

LEGAL DESCRIPTION

Block Two (2), and Lots One (1) and Two Three (3), SOUTHRIDGE SUBDIVISION, according to Plat 96-110, located in the Anchorage Record Third Judicial District, State of Alaska.

LEGEND

- Water Line
- Sewer Line
- Underground Electric Line
- Storm Drain Line
- Natural Gas Line
- Underground Telephone Line
- Underground Cable Line
- Parking Stripe
- Handicapped Parking
- Fence
- Edge of Pavement
- Concrete
- Sanitary Sewer Manhole
- Sanitary Sewer Clean-out
- Fire Hydrant
- Valve Box
- Storm
- Storm
- Storm
- Power
- Signal
- Street
- Electr
- Teleph
- Teleph
- Gas
- Decid
- E. arg
- Mt. A
- Curb
- Sign

NOTES CORRESPONDING TO EXCEPTIONS

These notes correspond to exceptions listed in the Commitment for Title Insurance issued by Alaska First Title Insurance Agency, Inc., Order No. A-10611, effective date of January 5, 1999 at 8:00 A.M.

- This property is subject to reservations and exceptions as contained in the United States Patent, and/or in acts authorizing the issuance thereof.
- This property is subject to a right of way easement for electric transmission and/or telephone transmission and incidental purposes, including terms and conditions thereof, granted to Chugach Electric Association, Inc. by instrument recorded April 14, 1957 in Book 70 at Page 328. This is a Blanket Easement and is not plotted hereon.
- This property is subject to a Limitation of Access to New Seward Highway as contained in a Declaration of Taking, including the terms and conditions thereof, by instrument recorded August 24, 1968 in Book 164 at Page 113 and amendment thereto recorded August 30, 1968 in Book 165 at Page 235.
- This property is subject to conditions and provisions as contained in notes on the face of Plat 69-130.
- This property is subject to a reservation of all oil, gas and mineral rights as contained in an instrument executed by Edward M. Babinec and Martha L. Babinec recorded November 19, 1975 in Book 60 at Page 750. This instrument affects Block 2.
- This property is subject to a right of way easement for water lines, including the terms and provisions thereof, granted to Anchorage, a municipal corporation by instrument recorded December 20, 1978 in Book 155 at Page 420, and is plotted hereon.
- This property is subject to an agreement to provide parking for Block 2, including the terms and provisions thereof, executed by and between the Municipality of Anchorage and R.C.A. Alaska Communications by instrument dated December 17, 1978 and recorded December 28, 1978 in Book 157 at Page 488.
- This property is subject to a public right of way easement, including the right to construct, operate and maintain public improvements of all kinds within said right of way, including the terms and provisions thereof, granted to Anchorage, a municipal corporation by instrument recorded February 9, 1987 in Book 1584 at Page 585, and is plotted hereon.

NOTES CORRESPONDING TO EXCEPTIONS

- This property is subject to a public right of way easement, including the right to construct, operate and maintain public improvements of all kinds within said right of way, including the terms and provisions thereof, granted to Anchorage, a municipal corporation by instrument recorded February 9, 1987 in Book 1584 at Page 587, and is plotted hereon.
- This property is subject to a right of way easement for electric transmission and/or telephone transmission and incidental purposes, including terms and conditions thereof, granted to Anchorage, a municipal corporation by instrument recorded April 17, 1987 in Book 1592 at Page 333, and is plotted hereon.
- This property is subject to a right of way easement for electric transmission and/or telephone transmission and incidental purposes, including terms and conditions thereof, granted to Anchorage, a municipal corporation by instrument recorded June 4, 1987 in Book 1612 at Page 108, and is plotted hereon.
- This property is subject to a right of way easement for electric transmission and/or telephone transmission and incidental purposes, including terms and conditions thereof, granted to Anchorage, a municipal corporation by instrument recorded June 4, 1987 in Book 1612 at Page 108, and is plotted hereon. The description for this easement contains an error. "Commencing at the point of tangency in the curve of the southeast corner," should refer to the southeast corner. When this correction is made, the easement location agrees with the exhibit drawing on Page 109 of the document.

STATEMENT OF ENCROACHMENTS

Except as shown hereon, there are no encroachments upon the subject property by any buildings, structures, or improvements on adjacent properties.

Except as shown hereon, there are no encroachments upon adjacent properties by any buildings, structures, or improvements on the subject property.

Except as shown hereon, there are no encroachments into utility easements by any buildings, structures, or improvements on the subject property.

FLOOD NOTE

By graphic plotting only, this property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; this property is in Zone C, Area of Minimal Flooding, of the Flood Insurance Rate Map identified as Community Panel No. 020005 0245 A, bearing an effective date of September 5, 1978. Exact designation can only be determined by an Elevation Certificate.

ACCESS NOTE

Access to and egress from the subject property is provided by East Thirty Fifth Avenue (currently under construction), and East Thirty Sixth Avenue, Commerce Street, and Rhone Street, the same being paved, dedicated public streets maintained by the Municipality of Anchorage.

Limitation of Access to the New Seward Highway is contained in a Declaration of Taking, including the terms and conditions thereof, by instrument recorded August 24, 1968 in Book 164 at Page 113 and amendment thereto recorded August 30, 1968 in Book 165 at Page 235.

MISCELLANEOUS NOTES

Bearings hereon refer to the Plat of SOUTHRIDGE SUBDIVISION, filed as Plat No. 69-130 in the Anchorage Recording District, Third Judicial District, State of Alaska.

This survey was performed under winter conditions with the entire property being covered by ice and snow. Snow piles from plowing activities are outlined hereon and may have obscured some improvements.

An aerial photograph and an "As-Built" per Contractor's Field Notes dated March, 1979, prepared by Ken Erady Construction Company, Inc. was used to verify available parking. Parking stripes were not visible at the time of survey.

DOWL Engineers Civil Site Plan for the Marriott Residence Inn and Plan & Profile drawings for East 36th Avenue dated August, 1998 were used to depict those improvements currently under construction. The location of the Marriott Residence Inn building was surveyed by DOWL Engineers in September, 1998.

ZONING

This property is Zoned B-3 (General Business District) under the jurisdiction of the Municipality of Anchorage, Department of Community Planning and Development. The following requirements apply to all commercial uses.

Minimum lot requirements are a width of 60 feet with a minimum area of 6,000 square feet. Minimum yard requirements are: Front yard 10 feet, side yard none, rear yard none. Maximum lot coverage by all buildings on a lot is unrestricted.

Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches. This site is within the Merrill Field Airport height requirements.

Signs are permitted subject to Section 21.45.160 which limits the sign height to 45 feet and prohibits roof signs.

Parking is subject to Section 21.45.080.H. Parking is provided on the same lot as the building and across Commerce Street to the west on Lots 1 and 2, Block 3 by virtue of a Parking Agreement recorded in Book 157 at Page 488.

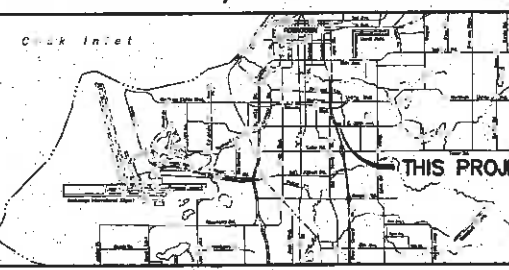
Loading facilities are required where applicable depending on the size of building.

Landscaping is required for lot lines and parking lots.

UTILITY COMPANIES SERVING THIS PROPERTY

SANITARY SEWER: Anchorage Water and Wastewater Utility  
WATER: Anchorage Water and Wastewater Utility  
STORM SEWER: Municipality of Anchorage, Department of Public Works  
NATURAL GAS: Enstar Natural Gas Company  
TELEPHONE: Anchorage Telephone Utility  
CABLE TV: Prime Cable of Alaska  
ELECTRIC: Chugach Electric Association, Inc.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



SURVEYOR'S CERTIFICATION

February 11, 1999

This survey is made for the benefit of: McLean Guaranty Trust Company of New York, VECO Properties, Inc., ALASKA PACIFIC UNIVERSITY, and ALASKA FIRST TITLE INSURANCE COMPANY.

I, Stanley E. Ponnessau, Professional Land Surveyor, do hereby certify to the above and that I have made a careful survey of a tract of land described herein, as follows: Block Two (2), and Lots One (1) and Two Three (3), SOUTHRIDGE SUBDIVISION, according to Plat 96-110, Recording District, Third Judicial District, State of Alaska.

I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all improvements situated on the above premises; that there are no visible property or upon adjacent land showing said property except as shown hereon.
- This map or plat and the survey on which it is based were made in accordance with the State of Alaska, and with the Minimum Standard Detail Requirements for a plat, established and adopted by ALTA and ACSM in 1997 and meets the accuracy and precision requirements modified to meet current accuracy and precision requirements of the State of Alaska, and including items 1, 2, 3, 4, 5, 6, 7(a)(1)(c), 8, 9, 10, 11, and 12 contained therein.
- The property described hereon is the same as the property described in the Certificate of Title Insurance Agency, Inc., Order No. A-10611, with an effective date of January 5, 1999, in the Municipality of Anchorage, Alaska, and the Rate Map for the community in which said premises is situated.
- The property has direct access to Commerce Street and Rhone Street (both public streets) and the subject property is located within an area having a Zone Designation C, Management Agency (FEMA), on Flood Insurance Rate Map No. 0245A, with an effective date of August 24, 1968, in the Municipality of Anchorage, Alaska, and the Rate Map for the community in which said premises is situated.
- The property has direct access to Commerce Street and Rhone Street (both public streets) and the subject property is located within an area having a Zone Designation C, Management Agency (FEMA), on Flood Insurance Rate Map No. 0245A, with an effective date of August 24, 1968, in the Municipality of Anchorage, Alaska, and the Rate Map for the community in which said premises is situated.
- The total number of stippled parking spaces on the subject property is 476, in 9 designated handicap spaces.
- Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements or records.

Professional Land Surveyor No. 6714-S

No.	DATE	DESCRIPTION
F.B.	1360	
SURVEY DATE:	1-29 to 2-2, 1999	
ANCHORAGE GRID:	1632	
DOWL W.O. No.:	D56643	

4040 B STREET ANCHORAGE, ALASKA 99503-2602