

Eagle Financial Center Contiguous Leasing Opportunities



For Lease - Prime Office Space in Eagle River

10928 Eagle River Road
Suite 228 - 8,844 rsf

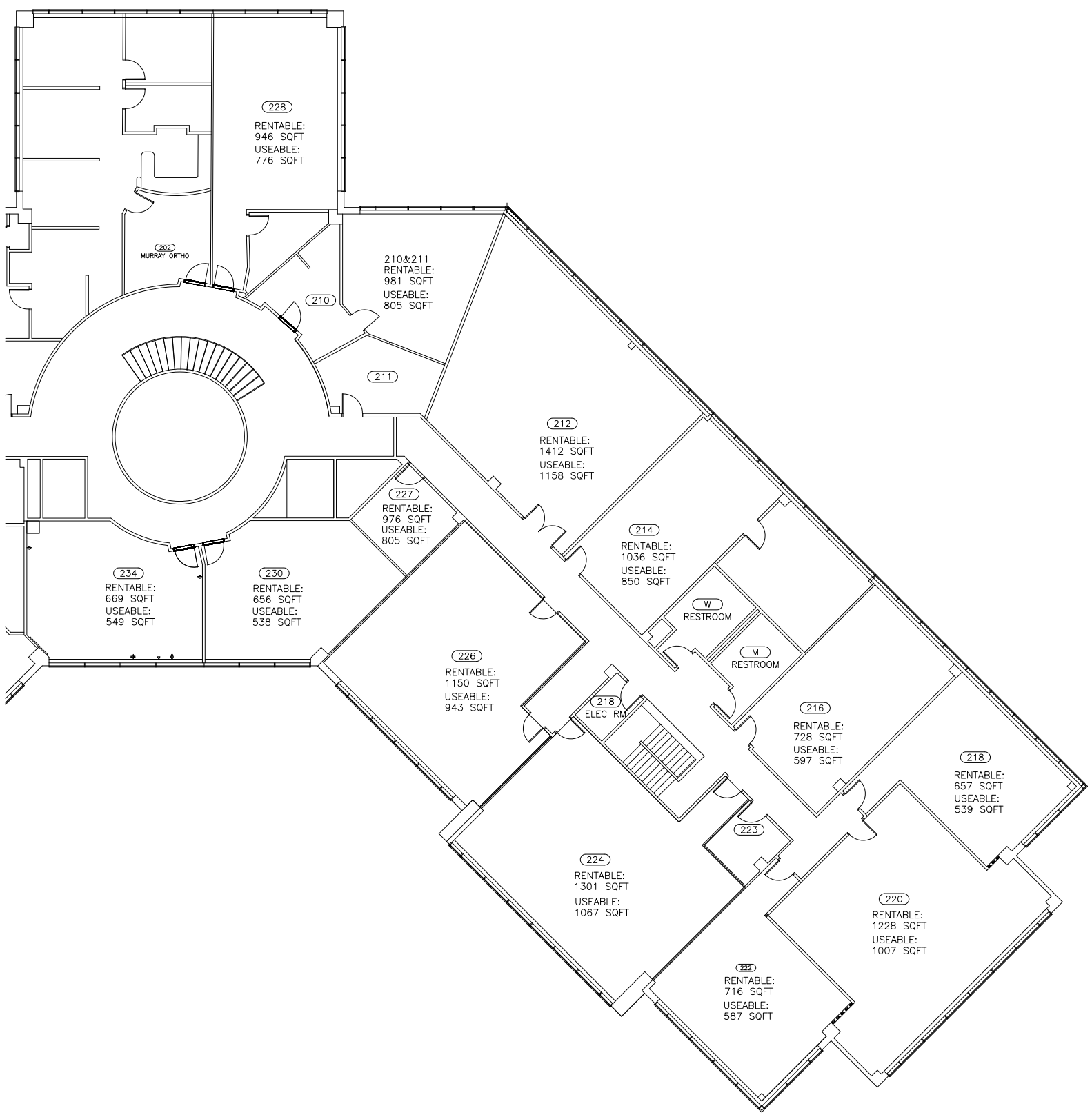
Offered "As-Is" at \$2.25
per rsf

The Eagle Financial Center is an attractive, two-story Class "A" office building conveniently located off the Glenn Highway at the intersection of Artillery and Eagle River Road catering to the needs of Eagle River business & medical professionals. Priced at \$2.25 per rsf tenant improvement allowances are negotiable on 5+ year terms.



Contact:
Collin M. Agni
CEO / Broker
Carr & Family Properties
(907) 952-1818
Collin@cfpropak.com
www.cfpropak.com

Brokerage Services offered through Cange Group, LLC

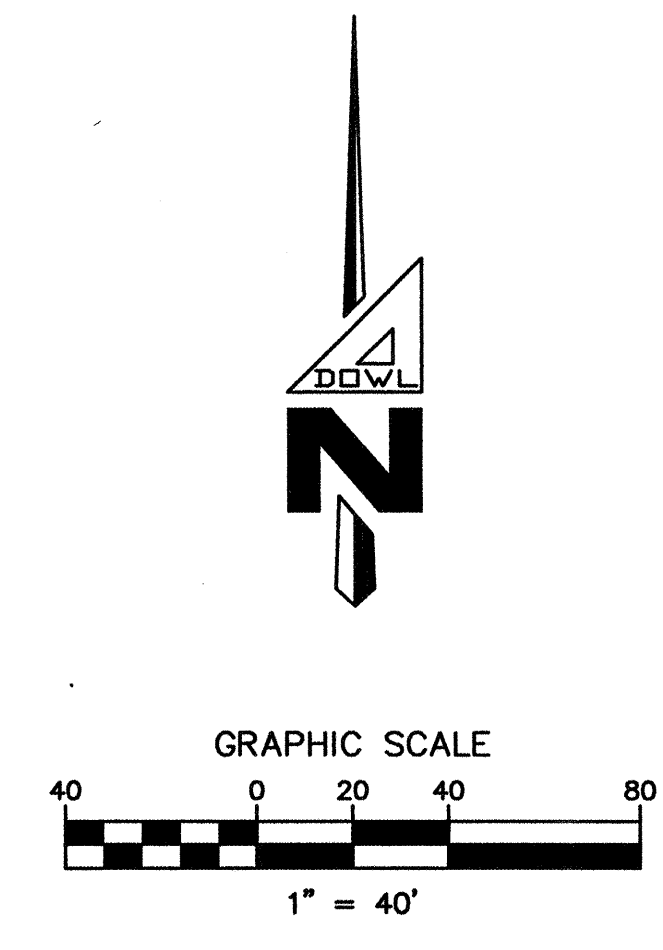


ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

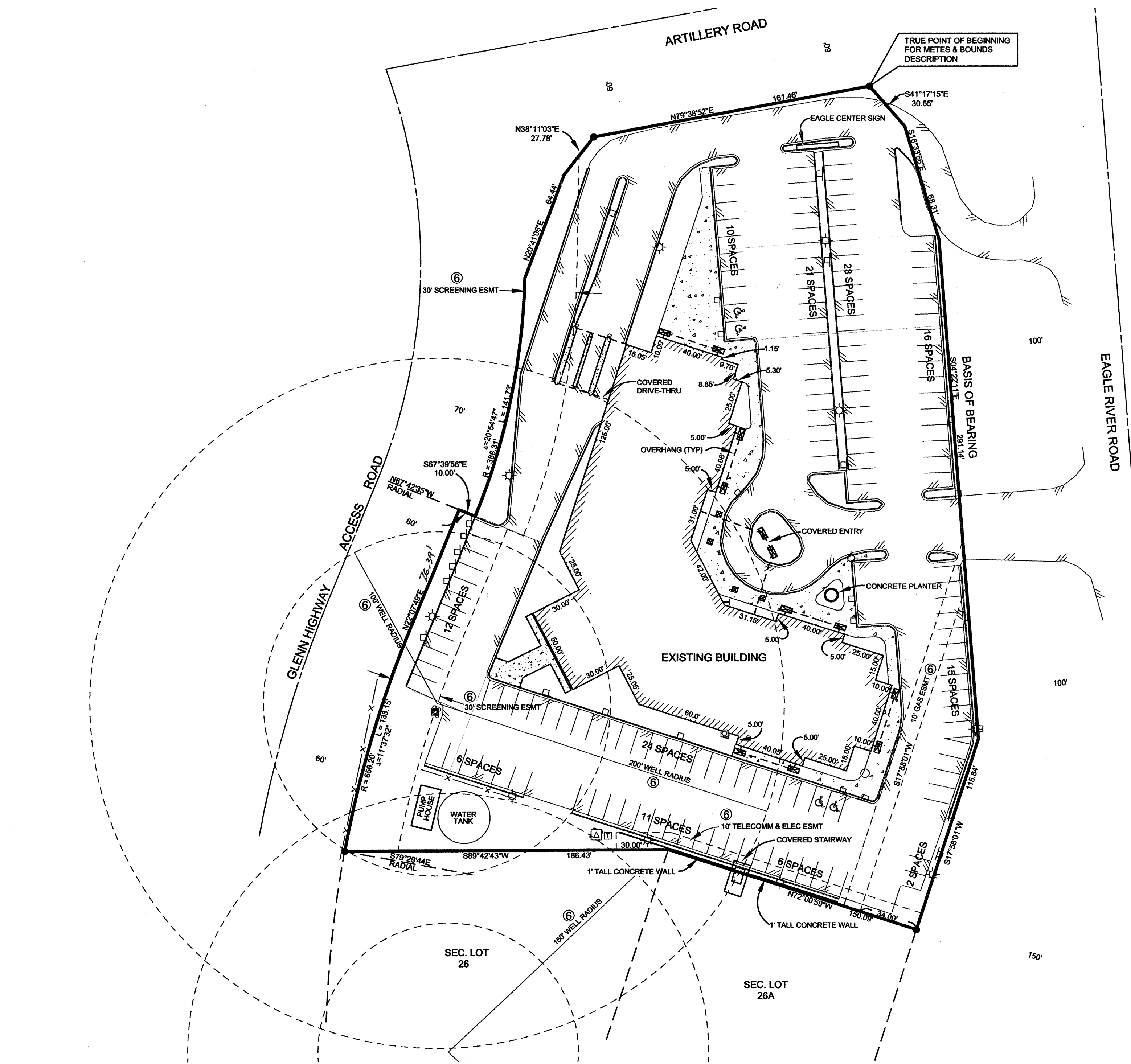
Tract "A" (A), of EAGLE SUBDIVISION, according to Plat 83-279, filed in the Anchorage Recording District, Third Judicial District, State of Alaska, being located within the Northeast 1/4 of Section 11, Township 14 North, Range 2 West of the Seward Meridian, Alaska, and being more particularly described by metes and bounds as follows:

Beginning at the northeast corner of said Tract A, the True Point of Beginning for this description; thence S41°17'15"E 30.65 feet; thence S16°33'56"E 68.31 feet; thence S04°22'11"E 291.41 feet; thence S17°58'01"W 115.84 feet to the southeast corner of said Tract A; thence N72°00'59"W 150.09 feet; thence S89°42'43"W 186.43 feet to the southwest corner of said Tract A, a point being located on a nontangent curve concave to the southeast, having a radius of 656.20 feet, and whose center bears S79°29'44"E; thence northeasterly on said curve through a central angle of 1°37'32" 133.15 feet; thence N22°07'49"E 76.39 feet; thence S67°39'56"E 10.00 feet to a point located on a nontangent curve concave to the northwest, having a radius of 388.31 feet, and whose center bears N67°42'35"W; thence northerly on said curve through a central angle of 20°54'47" 141.73 feet; thence N20°41'06"E 64.44 feet; thence N38°11'03"E 27.78 feet to the northwest corner of said Tract A; thence N79°38'52"E 161.46 feet to the True Point of Beginning, embracing an area of 123,150 square feet, being 2.80 acres, more or less.



LEGEND

- FOUND REBAR
- SEWER MANHOLE
- FIRE CONNECTION VALVE
- WATER WELL
- BOLLARD
- SIGN
- ELECTRIC LIGHTPOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- 2 COLUMNS ON CEMENT PAD
- SINGLE COLUMN ON CEMENT PAD
- PROPERTY BOUNDARY
- - - FENCE LINE
- - - EASEMENT LINE
- - - EDGE OF PAVEMENT
- ▨ BUILDING LINE
- ▨ BUILDING OVERHANG
- ▨ CONCRETE



NOTES CORRESPONDING TO EXCEPTIONS

- These notes correspond to exceptions listed in the Preliminary Commitment for Title Insurance issued by Pacific Northwest Title of Alaska, Inc., Order No. 00053866, with an effective date of June 5, 2001 at 8:00 A.M.
- 1 This property is subject to reservations and exceptions contained in the U.S. Patent.
 - NOTE: The State of Alaska, acting by and through the Department of Highways and acting under the authority of the Alaska Statutes 19.05.070 quit claims and vacates its interest in the easement as established by Public Land Order 1613 (23F.R.2376), pursuant to the Act of August 1, 1956 (70 STAT 898) for highway purposes. Said vacation executed October 3, 1974 and recorded October 10, 1974 in Deeds Volume 474 at page 213 in the records of the Anchorage Recording District.
 - 3 This property is subject to an Easement for Electric lines or system, including the terms and conditions thereof, granted to Matanuska Electric Association, Inc., by instrument recorded January 9, 1962 in Book 40 at Page 203. This is a Blanket Easement and is not plotted hereon.
 - 4 This property is subject to an Easement for Telephone lines or system, including the terms and conditions thereof, granted to Matanuska Telephone Association, Inc., by instrument recorded February 26, 1976 in Book 83 at Page 759. This is a Blanket Easement and is not plotted hereon.
 - 5 This property is subject to a Controlled Access facility established by documents recorded August 31, 1967 in Book 350 at Page 309, recorded October 22, 1974 in Book 474 at Page 615, and recorded November 3, 1977 in Book 243 at Page 800.
 - 6 This property is subject to the effect of easements and well site easements, which appear on the face of Plat No. 83-279, and are plotted hereon.
 - 7 This property is subject to Slope Easements as dedicated and reserved on the face of Plat No. 83-279 as follows:
 *There shall be reserved adjacent to the dedicated streets shown hereon, a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality. Cut and fill slopes that enter the property at the time of original construction of the streets are protected by these easements, but they cannot be expanded to facilitate reconstruction of existing streets. Cut and fill slopes do not affect this property and are not plotted hereon.

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 is in Zone C, Area of Minimal Flooding, as shown on the Flood Insurance Rate Map identified as Community Panel No. 020005 0115 B, bearing an effective date of September 18, 1987. Exact designation can only be determined by an Elevation Certificate.

ACCESS NOTES

Access to and egress from the subject property is provided by Eagle River Road, the same being a paved, dedicated public street maintained by the Municipality of Anchorage and/or the State of Alaska.

ZONING

This property is zoned B-3 (General Business District) under jurisdiction of the Municipality of Anchorage, Planning Department.

The following requirements apply to all uses except residential.

Minimum lot requirements are a width of 50 feet with an area of 6,000 square feet.

Minimum yard requirements are 10 feet in the primary front yard, 5 feet in the secondary front yards, and none in the side yard provided that all buildings on the lot shall have a wall on the side yard lot line or shall be set back from the lot line at least 10 feet.

Maximum lot coverage by all buildings is unrestricted.

Maximum height of all buildings is unrestricted.

MISCELLANEOUS NOTES

Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted.

Bearings refer to the Plat of Tract "A" (A), of EAGLE SUBDIVISION, according to Plat 83-279, filed in the Anchorage Recording District, Third Judicial District, State of Alaska.

Easements of record affecting the subject property are referenced by number and tabulated in "Notes Corresponding to Exceptions".

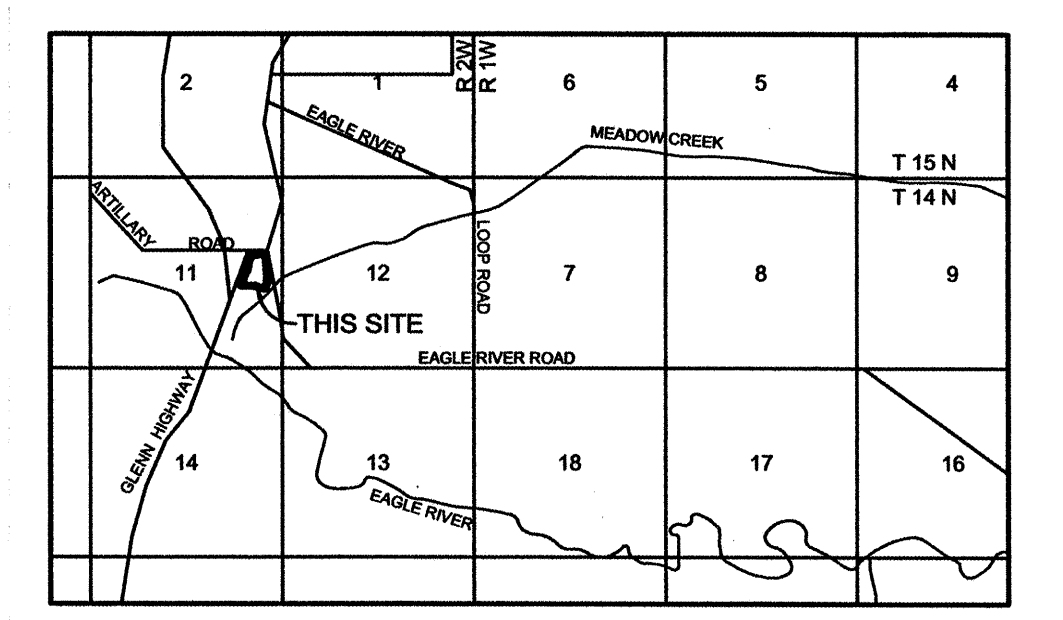
UTILITY COMPANIES SERVING THIS PROPERTY

| | |
|----------------|---|
| 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 | Matanuska Telephone Association, Inc. |
| CABLE TV | GCI |
| ELECTRIC | Matanuska Electric Association, Inc. |

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees 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.

ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP
1" = 1 mile

TRACT A, EAGLE SUBDIVISION
SURVEYOR'S CERTIFICATION

Stanley E. Ponsness, a registered Land Surveyor, License No 6714-S in and for the State of Alaska, and legally doing business in Anchorage, Alaska, does hereby certify to Wells Fargo Bank Alaska, National Association; Eagle Financial Center, an Alaska general partnership comprised of: (i) Eagle Financial Equity, an Alaska general partnership; (ii) Eagle Financial Equity No. 2, an Alaska general partnership; and (iii) Eagle Financial Center, L.L.C. a Delaware Limited Liability Company, an estate in fee simple, and Pacific Northwest Title of Alaska, Inc. that:

This map or plat and the Survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1999, and includes "Table A, Optional Survey Responsibilities and Specifications" Item Nos. 2, 3, 4, 6.1, 7a, 8, 11, and 13 as modified and clarified therein, and (ii) pursuant to the Accuracy Standards of an Urban Survey, except that the accuracy and precision requirements have been modified to meet the current minimum angular and linear tolerance requirements of this state.

The parties listed in the first paragraph of this Certificate are entitled to rely on the survey and this Certificate as being true and accurate.

The undersigned has received and examined a copy of Pacific Northwest Title of Alaska, Inc. Preliminary Commitment No. 00053866 and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

Stanley E. Ponsness
 Registration No. 6714-S within the State of Alaska
 Date of field survey is June 27 thru 29, 2001
 Date of last revision:



| | | |
|---------------------------------------|---------|---|
| F.B.: | 1501 | <p>SCALE: 1"=40' DATE: 7/10/01 DOWL FILE NO. 146-05</p> |
| SURVEY DATE: | 6-26-01 | |
| EAGLE RIVER GRID: | NW 151 | |
| DOWL W.O. No.: | D57441 | |
| 4040 B STREET ANCHORAGE, ALASKA 99503 | | |



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that Collin M. Agni of Berkshire Hathaway HomeServices Alaska Realty
(licensee name) *(brokerage name)*

will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

Representing the Seller/Lessor only. (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____

Signature: _____
(Licensee)

Date: _____

Signature: _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT