block B, South Lena Subdivision, according to Plat 2006-49, as amended by Plat 2006-57, Juneau Recording District, First Judicial District, State of Alaska,

and

Lots 1 through 11, Block C, South Lena Subdivision, according to Plat 2006-49, as amended by Plat 2006-57, Juneau Recording District, First Judicial District, State of Alaska,

and

Lots 1 through 6, Block D, South Lena Subdivision, according to Plat 2006-49, as amended by Plat 2006-57, Juneau Recording District, First Judicial District, State of Alaska,

and

Block E and Block F, South Lena Subdivision, according to Plat 2006-49, as amended by Plat 2006-57, Juneau Recording District, First Judicial District, State of Alaska,

Pacific Northwest Title Insurance Company

SCHEDULE B

TIA No.: 36455

RE: Undisclosed/City and Borough of Juneau

THE POLICY OR POLICIES TO BE ISSUED WILL NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) Water rights, claims or title to water, whether or not the matters excepted under (A), (B) or (C) are shown by the public records.
6. Any lien, or right to lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

THE POLICY OR POLICIES TO BE ISSUED WILL ALSO CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

SPECIAL EXCEPTIONS:

1. Reservations in the U.S. Patent.
2. Reservations in the State of Alaska Patent.
3. City and Borough of Juneau taxes and/or assessments, if any.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, shown on the plat of Lena Marie Subdivision.

Pacific Northwest Title Insurance Company

SCHEDULE B (Continued)

TIA No.: 36455

RE: **Undisclosed/City and Borough of Juneau**

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, shown on the plat of South Lena Subdivision, including, but not limited to:

A) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED, EXCEPT AS NOTED.

B) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED, THE LOT MAY BE SUBDIVIDED AND DEVELOPED WITH UP TO FOUR LOTS

C) WITH THE RECORDING OF (THE PLAT), BLOCK "F", PORTIONS... ARE HEREBY DEDICATED AS A GREENBELT FOR THE PRIMARY PURPOSE OF PROTECTING THE WETLANDS ASSOCIATED WITH "PICNIC CREEK"...

D) GROUND COVER SHALL BE RETAINED FOR 25' BORDERING LENA LOOP ROAD UNLESS IT IS DEMONSTRATED TO COMMUNITY DEVELOPMENT STAFF THAT WETLANDS CAN BE PRESERVED THROUGH OTHER MEANS.

E) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 12,000 SQUARE FEET FOR COMBINED HOUSE AND DRAINFIELD FILL PADS...

F) LOTS 4-7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE WILL BE ALLOWED ACCESS FROM OCEAN VIEW DRIVE ONLY.

6. Easement, including the terms and provisions thereof, in favor of State of Alaska, Department of Transportation and Public Facilities for the purpose of construction, reconstruction and maintenance of highway slopes, drainage and culverts for highway purposes and rechannelize Picnic Creek Drainage and highway purposes, created by instrument recorded November 8, 1989 in Book 324 at Page 68. (affects Block F, South Lena Subdivision).

7. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, as contained in State of Alaska, Department of Transportation and Public Facilities Commissioners Quit Claim Deed, recorded January 8, 2001 in Book 552 at Page 864, April 9, 2002 in Serial No. 2002-003197-0 and October 31, 2003 in Serial No. 2003-011812-0.(affects Blocks A and F, South Lena Subdivision).

8. Easement, including the terms and provisions thereof, in favor of Alaska Electric Light and Power Company for the right to construct, operate and maintain an electrical substation, created by instrument recorded October 3, 2001 in Book 578 at Page 611. (affects Block F, South Lena Subdivision).

9. Easement, including the terms and provisions thereof, in favor of State of Alaska, Department of Transportation and Public Facilities for Right-of-Way, created by instrument recorded July 25, 2002 in Serial No. 2002-007654-0. (affects Block A, South Lena Subdivision.)

Pacific Northwest Title Insurance Company

SCHEDULE B (Continued)

TIA No.: 36455

RE: Undisclosed/City and Borough of Juneau

10. Easement, including the terms and provisions thereof, in favor of State of Alaska, Department of Transportation and Public Facilities for purpose of constructing, reconstructing, maintaining, and regulating a public highway facility and utility corridor and purposes incidental thereto, created by instrument recorded February 20, 2004 in Serial No. 2004-001408-0 (affects Block F, South Lena Subdivision).

11. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, as contained in State of Alaska - Alaska Mental Health Trust Authority Quitclaim Deed No. 375, recorded August 31, 2006 in Serial No. 2006-006347-0.

12. The rights of the public and governmental bodies in and to that portion of said property lying within the limits of Merganser Road, Glacier Highway, Point Lena Loop Road, and Ocean View Drive.

13. 100 foot wide Access Easement as delineated on the plat of South Lena Subdivision per BLM Case No. A-061617 (FAA 44LD513) (affects Blocks A, D and E).

14. The rights of the public and governmental bodies in and to any portion of the above property lying below the mean high water line of Picnic Creek.

15. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the rights of the public or riparian owners to use any water which may cover the land.

16. Terms and provisions and reservations under the Submerged Lands Act. (43 USCA 1301, 67 Stat. 29) and the Enabling Act (Public Law 35-508 72 Stat. 339). Rights of the United States of America and the State of Alaska to regulate commerce, navigation, flood control, fishing and the production of power.

17. WATER RIGHTS PERMIT AND CERTIFICATE OF APPROPRIATION, including the terms and provisions thereof:

EXECUTED BY: State of Alaska
IN FAVOR OF: Lot 2, USS 3053
RECORDED: June 12, 1970 in Misc. Book 34 at Page 103
(affects Blocks A, B and C, South Lena Subdivision)

18. WATER RIGHTS PERMIT AND CERTIFICATE OF APPROPRIATION, including the terms and provisions thereof:

EXECUTED BY: State of Alaska
IN FAVOR OF: Lot 3A, USS 3053
RECORDED: 1970 in Misc. Book 34 at Page 119
(affects Blocks A, B and C, South Lena Subdivision)

19. WATER RIGHTS PERMIT AND CERTIFICATE OF APPROPRIATION, including the terms and provisions thereof:

EXECUTED BY: State of Alaska
IN FAVOR OF: Lot 3, USS 3053
RECORDED: September 1, 1972 in Book 102 at Page 669
(affects Blocks A, B and C, South Lena Subdivision)

20. WATER RIGHTS PERMIT AND CERTIFICATE OF APPROPRIATION, including the terms and provisions thereof:

EXECUTED BY: State of Alaska
IN FAVOR OF: Lot A, USS 3053
RECORDED: February 16, 1996 in Book 441 at Page 818
(affects Blocks A, B and C, South Lena Subdivision)

Pacific Northwest Title Insurance Company

SCHEDULE B (Continued)

TIA No.: **36455**

RE: **Undisclosed/City and Borough of Juneau**

NOTE: Title to vest in persons not yet revealed and when so vested will be subject to matters, if any, disclosed by a search of the records against their names.

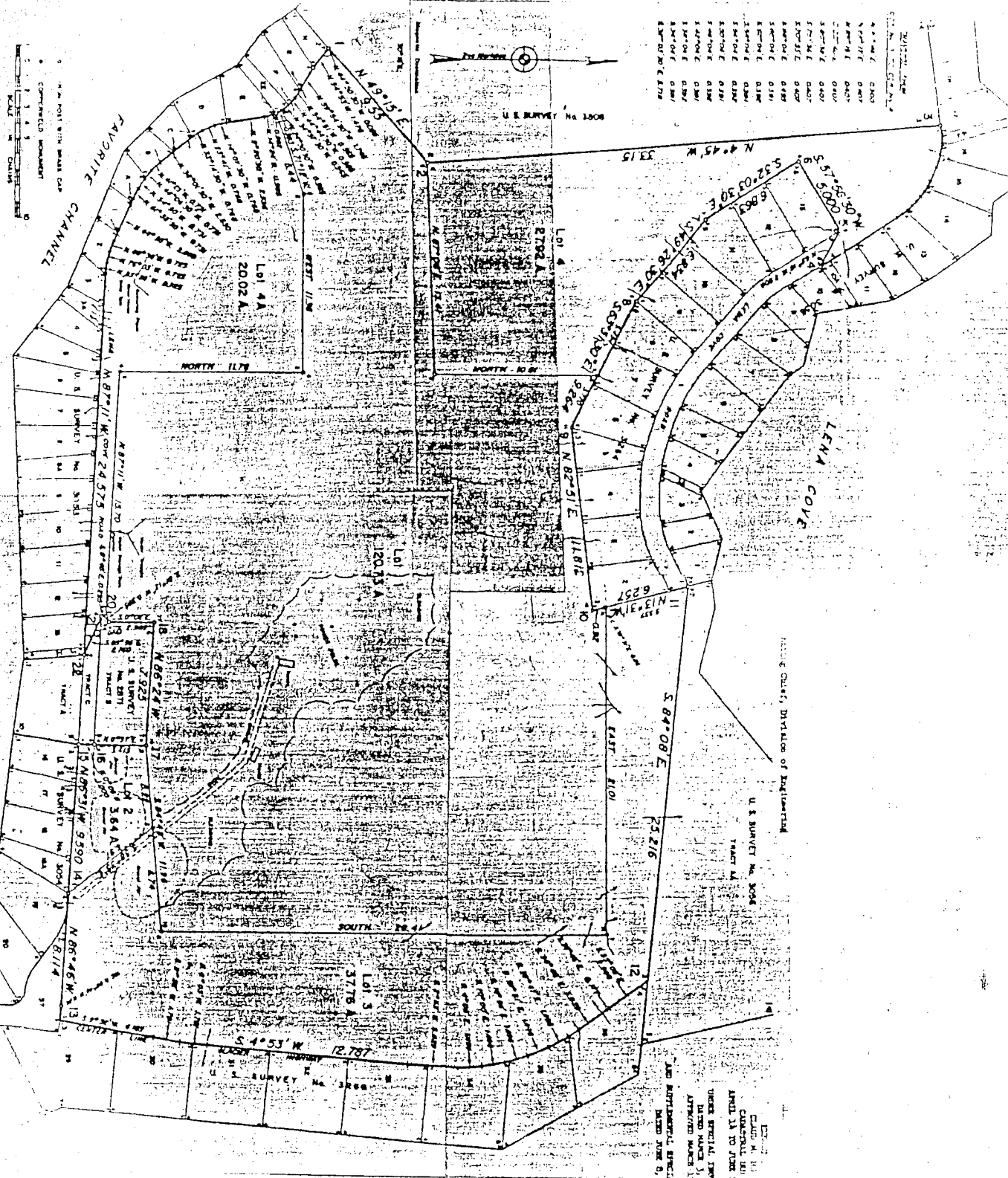
ESCROW/Brenda

EMAIL/bandersen@tia.net

-END OF EXCEPTIONS-

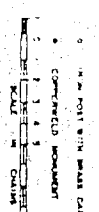
The property address is: Juneau, AK 99801

TIA File Number: 36455
Title Insurance Agency
9097 Glacier Highway
Juneau, Alaska 99801
(907) 789-1671, FAX 789-2375



2017-11-14

| | |
|--------|-------|
| 4.4.1 | 0.200 |
| 4.4.2 | 0.200 |
| 4.4.3 | 0.200 |
| 4.4.4 | 0.200 |
| 4.4.5 | 0.200 |
| 4.4.6 | 0.200 |
| 4.4.7 | 0.200 |
| 4.4.8 | 0.200 |
| 4.4.9 | 0.200 |
| 4.4.10 | 0.200 |
| 4.4.11 | 0.200 |
| 4.4.12 | 0.200 |
| 4.4.13 | 0.200 |
| 4.4.14 | 0.200 |
| 4.4.15 | 0.200 |
| 4.4.16 | 0.200 |
| 4.4.17 | 0.200 |
| 4.4.18 | 0.200 |
| 4.4.19 | 0.200 |
| 4.4.20 | 0.200 |



U.S. Survey No. 3004

U.S. Survey No. 3008

U.S. Survey No. 3004
 TRACT 14
 U.S. Survey No. 3004
 TRACT 13
 U.S. Survey No. 3004
 TRACT 12

PS 1

The United States of America,

To all to whom these presents shall come, Greeting:

BOOK 71 PAGE 338
Juneau Recording District

WHEREAS, a Certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the grant of lands under Section 6(b) of the Act of Congress of July 7, 1958 (72 Stat. 339), the State of Alaska has selected Lot A-1 of U. S. Survey No. 2389; R.O.W. of U. S. Survey No. 2390; Lot E of U. S. Survey No. 2561; R.O.W. of U. S. Survey No. 2670; Lot 15 of U. S. Survey No. 2902; Lot 50 of U. S. Survey No. 2953; Lot 25 of U. S. Survey No. 3260; Lot 43 of U. S. Survey No. 3261; Lot 1 of U. S. Survey No. 3264; and Lots 2, 3, 4 and 4-A of U. S. Survey No. 3809, Alaska.

The areas described aggregate 105.28 acres, according to the Official Plats of the Surveys of the said Lands, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Act of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tracts of Land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said State of Alaska, and to its assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

There is, also, reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305; 48 U.S.C. Sec. 305).

There is also reserved a right-of-way for a material site under 23 U.S.C. 317.

Reserving unto the United States that certain right-of-way for Glacier Highway and all appurtenances thereto, constructed by the United States, through, over, or upon Lot 3 of said U. S. Survey No. 3809, and the right of the United States, its officers, agents, or employees to maintain, operate, repair, or improve the same so long as needed or used for or by the United States.

| | |
|-----------------------------------|-------------|
| RECORDED - FILED | |
| <i>Juneau</i> | REC. DIST. |
| DATE <u>3-11-</u> | <u>1948</u> |
| TIME <u>4:05</u> | <u>P</u> M |
| Requested by <u>Paul Peterson</u> | |
| Address <u>234 H. St. Juneau</u> | |
| <u>Paul Peterson</u> | |

IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with section 1 of the act of June 17, 1948 (62 Stat., 476, 43 U. S. C. sec. 15), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **SIXTH** day of **FEBRUARY** in the year of our Lord one thousand nine hundred and **SIXTY-FOUR** and of the Independence of the United States the one hundred and **EIGHTY-EIGHTH**.

For the Director, Bureau of Land Management.

By Elizabeth C. Shuck
Chief, Patents Section.



State of Alaska



Patent

No. 274

Know All Men By These Presents that the State of Alaska in consideration of the sum of ONE AND NO/100 DOLLARS, lawful money of the United States and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, does hereby grant to GREATER JUNEAU BOROUGH

whom she and assigns all the real property situated in the Borough of GREATER JUNEAU State of Alaska, described as follows:

LOTS FOUR (4) AND FOUR-A (4-A), U. S. SURVEY #3809, CONTAINING 47.94 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL VALID AND EXISTING RIGHTS.

CONTAINING
RECORDED - FILED
JANUARY REC. DIST.
DATE 12-31 1965
TIME 11:56 AM
Submitted by W. J. [Signature]
Address _____

Township 40 SOUTH Range 64 AND 65 EAST COPPER RIVER Meridian, Alaska, according to the official survey thereof save and except those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title and further, Alaska, the Grantor, expressly reserves, out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have and to Hold the said land with the appurtenances thereof unto the said Grantee and whomever she and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands and the Seal of the State to be hereunto affixed this TWENTY-EIGHTH day of DECEMBER A.D. 1965

[Signature]
Director, Division of Lands

State of Alaska



Patent

No. 5406

Know All Men By These Presents that the State of Alaska, in consideration of the sum of
TEN AND NO/100----- DOLLARS

lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is
hereby acknowledged, does hereby grant to _____

CITY AND BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801 and to

its successors and assigns, all that real property situated in the Borough of City and Borough of Juneau,
State of Alaska, and described as follows:

U.S. SURVEY NO. 3809, ALASKA

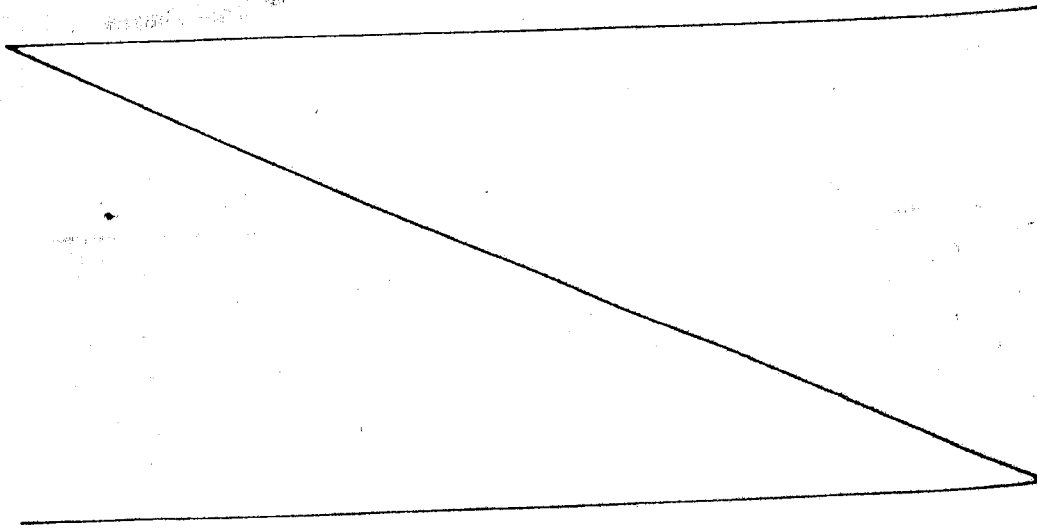
LOT 2: Excluding Point Lena Road (Lena Cove Road)
Alaska Project No. 296051.

LOT 3: Excluding Point Lena Road (Lena Cove Road)
Alaska Project No. 296051 and Right-of-Way
BLM Serial No. A-024146 (Glacier Highway).

CONTAINING 41.40 ACRES, MORE OR LESS.

Subject to valid existing trails, roads and easements.

Net chargeable acreage under A.S. 29.18.201 is 36.67
acres.



CORPORATION EASEMENT

BOOK 0324 PAGE 068

THE GRANTOR The City and Borough of Juneau
155 South Seward Street, Juneau, Alaska 99801
for and in consideration of Nine Thousand, Seven Hundred Dollars and No/100 (\$9,700.00)
and other valuable considerations ----- DOLLARS
in hand paid, grants unto the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC
FACILITIES, P.O. Box 1467, Juneau Alaska, 99802, its successors or assignees, a perpetual, full and
unrestricted easement and right of way along, over, and across the following described tract of land
located in the State of Alaska, to wit:

All that part of the following described tract of land: That portion of Lot 3, U.S. Survey
3809, Juneau Recording District, First Judicial District,
State of Alaska,

which lies within the easement or right of way lines of Alaska Project No. 69845
delineated as to said tract of land on the plat attached hereto and made a part hereof as page 3, 4, & 5
of this instrument and designated as:

Parcel No. E-7

said parcel containing 1.783 acres, more or less, in addition to existing right of way is
hereby granted to the State of Alaska.

For the purpose of Construct, reconstruct and maintenance of highway slopes,
drainage and culverts for highway purposes and rechannelize Picnic
Creek drainage, and highway purposes.

And the Grantor hereby covenants with the State of Alaska that Grantor has good title to the aforescribed
premises and covenants that the State of Alaska shall have quiet and peaceable possession thereof; and shall have a
free and unrestricted right to maintain said facilities as long as the right of way of which this easement area is a part,
remains a public way.

Dated this 26th day of September, 19 89.

ATTEST: The City and Borough of Juneau

(Corporate Name)
By: James R. Hill
(Title) Manager
Patsy Ann Pelly
(Title) City Clerk

CORPORATE ACKNOWLEDGEMENT

Approved as to form
Bonnie H. Blase
City-Borough Attorney

STATE OF ALASKA

On this 26th day of September, 19 89, before me, the undersigned, a
Notary Public in and for the said State, personally appeared James R. Hill
and Patsy Ann Pelly
respectively Assistant City Manager, President, and City & Borough of Juneau
Secretary of Alaska, a company, known to me to be
the identical individuals who executed the foregoing instrument and they acknowledged to me that they executed
the same as the free and voluntary act of said company, with full authority so to do and with full knowledge of its
contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above
written.

My Commission Expires:
12-30 89



James R. Hill
Notary Public

Project No. 69845
Parcel No. E-7

CERTIFICATE OF ACCEPTANCE

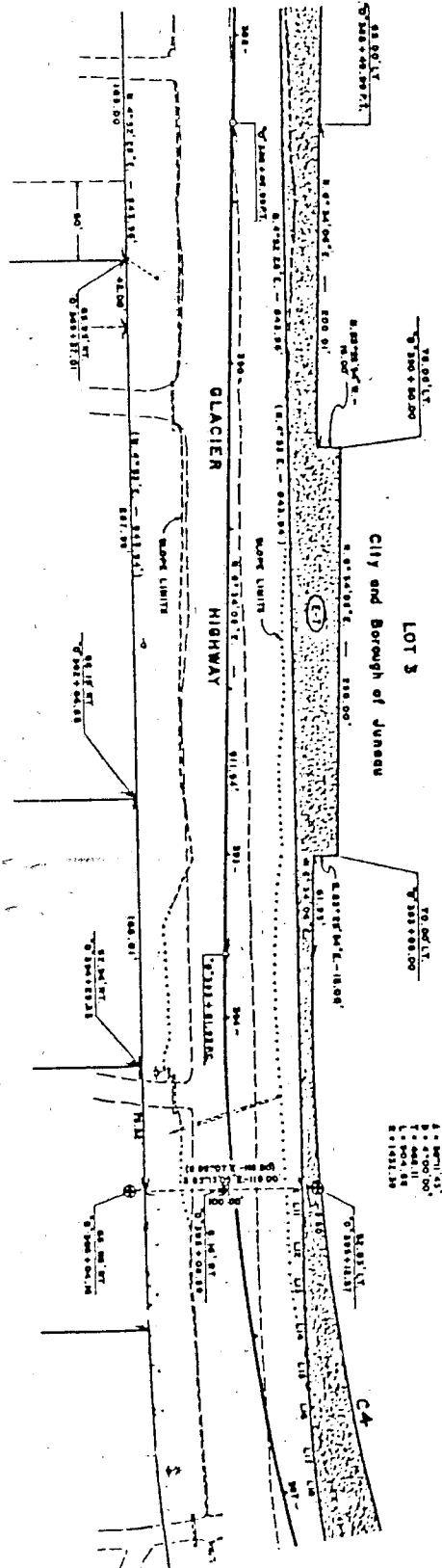
THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES Grantee herein, acting by and through its Commissioner of Transportation and Public Facilities, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day
of October, 19 89.

DEPARTMENT OF TRANSPORTATION
and PUBLIC FACILITIES

By:


For the Commissioner



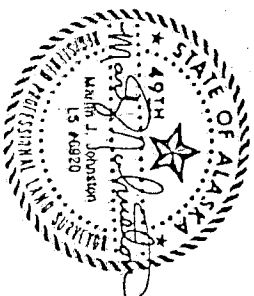
I HEREBY CERTIFY that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska and that this plat was extracted from the Right of Way Survey No. E-093-3(3). I declare that all dimensions and other details are correct.

SURVEYOR'S CERTIFICATE

LS 6920 5-22-89
 Registered Surveyor Date
 Signature: *James R. Hill* Date: *5/22/89*

ATTACHED TO _____ OF _____ DATE _____
 PAGE _____

| LINE | BEARING | DISTANCE | BEARING | DISTANCE |
|------|-----------------|----------|-----------------|----------|
| C1 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C2 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C3 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C4 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C5 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C6 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C7 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C8 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C9 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C10 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C11 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C12 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C13 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C14 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C15 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C16 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C17 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C18 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C19 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |
| C20 | N 41° 30' 31" E | 17.70 | S 47° 58' 18" W | 17.70 |

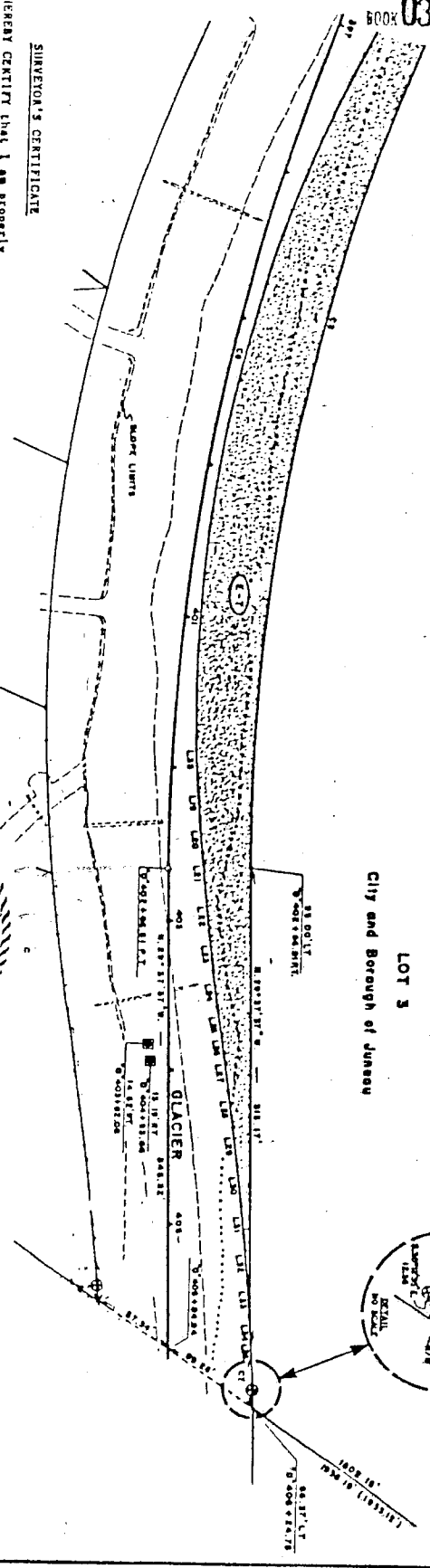


Rev 5/89
 STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 PUBLIC FACILITIES
 PLAT 2 OF 3
 SHOWING EASEMENT REQUIRED FOR
 PROJECT NO. F-093-3(3) 69845
 EASEMENT NO. E-7 Southeast Region
 AREA: SEE SHEET 1 Sq. Ft. _____ Acres
 Scale: 1" = 80' Date 5/89 Drawn By RTB

1" = 100'
 1" = 100'
 1" = 100'
 1" = 100'



U.S.S. 3609
 LOT 3
 City and Borough of Juneau



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY that I am properly Registered and licensed to practice Land Surveying in the State of Alaska and that this plat was extracted from a Right of Way Survey No. E-093-303 by me or under my direct supervision, and I declare that all dimensions and other details are correct.
 L.S. 6920 5-22-89
 Registered Surveyor
 Signature: *Martin J. Johnston*
 Date: *5/22/89*

| LINE NO. | BEARING | DISTANCE | REMARKS |
|----------|----------------|----------|-----------|
| 1 | N 77° 48' 13\" | 23.00 | Remaining |
| 2 | N 77° 48' 13\" | 23.00 | |
| 3 | N 77° 48' 13\" | 23.00 | |
| 4 | N 77° 48' 13\" | 23.00 | |
| 5 | N 77° 48' 13\" | 23.00 | |
| 6 | N 77° 48' 13\" | 23.00 | |
| 7 | N 77° 48' 13\" | 23.00 | |
| 8 | N 77° 48' 13\" | 23.00 | |
| 9 | N 77° 48' 13\" | 23.00 | |
| 10 | N 77° 48' 13\" | 23.00 | |
| 11 | N 77° 48' 13\" | 23.00 | |
| 12 | N 77° 48' 13\" | 23.00 | |
| 13 | N 77° 48' 13\" | 23.00 | |
| 14 | N 77° 48' 13\" | 23.00 | |
| 15 | N 77° 48' 13\" | 23.00 | |
| 16 | N 77° 48' 13\" | 23.00 | |
| 17 | N 77° 48' 13\" | 23.00 | |
| 18 | N 77° 48' 13\" | 23.00 | |
| 19 | N 77° 48' 13\" | 23.00 | |
| 20 | N 77° 48' 13\" | 23.00 | |
| 21 | N 77° 48' 13\" | 23.00 | |
| 22 | N 77° 48' 13\" | 23.00 | |
| 23 | N 77° 48' 13\" | 23.00 | |
| 24 | N 77° 48' 13\" | 23.00 | |
| 25 | N 77° 48' 13\" | 23.00 | |
| 26 | N 77° 48' 13\" | 23.00 | |
| 27 | N 77° 48' 13\" | 23.00 | |
| 28 | N 77° 48' 13\" | 23.00 | |
| 29 | N 77° 48' 13\" | 23.00 | |
| 30 | N 77° 48' 13\" | 23.00 | |
| 31 | N 77° 48' 13\" | 23.00 | |
| 32 | N 77° 48' 13\" | 23.00 | |
| 33 | N 77° 48' 13\" | 23.00 | |
| 34 | N 77° 48' 13\" | 23.00 | |
| 35 | N 77° 48' 13\" | 23.00 | |
| 36 | N 77° 48' 13\" | 23.00 | |
| 37 | N 77° 48' 13\" | 23.00 | |
| 38 | N 77° 48' 13\" | 23.00 | |
| 39 | N 77° 48' 13\" | 23.00 | |
| 40 | N 77° 48' 13\" | 23.00 | |
| 41 | N 77° 48' 13\" | 23.00 | |
| 42 | N 77° 48' 13\" | 23.00 | |
| 43 | N 77° 48' 13\" | 23.00 | |
| 44 | N 77° 48' 13\" | 23.00 | |
| 45 | N 77° 48' 13\" | 23.00 | |
| 46 | N 77° 48' 13\" | 23.00 | |
| 47 | N 77° 48' 13\" | 23.00 | |
| 48 | N 77° 48' 13\" | 23.00 | |
| 49 | N 77° 48' 13\" | 23.00 | |
| 50 | N 77° 48' 13\" | 23.00 | |
| 51 | N 77° 48' 13\" | 23.00 | |
| 52 | N 77° 48' 13\" | 23.00 | |
| 53 | N 77° 48' 13\" | 23.00 | |
| 54 | N 77° 48' 13\" | 23.00 | |
| 55 | N 77° 48' 13\" | 23.00 | |
| 56 | N 77° 48' 13\" | 23.00 | |
| 57 | N 77° 48' 13\" | 23.00 | |
| 58 | N 77° 48' 13\" | 23.00 | |
| 59 | N 77° 48' 13\" | 23.00 | |
| 60 | N 77° 48' 13\" | 23.00 | |
| 61 | N 77° 48' 13\" | 23.00 | |
| 62 | N 77° 48' 13\" | 23.00 | |
| 63 | N 77° 48' 13\" | 23.00 | |
| 64 | N 77° 48' 13\" | 23.00 | |
| 65 | N 77° 48' 13\" | 23.00 | |
| 66 | N 77° 48' 13\" | 23.00 | |
| 67 | N 77° 48' 13\" | 23.00 | |
| 68 | N 77° 48' 13\" | 23.00 | |
| 69 | N 77° 48' 13\" | 23.00 | |
| 70 | N 77° 48' 13\" | 23.00 | |
| 71 | N 77° 48' 13\" | 23.00 | |
| 72 | N 77° 48' 13\" | 23.00 | |
| 73 | N 77° 48' 13\" | 23.00 | |
| 74 | N 77° 48' 13\" | 23.00 | |
| 75 | N 77° 48' 13\" | 23.00 | |
| 76 | N 77° 48' 13\" | 23.00 | |
| 77 | N 77° 48' 13\" | 23.00 | |
| 78 | N 77° 48' 13\" | 23.00 | |
| 79 | N 77° 48' 13\" | 23.00 | |
| 80 | N 77° 48' 13\" | 23.00 | |
| 81 | N 77° 48' 13\" | 23.00 | |
| 82 | N 77° 48' 13\" | 23.00 | |
| 83 | N 77° 48' 13\" | 23.00 | |
| 84 | N 77° 48' 13\" | 23.00 | |
| 85 | N 77° 48' 13\" | 23.00 | |
| 86 | N 77° 48' 13\" | 23.00 | |
| 87 | N 77° 48' 13\" | 23.00 | |
| 88 | N 77° 48' 13\" | 23.00 | |
| 89 | N 77° 48' 13\" | 23.00 | |
| 90 | N 77° 48' 13\" | 23.00 | |
| 91 | N 77° 48' 13\" | 23.00 | |
| 92 | N 77° 48' 13\" | 23.00 | |
| 93 | N 77° 48' 13\" | 23.00 | |
| 94 | N 77° 48' 13\" | 23.00 | |
| 95 | N 77° 48' 13\" | 23.00 | |
| 96 | N 77° 48' 13\" | 23.00 | |
| 97 | N 77° 48' 13\" | 23.00 | |
| 98 | N 77° 48' 13\" | 23.00 | |
| 99 | N 77° 48' 13\" | 23.00 | |
| 100 | N 77° 48' 13\" | 23.00 | |

Rev. 5/69
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES
 PLAT 3 OF 3
 SHOWING EASEMENT REQUIRED FOR
 PROJECT No. E-093-313169845
 EASEMENT NO. E-7 Southeast Region
 AREA: SEE SHEET 1 Sq. Ft. _____ Acres
 Scale: 1" = 60' Date: 5/89 Drawn By: RTB

89-7495

N/C

RECORDED-FILED
JUNEAU REC.
DISTRICT CC

NOV 8 1 45 PM '89

REQUESTED BY AS/DOT

ADDRESS RETURN TO
GRANTEE

SEE
USS 3266
Lot 29



BOOK 0552 PAGE 864

State of Alaska

ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES COMMISSIONER'S QUITCLAIM DEED

THE GRANTOR: State of Alaska, Department of Transportation and Public Facilities, 6860 Glacier Highway, Juneau, AK 99801-7999, in consideration of good and other valuable consideration in hand paid, conveys and quitclaims to City and Borough of Juneau whose address is 155 South Seward Street, Juneau, Alaska 99801 all interest which it has, if any, in the following described real estate located in the State of Alaska, to wit:

That portion of Glacier Highway right of way within Lot 29, United States Survey 3266 and Lot 3, United States Survey 3809, Juneau Recording District, First Judicial District, State of Alaska, according to the attached drawing labeled Attachment "A", which is made part of this document.

The above described parcel of land contains 39,417 square feet more or less is hereby conveyed by the State of Alaska, Department of Transportation and Public Facilities.

Dated this 5th day of January 2001.

BY: Bob Doll
Bob Doll, Southeast Regional Director

ACKNOWLEDGMENT

STATE OF ALASKA)
FIRST JUDICIAL DISTRICT) ss.

BE IT REMEMBERED THAT on this 5th of January, 2001 before me, the undersigned, a notary public of the State of Alaska, personally appeared BOB DOLL Southeast Regional Director of Transportation and Public Facilities, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he executed the same for and on the behalf of the State of Alaska, Department of Transportation and Public Facilities, with full authority so to do, and for the uses and purposes therein expressed.

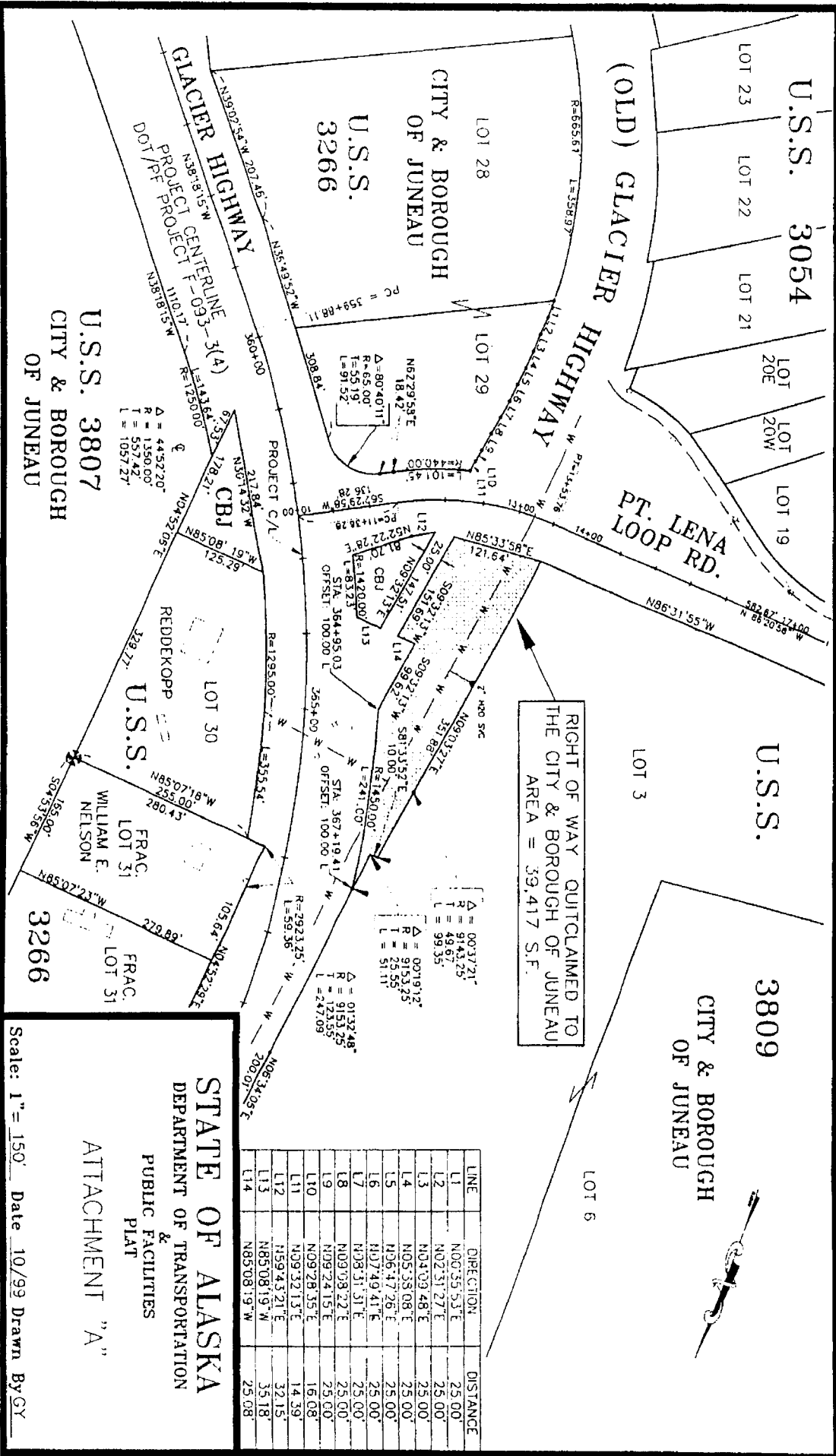
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

STATE OF ALASKA
NOTARY PUBLIC
ELISIA M. WALSH



Elisia Walsh
Notary Public
My Commission Expires: 9/12/04

After reading the foregoing instrument to Bob Doll, ROW Property Manager, 6860 Glacier Highway, Juneau, AK 99801



RIGHT OF WAY QUITCLAIMED TO THE CITY & BOROUGH OF JUNEAU AREA = 39,417 S.F.

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N00°35'53"E | 25.00' |
| L2 | N02°31'27"E | 25.00' |
| L3 | N04°09'48"E | 25.00' |
| L4 | N05°38'08"E | 25.00' |
| L5 | N06°47'26"E | 25.00' |
| L6 | N07°49'41"E | 25.00' |
| L7 | N08°31'31"E | 25.00' |
| L8 | N09°08'22"E | 25.00' |
| L9 | N09°24'15"E | 25.00' |
| L10 | N09°28'35"E | 16.08' |
| L11 | N09°32'13"E | 14.39' |
| L12 | N10°43'21"E | 32.15' |
| L13 | N05°08'19"W | 35.18' |
| L14 | N85°08'19"W | 25.08' |

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 PUBLIC FACILITIES
 &
 PLAT
 ATTACHMENT "A"
 Scale: 1" = 150' Date 10/99 Drawn By GY

990907
RECORDING DISTRICT

2001 JA-8 PH 2:59
REQUESTED BY AS/BOY/EAU



2002-003197-0

Recording Dist: 101 - Juneau
4/9/2002 11:35 AM Pages: 1 of 6

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State of Alaska

ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

COMMISSIONER'S QUITCLAIM DEED

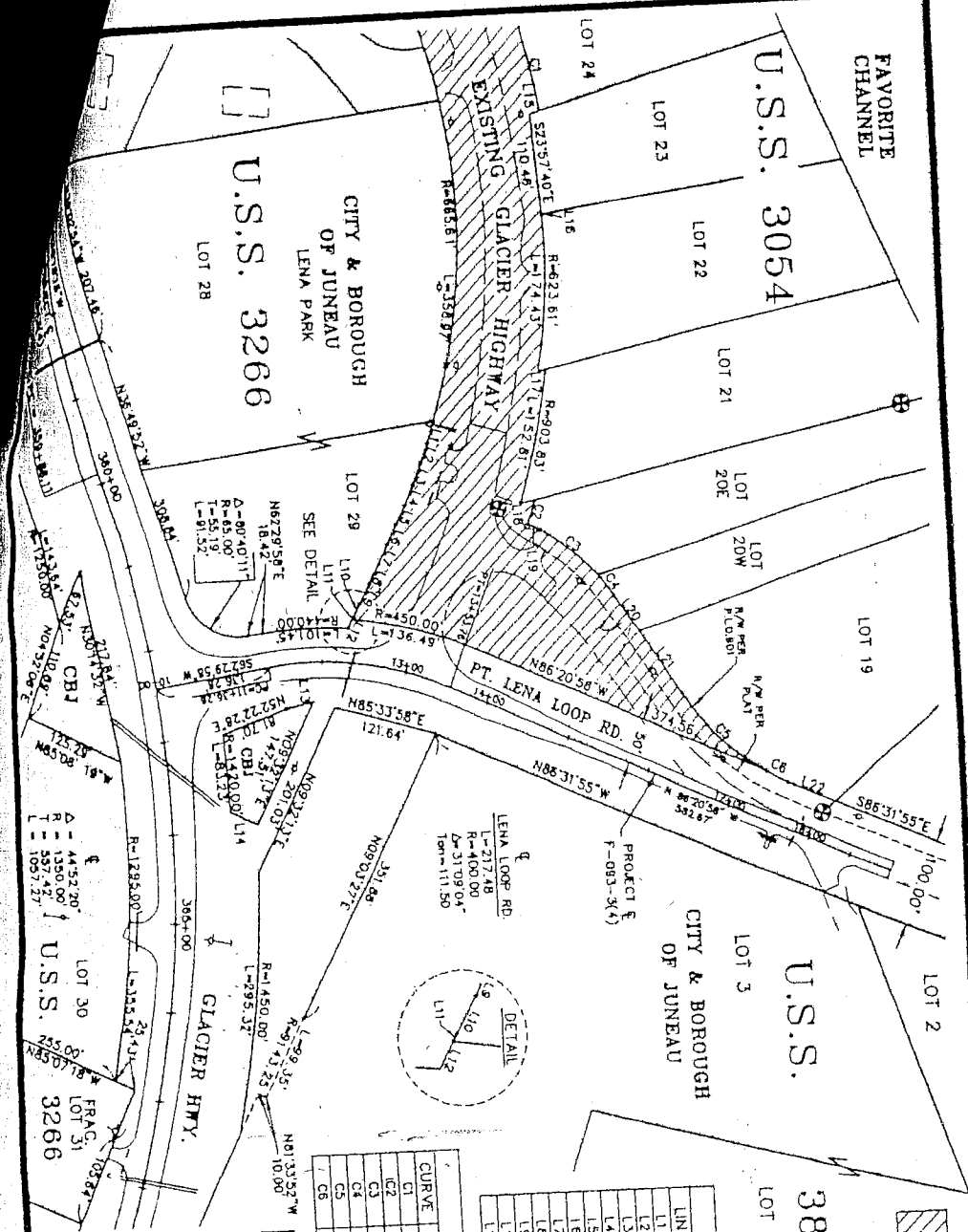
THE GRANTOR: State of Alaska, Department of Transportation and Public Facilities, 6860 Glacier Highway, Juneau, AK 99801-7999, hereinafter called DOT&PF, in consideration of good and other valuable consideration in hand paid, conveys and quitclaims, as authorized by Alaska Statute 19.05.040, to City and Borough of Juneau, hereinafter called CBJ, whose address is 155 South Seward Street, Juneau, Alaska 99801, all interest which it has, if any, in the following described real estate located in the State of Alaska, to wit:


That portion of Glacier Highway right of way and Point Louisa Road right of way within United States Survey 3265, United States Survey 3266, United States Survey 3051, United States Survey 3052, United States Survey 3054 and a portion of the Auke Village Recreation Area according to the attached drawing labeled Attachment "A", which is made part of this document.

The interests in the above described right of way are hereby conveyed by the State of Alaska, Department of Transportation and Public Facilities subject to:

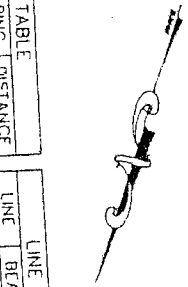
1. All valid and existing rights.
2. The interests and title granted to the State of Alaska, Department of Natural Resources by U.S. Patent 1226913.

In addition to the conveyance described above, the DOT&PF hereby assigns all its rights, powers interests and privileges in or arising from each and every one of the




 RIGHT OF WAY QUITCLAIMED TO
 THE CITY & BOROUGH OF JUNEAU

LOT 6
 3809



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°35'53"E | 23.00' |
| L2 | N02°31'27"E | 25.00' |
| L3 | N04°09'48"E | 25.00' |
| L4 | N05°38'05"E | 25.00' |
| L5 | N06°47'26"E | 25.00' |
| L6 | N07°45'41"E | 25.00' |
| L7 | N08°31'31"E | 25.00' |
| L8 | N09°08'22"E | 25.00' |
| L9 | N09°28'15"E | 16.08' |
| L10 | N09°28'35"E | 16.08' |
| L11 | S09°27'33"W | 3.48' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L12 | S09°23'13"W | 10.92' |
| L13 | N08°43'31"E | 32.15' |
| L14 | N05°08'19"W | 35.18' |
| L15 | S16°07'27"W | 11.54' |
| L16 | S02°53'40"E | 1.92' |
| L17 | S06°42'22"W | 17.40' |
| L18 | N06°27'35"E | 16.00' |
| L19 | S05°12'55"E | 49.85' |
| L20 | N03°55'55"W | 64.76' |
| L21 | N03°55'55"W | 64.76' |
| L22 | S06°31'55"E | 58.45' |

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|-------|---------|---------|-----------|---------------|--------------|
| C1 | 87.01' | 808.83' | 5°29'08" | S51°28'00"E | 86.98' |
| C2 | 79.71' | 918.83' | 1°51'10" | S00°31'36"E | 78.71' |
| C3 | 64.57' | 242.18' | 19°57'38" | S70°14'06"E | 63.95' |
| C4 | 79.54' | 242.18' | 8°59'22" | S68°45'36"E | 29.23' |
| C5 | 129.11' | 268.49' | 21°33'11" | N07°02'30"W | 127.87' |
| C6 | 28.77' | 268.49' | 5°42'30" | N03°40'20"W | 26.76' |

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 PUBLIC FACILITIES
 PLAN
 ATTACHMENT "A"
 SHEET 2 OF 3

Scale: 1" = 150' Date 10/99 Drawn By GY

2002-003197-0

2003-011812-0

Recording Dist: 101 - Juneau
10/31/2003 1:12 PM Pages: 1 of 4

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State of Alaska

ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

COMMISSIONER'S QUITCLAIM DEED

THE GRANTOR: State of Alaska, Department of Transportation and Public Facilities, 6860 Glacier Highway, Juneau, AK 99801-7999, hereinafter called DOT&PF, in consideration of good and other valuable consideration in hand paid, conveys and quitclaims to City and Borough of Juneau, hereinafter called CBJ, whose address is 155 South Seward Street, Juneau, Alaska 99801 all interest which it has, if any, in the following described real estate located in the State of Alaska, to wit:

A portion of the Lena Loop Road Right-of-Way across Lots 2 & 3, U.S. Survey No. 3809, Lots 18, 18A & 19, U.S. Survey No. 3054 and Lot 37, U.S. Survey No. 3266 as shown on the plat attached hereto, and made a part of hereof as Exhibit A. The parcel contains 59,249 square feet, more or less.

The conveyance of the above described right-of-way parcel is subject to:

1. All valid and existing rights.
2. The title held by the owners of the underlying fee simple interest within the right-of-way parcel boundary.

In addition to the right-of-way parcel, the State of Alaska quitclaims any and all interest in any improvements constructed within the parcel boundary.

Within the parcel boundary, DOT&PF also assigns to CBJ all its rights, powers, interests and privileges in or arising from Utility Permit Nos. 3-296051-81-1 and 3-296051-82-86 granted to PTI Communications, Inc. for aerial telephone lines and Utility Permits Nos.

3-296051-91-4 and 3-290651-93-35 granted to Alaskan Cable Network, Inc. for aerial television cables.

DOT&PF will indemnify, defend and hold harmless the CBJ and all its representatives from all suits, actions, claims and costs, reasonable attorney fees or judgement incident thereto, brought on account of any injuries or damages sustained by any person or property as a result of the original design and construction by DOT&PF.

CBJ will indemnify, defend and hold harmless the DOT&PF and all its representatives from all suits, actions, claims and costs, reasonable attorney fees or judgement incident thereto, brought on account of any injuries or damages sustained by any person or property as a result of the maintenance and operation of the facilities within the right of way, easement and permits transferred to the CBJ; however, this provision has no effect if the sole proximate cause of the injury or damage is the State's negligence.


Dated this 27th day of October, 2003.

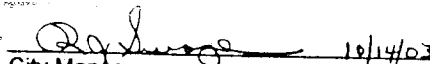
BY:


Gary Paxton, Southeast Regional Director

Approved as to form:

The City and Borough of Juneau


City & Borough Attorney


City Manager

Attest:


Municipal Clerk



2 of 4
2003-011812-0

ACKNOWLEDGMENT

STATE OF ALASKA)
FIRST JUDICIAL DISTRICT) ss.

BE IT REMEMBERED THAT on this 27th of October, 2003 before me, the undersigned, a notary public of the State of Alaska, personally appeared Gary Paxton, Southeast Regional Director of Transportation and Public Facilities, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he executed the same for and on the behalf of the State of Alaska, Department of Transportation and Public Facilities, with full authority so to do, and for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



State of Alaska
Notary Public
DIANE E. POWELL

My Commission Expires 6-12-07

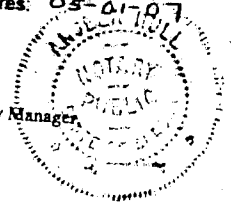
Diane E. Powell
Notary Public
My Commission Expires:

STATE OF ALASKA)
FIRST JUDICIAL DISTRICT) ss.

BE IT REMEMBERED THAT on this 14th of OCTOBER, 2003 before me, the undersigned, a notary public of the State of Alaska, personally appeared ROB SWOPE City Manager of the City and Borough of Juneau, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he executed the same for and on the behalf of the City and Borough of Juneau, with full authority so to do, and for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Angie Stull
Notary Public
My Commission Expires: 05-01-07



After recording in the Juneau Recording District, return to: State DOT, ROW Property Manager
6880 Glacier Highway, Juneau, AK 99801



3 of 4
2003-011812-0

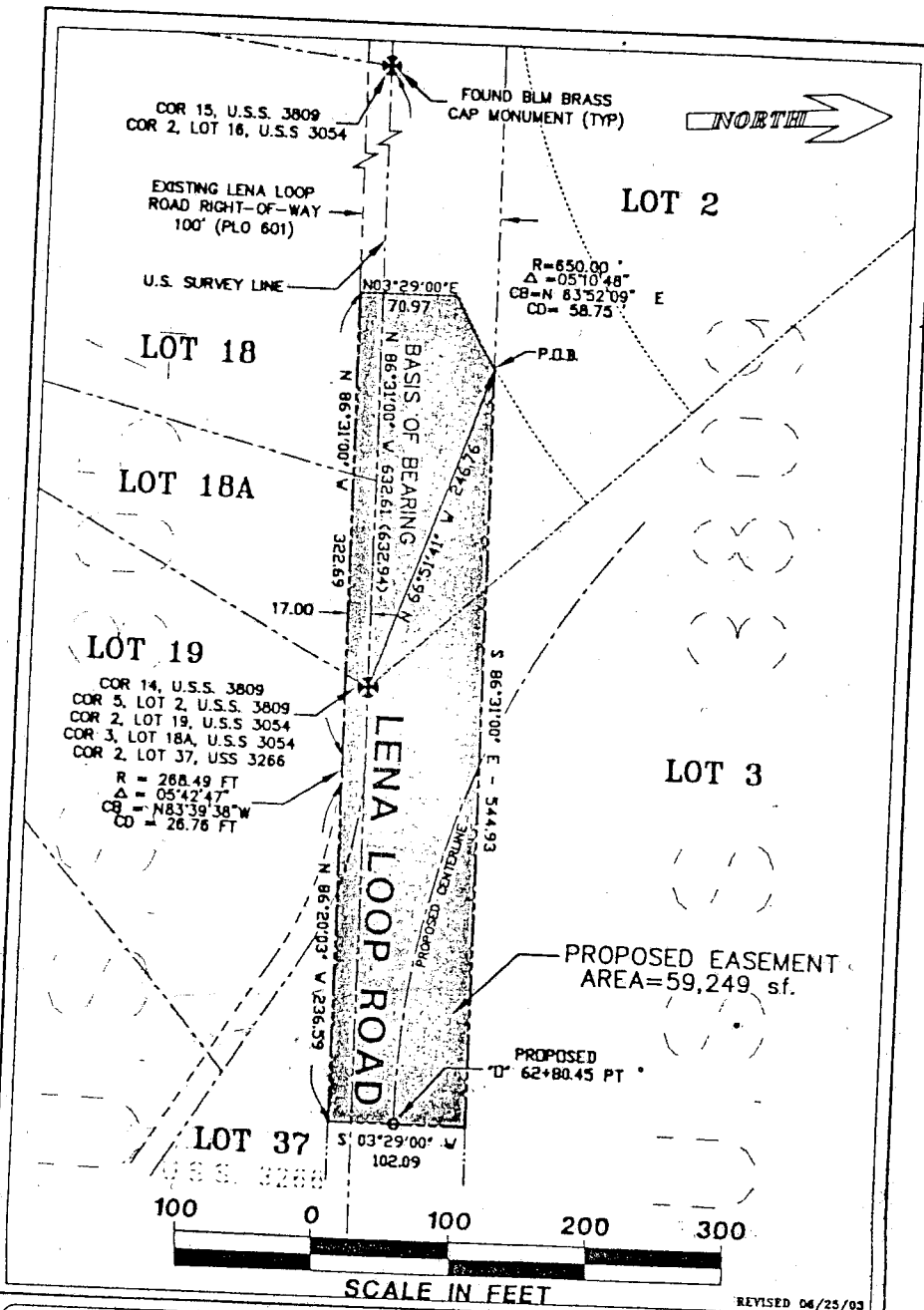
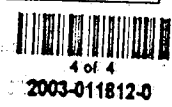


EXHIBIT A
RIGHT-OF-WAY EASEMENT
 QUITCLAIMED TO THE CITY & BOROUGH OF JUNEAU
 ACROSS LOTS 2 & 3, U.S. SURVEY No. 3809,
 LOTS 18, 18A & 19, U.S. SURVEY NO. 3054
 AND LOT 37, U.S. SURVEY NO. 3266

TONER-NORDLING & ASSOCIATES INC
 CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION ADMINISTRATION
 5388 COMMERCIAL BOULEVARD, JUNEAU ALASKA 907-780-3533

SCALE: 1" = 100' DATE: JUNE, 2002 PROJECT NO: 00-3640 SHEET NO: 1 OF 1



Lot 3 USS 3809
see lot 29
USS 3266

BOOK 0578 PAGE 611

Return to: William Corbus
Alaska Electric Light & Power
5601 Tongard Court
Juneau, AK 99801

*Juneau Recording
District*

Easement for Electrical Substation

In consideration of the payment of ten dollars and other good and valuable consideration, Grantor, the City and Borough of Juneau, whose address is 155 S. Seward Street, Juneau, AK 99801, conveys to the Alaska Electric Light and Power Company, whose address is 5601 Tongard Court, Juneau, AK 99801, a perpetual easement on real property owned by Grantor within the City and Borough of Juneau. The easement consists of the right to construct, operate and maintain an electrical substation on the servient estate owned by Grantor as shown on the attached drawing and more particularly described below:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE
WITHIN ORIGINAL LOT NO. 29, U.S. SURVEY NO. 3266 AND LOT 3, U.S.
SURVEY NO. 3809, CITY AND BOROUGH OF JUNEAU, FIRST JUDICIAL
DISTRICT, STATE OF ALASKA BEING MORE PARTICULARLY
BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE ORIGINAL NORTHWEST CORNER OF LOT 29, U.S. SURVEY NO. 3266, A POINT ON THE WESTERLY RIGHT-OF-WAY LIMITS OF GLACIER HIGHWAY, SAID POINT BEING A POINT ON LINE OF THE NORTHERLY BOUNDARY OF THIS DESCRIPTION AND BEING ON THE COMMON BOUNDARY BETWEEN U.S. SURVEY NO'S 3266 AND 3809; THENCE ALONG THE NORTHERLY BOUNDARY OF THIS DESCRIPTION IDENTICAL WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF GLACIER HIGHWAY AND CROSSING THROUGH U.S. SURVEY NO. 3266 S85°08'19"E-25.08' TO THE NORTHEAST CORNER OF THIS DESCRIPTION; THENCE ALONG THE EASTERLY BOUNDARY OF THIS DESCRIPTION CONTINUING ALONG AFOREMENTIONED RIGHT-OF-WAY LIMITS S9°32'13"W-151.69' TO THE SOUTHEAST CORNER OF THIS DESCRIPTION SAID POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GLACIER HIGHWAY WITH THE NORTHERLY RIGHT-OF-WAY OF POINT LENA LOOP ROAD; THENCE ALONG THE SOUTHERLY BOUNDARY OF THIS DESCRIPTION, IDENTICAL WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF POINT LENA LOOP ROAD RIGHT-OF-WAY S85°33'58"W-25.69' TO A POINT ON THE COMMON BOUNDARY BETWEEN U.S. SURVEY NO'S 3266 AND 3809; THENCE CONTINUING S85°33'58"W-95.95' CROSSING U.S. SURVEY NO. 3809 TO THE SOUTHWEST CORNER OF THIS DESCRIPTION; THENCE ALONG THE WESTERLY BOUNDARY OF THIS DESCRIPTION LEAVING THE NORTHERLY RIGHT-OF-WAY LIMITS OF

POINT LENA LOOP ROAD N9°03'27"E-171.29' TO THE NORTHWEST CORNER OF THIS DESCRIPTION; THENCE ALONG THE NORTH BOUNDARY OF THIS DESCRIPTION S85°08'19"E-94.79' TO THE TRUE POINT AND PLACE OF BEGINNING.

CONTAINING 19,191 SQUARE FEET (0.44 ACRES), MORE OR LESS OF WHICH 3,839 SQUARE FEET (0.09 ACRES) IS CONTAINED WITHIN U.S. SURVEY NO. 3266 AND 15,352 SQUARE FEET (0.35 ACRES) IS CONTAINED WITHIN U.S. SURVEY NO. 3809.

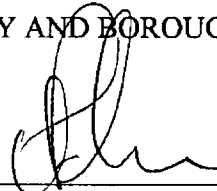
The primary purpose of this easement is to construct and operate an electrical substation, which purpose includes the right to access the servient estate and the right to install and maintain utility lines and conduits, whether above, below or upon the land and the right to construct and maintain related facilities, fences, and equipment.

Grantor owns, operates and maintains a waterline on the servient estate oriented in a north-south direction as shown on the attached drawing. Alaska Electric Light and Power Company will not construct permanent facilities over the waterline, but in accordance with safety codes will construct a fence around the perimeter of the substation itself and within the boundaries of the servient estate. Upon request by Grantor, Alaska Electric Light and Power Company will allow supervised access to the servient estate in order to maintain the waterline or to accomplish any other purpose not inconsistent with this easement.

The use of the easement granted hereby shall extend to Alaska Electric Light and Power Company, its lessees, licensees, successors and assigns.

Dated this 13th day of September 2001.

CITY AND BOROUGH OF JUNEAU



David R. Palmer, City Manager

Approved as to content: Steve Gilbertson, Lands and Resources

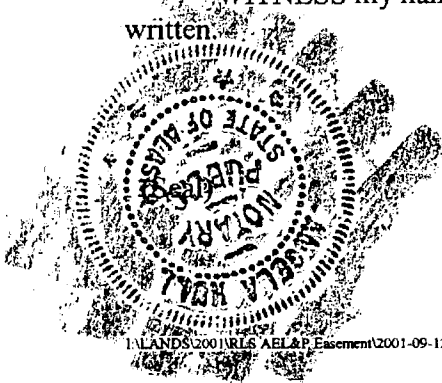
Approved as to form: Jim Heister, Law Department

ACKNOWLEDGMENT

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 13th day of September, 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared DAVID R. PALMER, to me known to be the MANAGER of the CITY AND BOROUGH OF JUNEAU, ALASKA, a municipal corporation which executed the above and foregoing instrument; who on oath stated that he was duly authorized to execute said instrument on behalf of said corporation; who acknowledged to me that he signed the same freely and voluntarily on behalf of said corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in the certificate first above written.



Angela Hull

Notary for Alaska

My Commission expires: 5-1-3

LANDS\2001\RLS AEL&P Easement\2001-09-12 AEL&P Easement final.wpd

RECORDING DISTRICT

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21.05c

REQUESTED BY
AEL&P

2001 OCT -3 P 1:38

2002-007654-0

Recording Dist: 101 - Juneau
7/25/2002 2:15 PM Pages: 1 of 3

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Easement Form

Right-of-Way Easement

PART I: PARTIES

This easement is between City & Borough of Juneau, a municipal corporation, owner of Lot 2, U.S. Survey No. 3809, Juneau Recording District, First Judicial District, State of Alaska, hereafter "Grantor;" and the State of Alaska, Dept. of Transportation & Public Facilities, hereafter "Grantee."

Grantor:
City & Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

Grantee:
State of Alaska
Department of Transportation & Public Facilities
6860 Glacier Hwy.
Juneau, AK 99801

PART II: PERMITTED USES OF EASEMENT

This easement is perpetual and shall run with the land. The permitted use of this easement is for the maintenance of a Federal Aid Highway, including any road appurtenances, and all pertinent utilities to include, but not limited to, water, sanitary and storm sewer, power, telephone and cable television.

PART III: EASEMENT PROPERTY DESCRIPTION

A tract of land across Lot 2, within U.S. Survey No. 3809, Juneau Recording District, First Judicial District, State of Alaska, being more particularly described as follows:

Commencing at Corner No. 14, U.S. Survey No. 3809, said point also being Corner No. 2, Lot 19, U.S. Survey No. 3054, and Corner No. 5, Lot 2, U.S. Survey No. 3809; thence N 66° 51' 41" W, 246.76 feet to a point on the northerly right-of-way line of Point Lena Loop Road, said point also being the true point of beginning of this description; thence along said northerly right-of-way line, N 86° 31' 00" W, 346.41 feet; thence on a non-tangent curve to the left having a central angle of 42° 02' 13", a radius of 550.00 feet, and a chord bearing and distance of N 72° 27' 54" E, 394.54 feet to a point on the southwesterly right-of-way line of the proposed Lena Access Road; thence along said proposed right-of-way line, S 39° 06' 10" E, 15.05 feet; thence continuing along said proposed right-of-way on a curve to the left, having a radius of 690.00 feet, a central angle of 7° 04' 27", and a chord bearing and distance of S 42° 42' 18" E, 85.14 feet; thence S 50° 53' 50" W, 0.08 feet; thence on a non-tangent curve to the right having a central angle of 10° 22' 55", a radius of 650.00 feet, and a chord bearing and distance of S 56° 05' 17" W, 117.62 feet to the point of beginning and terminus of this description.

Containing in all 20,747 sf, more or less, as shown on "Exhibit A", attached.

PART IV: EASEMENT EXECUTION

For ten dollars and other valuable consideration, receipt of which is hereby acknowledged, the Grantors convey and quitclaim the above described easement to the Grantees.

Grantor:

City & Borough of Juneau

By: *[Signature]*

Approved as to form:

By: *[Signature]*
7-12-02

ACKNOWLEDGMENT

STATE OF Alaska)
First Judicial District) ss.



This is to certify that on the 16th day of July 2002, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, appeared Sonia Mackinnon and me known and known to me to be the representative of the City & Borough of Juneau, the Grantor in the foregoing easement, and he acknowledged to me that he executed the same freely and voluntarily, being fully authorized to do so.

WITNESS my hand and official seal on the day and year in this certificate first above written.

[Signature], NOTARY PUBLIC

My commission expires: 05-01-03

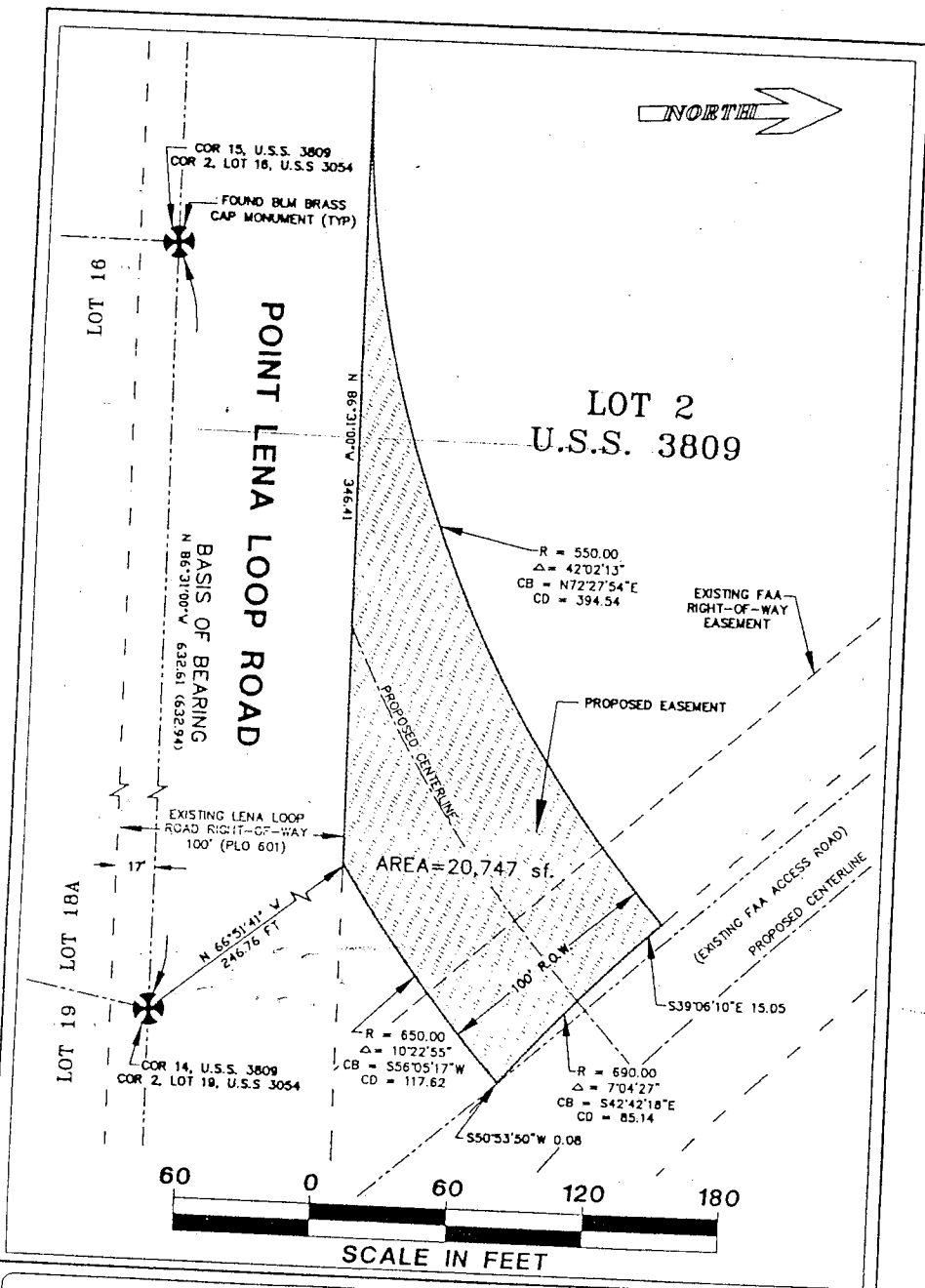


EXHIBIT A

RIGHT-OF-WAY EASEMENT
ACROSS LOT 2, U.S. SURVEY No. 3809

TONER-NORDLING & ASSOCIATES INC
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION ADMINISTRATION
5368 COMMERCIAL BOULEVARD, JUNEAU ALASKA 907-780-3533

SCALE: 1" = 60' DATE: JUNE, 2002 PROJECT NO: 01-3640 SHEET NO: 1 OF 1

After recording in the Juneau Recording District return original to:

State of Alaska
Department of Transportation and Public Facilities
Property Manager
6860 Glacier Highway
Juneau Alaska
99801



3 of 3
2002-007664-0



2004-001408-0

Recording Dist: 101 - Juneau
2/20/2004 11:54 AM Pages: 1 of 4

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cc

**THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.**

DO NOT DETACH

CORPORATION EASEMENT

THE GRANTOR, The City and Borough of Juneau
155 South Seward Street, Juneau, Alaska 99801

for and in consideration of ten and no/100 dollars and other valuable considerations, in hand paid, conveys and warrants to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, 6860 Glacier Highway, Juneau, Alaska 99801-7999, its successors or assignees, a perpetual, full and unrestricted easement and right of way along, over, and across the following described tract of land located in the State of Alaska, to wit:

All that part of the following described land:

A portion of Lot 3, U.S. Survey 3809, Juneau Recording District, First Judicial District, State of Alaska.

which lies within the easement of right of way lines of Alaska Project No. 69844 delineated as to said tract of land on the plat attached hereto and made a part hereof as page Attachment "A" of this instrument and designated as:

Parcel No. E-6D

said parcel containing 19,475 square feet, more or less, in addition to existing right of way, is hereby granted to the State of Alaska.

For the purpose of constructing, reconstructing, maintaining, and regulating a public highway facility and utility corridor, and purposes incidental thereto.

And the Grantor hereby covenants with the State of Alaska that the Grantor has good title to the aforescribed tract of land and covenants that the State of Alaska shall have quiet and peaceable possession thereof; and shall have a free and unrestricted right to maintain said facilities as long as the right of way of which this easement area is a part, remains a public way.

Dated this 9th day of February, 2004.

ATTEST:

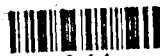
City and Borough of Juneau
Corporate Name

Laurie J. Sica
Laurie Sica, City Clerk
(Title)

By: Rod Swope
Rod Swope, City Manager
(Title)

STATE BUSINESS
RETURN TO GRANTEE

Project No.: 69844
Parcel No.: E-6D



CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
FIRST JUDICIAL DISTRICT)

On this 9th day of February, 2004, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Rod Swope, Manager and N/A, Manager and Secretary, respectively, of The City and Borough of Juneau, a corporation, known to me to be the identical individuals who executed the foregoing instrument, and they acknowledged to me that they executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



Angu Hull
Notary Public in and for the State of Alaska
My Commission Expires: 5-1-7

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of _____, 2___.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: _____
For the Commissioner



3 of 4
2004-001408-0

U.S.S. 3054

LOT 23 LOT 22 LOT 21

LOT 20E LOT 20W LOT 19

EXISTING

GLACIER
PT. LENA
LOOP RD

CITY & BOROUGH OF JUNEAU

CITY & BOROUGH OF JUNEAU

CITY & BOROUGH OF JUNEAU

U.S.S. 3809
CITY & BOROUGH OF JUNEAU

CITY & BOROUGH OF JUNEAU

CITY & BOROUGH OF JUNEAU

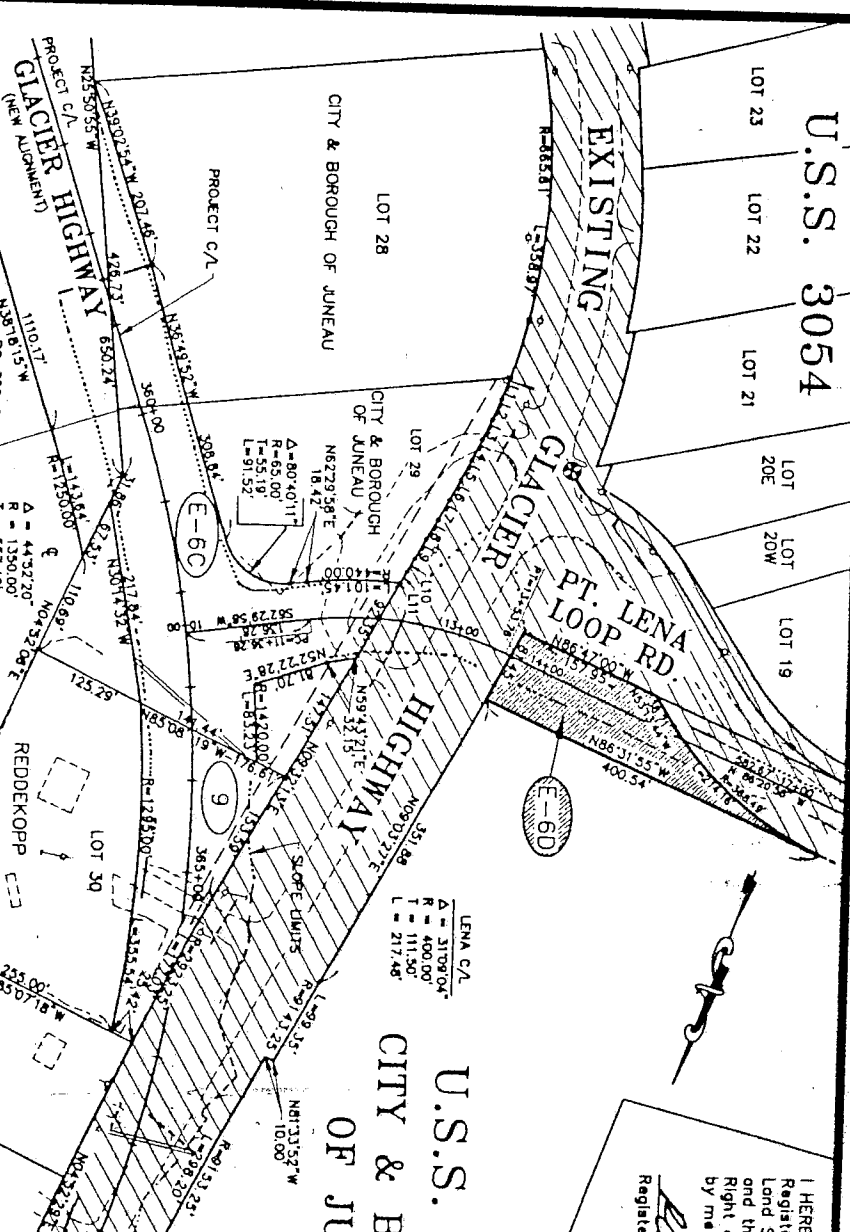
CITY & BOROUGH OF JUNEAU

SIGNATURE _____ DATE 2/9/04
 ATTACHED TO _____ DATE _____
 PAGE OF _____

U.S.S. 3807
CITY & BOROUGH OF JUNEAU

U.S.S. 3266
FRAC. LOT 31
FRAC. LOT 31

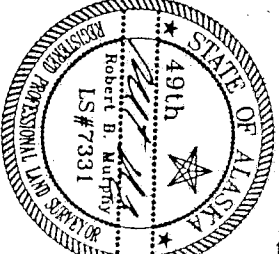
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
PUBLIC FACILITIES & PLANT
SHOWING EASEMENT REQUIRED FOR
PROJECT No. E-093-3004 69884
PARCEL No. E-60 Southeast Region
AREA: 19,416 Sq. Ft. Acres
Scale: 1" = 150' Date 7/96 Drawn By ROW



LENA C/A

| | |
|---|---------|
| A | 3109.04 |
| R | 400.00 |
| T | 111.50 |
| L | 217.48 |

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N00°35'53"E | 25.00' |
| L2 | N02°31'27"E | 25.00' |
| L3 | N04°09'48"E | 25.00' |
| L4 | N05°38'08"E | 25.00' |
| L5 | N06°47'26"E | 25.00' |
| L6 | N07°49'41"E | 25.00' |
| L7 | N08°31'31"E | 25.00' |
| L8 | N09°08'22"E | 25.00' |
| L9 | N09°24'15"E | 25.00' |
| L10 | N09°38'35"E | 16.08' |
| L11 | N09°32'13"E | 14.39' |



I HEREBY CERTIFY that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska and that this plat was extracted from Right of Way Survey No. E-093-3004 by me or under my direct supervision.

Registered Surveyor _____ Date 2/9/04

4 of 4
2004-001408-0

ATTACHMENT "A"

2006-006347-0

Recording Dist: 101 - Juneau
8/31/2006 9:59 AM Pages: 1 of 3

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CC

State of Alaska

Alaska Mental Health Trust Authority

Quitclaim Deed

No. 375

Record this document in the
Juneau Recording District

The GRANTOR, the ALASKA MENTAL HEALTH TRUST AUTHORITY, a public corporation within the Department of Revenue (AS 47.30.011 et seq.), by its agent pursuant to AS 37.14.009(a)(2), the Alaska Mental Health Trust Land Office, Department of Natural Resources, whose address is 718 L Street, Suite 202, Anchorage, AK 99501, pursuant to AS 38.05.801 and regulations promulgated thereunder, for TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and quitclaims to the GRANTEE, **City and Borough of Juneau**, a municipal corporation of the State of Alaska, whose mailing address is 155 South Seward Street, Juneau, AK 99801, without warranty, all right, title and interest of the Grantor, if any, in the following described real property situated in Section 19, Township 40 South, Range 65 East, Copper River Meridian, in the Juneau Recording District, First Judicial District, State of Alaska, and more particularly described as follows:

Tract A of Alaska State Land Survey No. 95-78, according to the amended survey plat recorded in the Juneau Recording District on April 8, 2003 as Plat 2003-12. EXCLUDING Tract A-1, South Lena Subdivision, according to Plat 2006-49.

AND FURTHER EXCLUDING Ocean View Drive and Merganser Road, as shown on Plat 2006-49.

containing 2.18 acres, more or less,

TOGETHER with all the tenements thereon, if any; and all rights of the Grantor to any and all hereditaments and appurtenances thereto belonging or in anyway appertaining.

11-27-15

SUBJECT to valid existing rights, including reservations, easements, and exceptions in the U.S. Patent or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights-of-way, covenants, conditions, reservations, notes on the plat, and restrictions of record, if any; and encumbrances or interests of record noted on the records maintained by the Department of Natural Resources, or otherwise existing on or before June 24, 1994, the date that the land was designated as Mental Health Trust Land pursuant to Section 40, Chapter 5 FSSLA 1994, as amended by Chapter 1, SSSLA 1994.

The Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said land above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable material, geothermal resources and fossils. The Grantor also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said land, or any part of parts thereof, at any and all times for the purpose of opening, developing, drilling and working mines or wells on these or other land and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said land or any part thereof for the foregoing purposes and to occupy as much of said land as may be necessary or convenient for such purposes, hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

Executed this 25th day of August, 2006

GRANTOR:

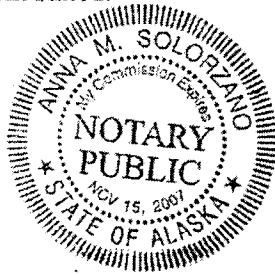
ALASKA MENTAL HEALTH TRUST AUTHORITY

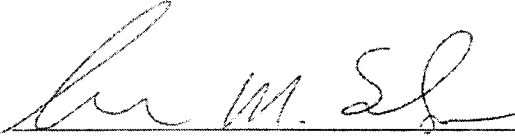
By: Wendy C. Woolf
Wendy C. Woolf
for Marty K. Rutherford, Executive Director
Alaska Mental Health Trust Land Office



STATE OF ALASKA)
) ss.
Third Judicial District)

This is to certify that on this 25th day of August, 2006, personally appeared Wendy C. Woolf, known to me to be the person who has been lawfully delegated the authority of Marty K. Rutherford, the Executive director of the Trust Land Office, and who acknowledged to me that she executed the foregoing instrument, on behalf of the Trust Land Office, as agent for the Alaska Mental Health Trust Authority, freely and voluntarily and for the purposes therein stated.





Notary Public for the State of Alaska
My Commission expires: 11-15-07

MHT QCD
MHT 9100481
Parcel No. C20487 (Portion)

Location Index:
Township 40 South, Range 65 East, Copper River Meridian
Section 19

AFTER RECORDING, RETURN DOCUMENTS TO:

ORIGINAL TO GRANTEE:
City and Borough of Juneau
155 South Seward Street, Juneau, AK 99801

CERTIFIED COPY TO GRANTOR:
Trust Land Office
718 L Street, Suite 202, Anchorage, AK 99501

Official State Business – NO CHARGE

Quitclaim Deed No. 375



3 of 3

2006-006347-0

Page 3

State of Alaska



CERTIFICATE OF APPROPRIATION OF WATER

Certificate No. 267

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 46.15, as amended, and the rules and regulations promulgated thereunder, hereby grants to Robert G. and Louise R. Mitchell, Box 569, Juneau, Alaska 99801

the right to the use of 2,000 gallons of water per day from the public waters of the State of Alaska for the purposes of domestic use

The location of the water source to which the water right herein granted shall appertain is unnamed spring, with collection ditches and redwood storage tank in Lot 4A, USS 3809, and drilled well in Lot 2, USS 3053, both in protracted Section 24, T40S, R64E, CRM and the right to said water shall be appurtenant to that certain tract of real property described as follows: Lot 2, USS 3053, protracted Section 24, T40S, R64E, CRM

RECORDED - FILED
REC. DIST.
DATE
TIME
Approved by
Address

Beneficial use of water began June 5, 1936

To Have and to Hold the said water right with the appurtenances thereof unto the said Grantee and their heirs and assigns forever, subject to the provisions of A. S. 46.15.140-160.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A. S. 46.15, as amended, this 26th day of May A.D. 1970.

J. Keenan
Director, Division of Lands

State Record of Water Right Certificates

Vol. II Page 267

JUNEAU

Serial No. 40-1128

amended
hers,
State of
named
cribed as

D
C. DIST.
1970
M

d Grantee
Director

State of Alaska



CERTIFICATE OF APPROPRIATION OF WATER

Certificate No. 256

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 46.15, as amended, and the rules and regulations promulgated thereunder, hereby grants to J. Frank Field,
Box 33, Juneau, Alaska 99801

the right to the use of 2,000 gallons of water per day from the public waters of the State of Alaska for the purposes of domestic use

The location of the water source to which the water right herein granted shall appertain is unimproved stream, with wooden collection box in Lot DD, USS 3056, protracted Section 18, T40S, R65E, CRM

and the right to said water shall be appurtenant to that certain tract of real property described as follows: Lot D, USS 3056, protracted Section 18, T40S, R65E, CRM

RECORDED - FILED
JUNEAU REC. DIST.
DATE 6-29-70
TIME 5:57 P
Requested by J. Frank Field
Address Juneau

Beneficial use of water began 1935

We Have and to Hold the said water right with the appurtenances thereof unto the said Grantee and 256 heirs and assigns forever, subject to the provisions of A. S. 46.15.140-167.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A. S. 46.15, as amended, this 16th day of June A.D. 19 70.

J. Keenan
Director, Division of Lands

State Record of Water Right Certificates

Vol. II Page 256

JUNEAU
Serial No. 70-1419

State of Alaska



CERTIFICATE OF APPROPRIATION OF WATER

Certificate No. 326

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 46.15, as amended and the rules and regulations promulgated thereunder, hereby grants to John E. Benson and Wally E. Brice, Box 1415, Juneau, Alaska 99801

the right to the use of 1,000 gallons of water per day from the public waters of the State of Alaska for the purposes of domestic use

The location of the water source to which the water right herein granted shall appertain is unnamed spring, with collection ditches and reservoir tank in Lot 4A, USS 3809, protracted Section 24, T40S, R64E, CRM

and the right to said water shall be appurtenant to that certain tract of real property described as follows: Lot 3, USS 3053, protracted Section 24, T40S, R64E, CRM

RECEIVED
DIVISION OF LANDS
JUN 1 1 02 PM '72

| | |
|------------------|--------------------------------------|
| RECORDED - FILED | 300 |
| <i>Juneau</i> | REC. DIST. |
| DATE | 9-1 1972 |
| TIME | 1:01 P.M. |
| Requested by | <i>David Miller</i> |
| Address | <i>Box 351 Auke Bay AK 99821</i> |

Beneficial use of water began 1936

To Have and to Hold the said water right with the appurtenances thereof unto the said Grantee and their heirs and assigns forever, subject to the provisions of A. S. 46.15.140-160.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A. S. 46.15, as amended, this 16th

day of June A.D. 19 70.

J. Keenan
Director, Division of Lands

State of Alaska



CERTIFICATE OF APPROPRIATION OF WATER

Certificate No. 266

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 46.15, as amended and the rules and regulations promulgated thereunder, hereby grants to Phillip E. Bertholl,

Route 2, Box 1158, Juneau, Alaska 99801

the right to the use of 1,000 gallons of water per day from the public waters of the State of Alaska for the purposes of domestic use

The location of the water source to which the water right herein granted shall appertain is unnamed spring, with collection ditches and reservoir tank in Lot 4A, USS 3809, and dug well in Lot A, USS 3053, both in protracted Section 24, T40S, R64E, CRM

and the right to said water shall be appurtenant to that certain tract of real property described as follows: Lot A, USS 3053, both in protracted Section 24, T40S, R64E, CRM

96-001111
N/C CC

JUNEAU REC. DISTRICT
REQUESTED BY A/SANR

'96 FEB 16 AM 11 15

Beneficial use of water began June 5, 1936

On Have and to Hold the said water right with the appurtenances thereof unto the said Grantee and his heirs and assigns forever, subject to the provisions of A. S. 46.15.140-160.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A. S. 46.15, as amended, this 26th

day of May A.D. 19 70

J. Keenan
Director, Division of Lands

State Record of Water Right Certificates

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I hereby certify this is a true and correct copy as the same appears in the records of the Alaska Dept. of Natural Resources.

Donna Smith 2/15/96
Water Resource Officer Date