



stewart Listing Package

DATE: February 12, 2021

LP21-0502
Fee: \$0

PREPARED FOR: Alaska Commercial Properties
Attn: Stephanie Craft
302 Cushman Street, Suite 205
Fairbanks, AK 99701

- | | |
|--|--|
| <input checked="" type="checkbox"/> Vesting Deed | <input type="checkbox"/> Deed of Trust |
| <input checked="" type="checkbox"/> Plat Map | <input type="checkbox"/> CCRs / Declarations |
| <input type="checkbox"/> BEES/SUMM | <input type="checkbox"/> As Built Survey |

PROPERTY OWNER(S): Laidlaw Transit, Inc.

PROPERTY ADDRESS: 399 Helmericks Ave, Fairbanks, AK 99701

LEGAL DESCRIPTION: Lot 13, U.S. SURVEY 9070, Previously Assessed as TL-212,
Section 2, T1S-R1W

TAX ID NUMBER: 0093131

Thank you for choosing Stewart Title Company, Inc.



Logan Bartels
Title Assistant

Notice of Disclaimer of Liability

Stewart Title Company 714 Gaffney Road Fairbanks, AK 99701 Phone: (907)456-3474 Fax: (907)456-3476
This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. Stewart Title Company, Inc. has not completed a search of the court records to determine the existence of Judgments, Tax Liens, Bankruptcies or other matters of record. If you desire a complete report on the status of title, please contact Stewart Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy. The liability of the Company is expressly limited to the fee paid for this report.

- A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

2020 Assessed Value:

| | | | |
|------------------------------|--------------------|--------------------|--------------------|
| PAN No.: | 0093131 | Tax Amount: | \$56,494.66 |
| Land: | \$465,951 | Building: | \$2,420,112 |
| Total Assessed Value: | \$2,886,063 | | |

*Taxes for 2020 are FULLY PAID.

| | |
|----------------------------|--|
| PARCEL SIZE: | 194,417 Sq. Feet |
| ZONING: | GU-1 (See attached information sheet) |
| RECORDING DISTRICT: | 401 |

- B. There are no covenants that apply to this property. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.
- C. There is no As Built Survey available.

The following information has been obtained from Stewart Title Company Records:

1. **Assignment of Lease** recorded as Book **1215** at Page **594** to:
LAIDLAW TRANSIT, INC.
2. **Memorandum of Lease** recorded as Book **929** at Page **803**.
3. **Notes and /or Easements** as Stated on the Plat.
4. **Plat Map**
5. **Tax Lot Map**
6. **Building Details**

Property Summary

back to [Search Page](#)

| | | |
|---------------------|---|----------------|
| PAN | PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION | |
| 0093131 | LOT 13 U.S. SURVEY 9070 ARR 7921 TERM EXPIRES 4/30/2035 SURVEY 7-17-1989 PREVIOUSLY ASSESSED AS TL 212 1S 1W TL-212 SECTION 2 T1S-R1W | |
| NEIGHBORHOOD | BUSINESS | PROPERTY CLASS |
| 0120 Northeast City | FIRST STUDENT (North) | Industrial |
| MILLAGE GROUP | MOST RECENT MILLAGE RATE | STATUS |
| 0126 SEC 2 T1S-R1W | 19.5750 | TAXABLE |
| FIRE SERVICE AREA | ADDITIONAL INFORMATION | |
| CITY OF FAIRBANKS | Building Details View Property Location | |

HISTORIC DETAILS LINK (YYYY DETAILS) FOR EACH TAX YEARS DATA AS IT WAS CERTIFIED FOR THAT TAX YEAR.

| | | | | |
|------------------------------|------------------------------------|--|------------------------------|------------------------------|
| 2020 Details | 2019 Details | 2018 Details | 2017 Details | 2016 Details |
| LAND AREA | STREET ADDRESS | BILLING ADDRESS | | |
| Lot 13 194417 Square Feet | 399 HELMERICKS AVE | PO BOX 80615 INDIANAPOLIS IN 46280 0615 | | |

Documents

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

| DESCRIPTION | RECORD DATE | BOOK | PAGE | INSTRUMENT # |
|----------------------------|-------------|------|------|-------------------------------|
| Easement(s) | 10/20/2014 | | | 2014-015644-0 |
| Easement(s) | 9/2/2014 | | | 2014-012492-0 |
| Permit Issued | 9/27/2012 | | | 2012-019353-0 |
| Easement(s) | 9/27/2012 | | | 2012-019351-0 |
| Easement(s) | 9/27/2012 | | | 2012-019352-0 |
| Easement(s) | 12/29/2011 | | | 2011-025686-0 |
| US Patent | 10/5/2006 | | | 2006-025473-0 |
| Multi-Parcel Deed of Trust | 12/3/2003 | | | 2003-032383-0 |
| Deed of Trust | 8/16/2001 | 1277 | 695 | 2001-016185-0 |
| Assignment of Lease | 12/15/2000 | | | |
| Termination of Lease | 12/15/2000 | | | |
| Assignment of Lease | 9/7/2000 | | | |
| Assignment of Lease | 8/31/2000 | 1214 | 568 | |
| Memorandum of Lease | 8/31/2000 | 1214 | 559 | |
| Assignment of Lease | 8/31/2000 | 1215 | 594 | |
| Ground Lease | 8/30/2000 | | | |
| Termination of Lease | 8/30/2000 | | | |
| Assignment of Lease | 8/25/2000 | | | |
| Contract | 2/12/1997 | 990 | 697 | |
| Contract | 5/17/1989 | | | |
| Memorandum of Lease | 6/28/1983 | 626 | 21 | |

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

You can view a copy of your annual assessment notice by clicking on the link below however, we only have pdf assessment notice data available for the tax years 2020 And later. Additionally, the exemption application portion of the pdf assessment notice cannot be used to apply for an exemption. For information on our exemption programs please visit our [website](#). Or contact our office at 907-459-1428.

YEAR LAND STRUCTURES ETC. FULL VALUE TOTAL EXEMPTIONS TOTAL TAXABLE

| | | | | | | |
|-----------------------------------|------|-----------|-------------|-------------|-----|-------------|
| Assessment Notice | 2020 | \$465,951 | \$2,420,112 | \$2,886,063 | \$0 | \$2,886,063 |
| | 2019 | \$481,840 | \$1,988,161 | \$2,470,001 | \$0 | \$2,470,001 |
| | 2018 | \$496,553 | \$1,841,274 | \$2,337,827 | \$0 | \$2,337,827 |
| | 2017 | \$510,175 | \$1,842,692 | \$2,352,867 | \$0 | \$2,352,867 |
| | 2016 | \$522,789 | \$1,842,692 | \$2,365,481 | \$0 | \$2,365,481 |

The 2021 Valuation Information displayed Is tentative And may be subject to change prior to certification.

2021 Tentative Assessment Values

| | | |
|-----------|----------------|-----------------------|
| Land | Structures Etc | Tentative Value Total |
| \$448,790 | \$2,538,856 | \$2,987,646 |

Exemptions

Tax Year: 2021

| | | | | |
|---------------------|--------------------|-------------------|--------------------|--------------|
| EXEMPTION TYPE | GENERAL GOVERNMENT | CITY OF FAIRBANKS | CITY OF NORTH POLE | SERVICE AREA |
| FULL AND TRUE VALUE | \$2,987,646 | \$2,987,646 | \$0 | \$0 |

[Pay Property Taxes by credit card](#)

Tax History (Updated: 02/12/21 03:56 AM AST)

If taxes are delinquent, the payoff date is projected to 03/05/2021. For payments after this date, please call the FNSB Division of Treasury And Budget at 907-459-1441 for the correct amount.

All PRIOR YEAR delinquent payments must be made with guaranteed funds.

| YEAR | TAX LEVIED | STATE EXEMPTED | FEES | TOTAL DUE | TOTAL PAID | NET DUE |
|------|-------------|----------------|--------|-------------|-------------|---------|
| 2020 | \$56,494.66 | \$0.00 | \$0.00 | \$56,494.66 | \$56,494.66 | \$0.00 |
| 2019 | \$48,814.64 | \$0.00 | \$0.00 | \$48,814.64 | \$48,814.64 | \$0.00 |
| 2018 | \$46,356.76 | \$0.00 | \$0.00 | \$46,356.76 | \$46,356.76 | \$0.00 |
| 2017 | \$41,850.44 | \$0.00 | \$0.00 | \$41,850.44 | \$41,850.44 | \$0.00 |
| 2016 | \$40,376.38 | \$0.00 | \$0.00 | \$40,376.38 | \$40,376.38 | \$0.00 |

Generated: 2/12/2021 8:47:26 AM

Building Details for PAN 0093131

Building General Features

| | # | YEAR BUILT | DESCRIPTION | ARCHITECTURE | CATEGORY |
|------------------------------|---|------------|---------------------|---------------------|------------|
| View Details | 1 | 1973 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 2 | 1970 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 3 | 1970 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 4 | 2018 | Wood, Open Steel | Commercial Standard | Commercial |

Amenities

| QUANTITY | DESCRIPTION |
|----------|------------------|
| 2 | 4 Fix. Bath_Comm |

Primary Details

| SECTIONID | FOOTPRINT | STORIES | PERIMETER | INTERIORDESC | WALLTYPE |
|-----------|-----------|---------|-----------|-------------------|----------------------|
| 1 | 24375 | 1 | 640 | Transit Warehouse | Stl Frame,Stl/Al. Ex |

Secondary Sections

| SECTIONID | FOOTPRINT | SECTIONDESC |
|-----------|-----------|---------------------|
| 2 | 16 | Closed Por Finished |

Building Details for PAN 0093131

Building General Features

| | # | YEAR BUILT | DESCRIPTION | ARCHITECTURE | CATEGORY |
|------------------------------|---|------------|---------------------|---------------------|------------|
| View Details | 1 | 1973 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 2 | 1970 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 3 | 1970 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 4 | 2018 | Wood, Open Steel | Commercial Standard | Commercial |

Amenities

| QUANTITY | DESCRIPTION |
|----------|------------------|
| 2 | 2 Fix. Bath_Comm |
| 1 | 3 Fix. Bath_Comm |

Primary Details

| SECTIONID | FOOTPRINT | STORIES | PERIMETER | INTERIORDESC | WALLTYPE |
|-----------|-----------|---------|-----------|-------------------|----------------------|
| 1 | 18968 | 1 | 644 | Transit Warehouse | Stl Frame,Stl/Al. Ex |
| 2 | 3472 | 2 | 0 | Office Bdgs | Stl/Alu,Pnl,Stl/Gyp |

Secondary Sections

| SECTIONID | FOOTPRINT | SECTIONDESC |
|-----------|-----------|---------------------|
| 3 | 30 | Closed Por Finished |
| 4 | 30 | Closed Por Finished |
| 5 | 30 | Closed Por Finished |

Building Details for PAN 0093131

Building General Features

| | # | YEAR BUILT | DESCRIPTION | ARCHITECTURE | CATEGORY |
|------------------------------|---|------------|---------------------|---------------------|------------|
| View Details | 1 | 1973 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 2 | 1970 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 3 | 1970 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 4 | 2018 | Wood, Open Steel | Commercial Standard | Commercial |

Amenities

| QUANTITY | DESCRIPTION |
|----------|------------------|
| 2 | 2 Fix. Bath_Comm |

Primary Details

| SECTIONID | FOOTPRINT | STORIES | PERIMETER | INTERIORDESC | WALLTYPE |
|-----------|-----------|---------|-----------|-------------------|----------------------|
| 1 | 6400 | 1 | 240 | Transit Warehouse | Stl Frame,Stl/Al. Ex |
| 2 | 4140 | 1 | 336 | Transit Warehouse | Stl Frame,Stl/Al. Ex |
| 3 | 960 | 2 | 94 | Office Bdgs | Stl/Alu,Pnl,Stl/Gyp |

Secondary Sections

| SECTIONID | FOOTPRINT | SECTIONDESC |
|-----------|-----------|----------------|
| 2 | 4140 | DOCK HT FLOORS |
| 4 | 640 | LOADING DOCK |

Building Details for PAN 0093131

Building General Features

| | # | YEAR BUILT | DESCRIPTION | ARCHITECTURE | CATEGORY |
|------------------------------|---|------------|---------------------|---------------------|------------|
| View Details | 1 | 1973 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 2 | 1970 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 3 | 1970 | Metal,Pre-Eng Steel | Commercial Standard | Commercial |
| View Details | 4 | 2018 | Wood, Open Steel | Commercial Standard | Commercial |

Amenities

| QUANTITY | DESCRIPTION |
|----------|------------------|
| 2 | 2 Fix. Bath_Comm |
| 2 | 3 Fix. Bath_Comm |

Primary Details

| SECTIONID | FOOTPRINT | STORIES | PERIMETER | INTERIORDESC | WALLTYPE |
|-----------|-----------|---------|-----------|--------------|----------------------|
| 1 | 2789 | 2 | 216 | Office Bdgs | Wood Frame,Plywd. Ex |

Secondary Sections

| SECTIONID | FOOTPRINT | SECTIONDESC |
|-----------|-----------|-------------------|
| 2 | 91 | Open Por Finished |

[Borough Code](#) → [Title 18, Zoning](#) →

Chapter 18.84
GU-1 GENERAL USE DISTRICT



Sections:

- 18.84.010 Intent.**
- 18.84.020 Use regulations.**
- 18.84.030 Standards.**

18.84.010
Intent.



This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988. 2004 Code § 18.44.010.)

18.84.020
Use regulations.



- A. *Permitted Uses.* In the GU-1, general use district, permitted uses are:
1. Shooting range, outdoor permitted; and any use except for correctional facilities.
- B. *Conditional Uses.* In the GU-1, general use district, conditional uses are:
1. Sexually oriented businesses;
 2. Biosolids application when used for agricultural purposes or beneficial land application;
 3. Large scale development;
 4. Marijuana cultivation facility, outdoor unlimited;
 5. Marijuana product manufacturing facility, unlimited;
 6. Nuclear power plant;
 7. Petrochemical plant;
 8. Petroleum refinery and storage;
 9. Residential cluster development;
 10. Sanitary landfill;
 11. Shooting range, outdoor;
 12. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2015-67 §§ 12, 13, 2016; Ord. 2015-41 § 16, 2015; Ord. 2015-26 § 6, 2015; Ord. 2012-58 §§ 3, 5, 2013; Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.44.020.)

18.84.030
Standards.



In the GU-1, general use district, geometric standards are:

- A. *Lot Area.*

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.
 2. Exceptions to Lot Area Requirements. See Chapter 18.96 FNSBC.
- B. Required Yards for All Buildings. Front, side and rear yards shall not be required.
- C. *Building Height*. Unlimited.
- D. One hundred percent lot coverage. (Ord. 2016-12 § 4, 2016; Ord. 88-010 § 2, 1988. 2004 Code § 18.44.030.)

The Fairbanks North Star Borough Code is current through Ordinance 2020-38, passed January 14, 2021.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

Borough Website: www.fnsb.gov

Code Publishing Company

Y24922
0001236ASSIGNMENT OF LEASE

THIS ASSIGNMENT, made this 30th day of August, 2000, by JOE D. BLACKARD, of 1705 Ship Avenue, Anchorage, Alaska 99501, hereinafter referred to as Assignor, and LAIDLAW TRANSIT, INC., a Washington Corporation, of 6405 218th Street SW, Suite 305, Mountlake Terrace, Washington 98043, hereinafter referred to as Assignee.

For Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns to Assignee, a Lease described as follows:

That certain Lease dated November 8, 1995, evidenced by Lease Memorandum, wherein JOE D. BLACKARD, is Lessor, and MAYFLOWER CONTRACT SERVICES, INC., an Indiana Corporation, is Lessee, for a term 5 years, recorded November 22, 1995, in Book 929 at Page 803, demising premises described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH IN FULL.

TO HAVE AND TO HOLD the same unto the Assignee, its successors, transferees and assigns, from the date hereof for the rest of the initial term mentioned in the Lease, and any subsequent extensions or renewals thereof, and assigns all rents, income and profits arising from said Lease and renewals and extensions thereof, and subject to all covenants, conditions and provisions thereof.


Assignor hereby warrants and represents that said Lease is in good standing and that the Assignor has not been put on any notice as to any defense, offset, claim or counter-claim by the Tenant of said Lease or any person or entity claiming by or through said Tenant and the Assignor further represents that there is no litigation now pending or threatened against the Assignor's (Lessor's) interest in and to said lease.

Assignee hereby acknowledges receipt of a copy of said Lease, and any amendments thereto.

Assignee hereby expressly agrees to assume and pay, and to faithfully perform all of the covenants, stipulations and agreements contained therein.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year hereinabove first written.

ASSIGNOR:


JOE D. BLACKARD

(Assignee's Signature on Page 2)

1805081

BK01215FG0596

EXHIBIT "A"

A parcel of land located northerly of and adjacent to the Alaska Railroad Corporation's (ARRC) Eielson Branch at ARRC Milepost G 1.2, said parcel being a portion of Government Lot 4, Section 2, Township 1 South, Range 1 West, Fairbanks Meridian, also known as U.S. Survey No. 848 and more particularly described as follows:

Beginning at the quarter corner common to Sections 2 and 3, in Township 1 South, Range 1 West, Fairbanks Meridian; thence South 0°04' East for a distance of 33.52 feet to a point of intersection with the tangent of the center line of the ARRC between Stations 95 + 95.8 and 71 + 05.2 as extended North 64°23' West; thence South 64°23' East along the ARRC center line extended a distance of 2001.17 feet to a point; thence North 01°22'30" East for a distance of 278.95 feet to the true point of beginning; thence North 87°24' West for a distance of 391.10 feet to a point on the northerly right of way line of the ARRC; thence North 64°23' West on said right of way line for a distance of 110 feet, more or less, to a point; thence North 08°16' West for a distance of 310 feet to a point; thence North 65°55' East for a distance of 429.07 feet to a point; thence South 14°42' East for a distance of 549.28 feet to the true point of beginning.

Also known as Lot 13 of U.S. SURVEY 9070, Alaska; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

019587
FAIRBANKS
RECORDING DISTRICT

2000 SP - 7 AM 10:26
REQUESTED BY
YTC/E

MEMORANDUM OF LEASE

BK 0929PG803

THIS MEMORANDUM OF LEASE, dated as of the 8th day of ~~January~~ ^{November}, 1995, is between Joe D. Blackard (herein called "Lessor"), whose address is 1705 Ship Avenue Anchorage, Alaska 99501; and Mayflower Contract Services, Inc., an Indiana Corporation, whose address is 5360 College Boulevard, Overland Park, Kansas 66211; (herein called "Lessee")

1. PREMISES: Lessor hereby leases to Lessee, upon the terms and conditions of that certain lease between the parties dated July 1, 1995 (herein called "Lease"), which said lease was between Joe D. Blackard and Mayflower Contract Services, Inc., an The conditions of the original lease, supplemental and amendments are incorporated herein by this reference, those certain improvements located at 4433 Moose Creek Avenue + 375 Trainor Gate Rd. Fairbanks, Alaska 99501, situated in the State of Alaska, Fairbanks Recording District, Fourth Judicial District, and legally described as follows:

Lots One (1), Two (2), Three (3), and Four (4), Block Three (3), MOOSE CREEK ACRES, according to the plat filed May 28, 1969, as instrument Number 69-4001; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

See attached Exhibit "A" attached hereto and made a part hereof, regarding the Legal Description of the Property.

2. TERMS: The lease shall be for a term of FIVE (5) YEARS, beginning July 1, 1995 and ending on June 30, 2000, together with all extensions, amendments and renewals thereof.

3. PURPOSE OF MEMORANDUM OF LEASE: This Memorandum of Lease is prepared for the purpose of recordation, and it in no way modifies the lease.

Dated: 11-8, 1995

LESSOR:

Joe D. Blackard

X Joe D. Blackard
By: Joe D. Blackard
Individually

LESSEE:

Mayflower Contract Services, Inc.

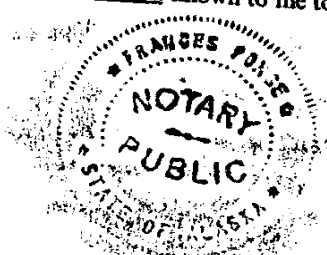
X Thomas F. Hyatt
By: Thomas F. Hyatt
Its: Area Manager

STATE OF ALASKA)

THIRD JUDICIAL DISTRICT)

) SS.

The foregoing instrument was acknowledged before me this 8th day of November, 1995, by Joe D. Blackard known to me to be the Individual, named as Lessor in the foregoing instrument.



Frances Polze
Notary Public in and for STATE OF ALASKA
My commission expires: 9-1-96

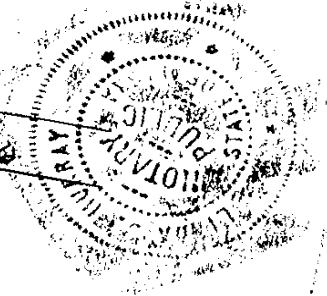
37448 NBA

BK0929PG804

STATE OF Alaska
COUNTY OF Judicial District

The foregoing instrument was acknowledged before me this 9th day of November 1995, by Paul Hyatt known to me to be the individual of individual Mayflower Contract Services, Inc., named as Lessee in the foregoing instrument.

Linda Murray
Notary Public in and for STATE OF Alaska
My commission expires: 6/28/98



UPON RECORDING RETURN TO:
National Bank of Alaska
P.O. Box 100600
Anchorage, Alaska 99510-0600
Commercial Real Estate
Attn: Melanie Smith

EXHIBIT "A"

A parcel of land located Northerly of and adjacent to the Alaska Railroad Corporation's (ARRC) Eielson Branch at ARRC Milepost G 2.2, said parcel being a portion of Government Lot Four (4), Section Two (2), Township One South (T1S), Range One West (R1W), Fairbanks Meridian, also known as a portion of U.S. Survey Number 848; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

BEGINNING at the quarter corner common to Sections 2 and 3 in Township 1 South, Range 1 West, Fairbanks Meridian; THENCE South 0°04' East for a distance of 33.52 feet to a point of intersection with the tangent of the centerline of the ARRC between Stations 95 + 95.8 and 71 + 05.2 as extended North 64°23' West; THENCE South 64°23' East along the ARRC centerline extended a distance of 2,011.17 feet to a point; THENCE North 01°22'30" East for a distance of 278.95 feet to the TRUE POINT OF BEGINNING; THENCE North 87°24' West for a distance of 391.10 feet to a point on the Northerly right of way line of the ARRC; THENCE North 64°23' West on said right of way line for a distance of 110 feet, more or less, to a point; THENCE North 08°16' West for a distance of 310 feet to a point; THENCE North 65°55' East for a distance of 429.07 feet to a point; THENCE South 14°42' East for a distance of 549.28 feet; THENCE South 11°55'48" East 16.21 feet to the TRUE POINT OF BEGINNING.

9521956

21-cv

FAIRBANKS REC. DISTRICT
REQUESTED BY ETA

'95 NOV 22 AM 11 43

U. S. SURVEY No. 9070, ALASKA

ENLARGED DIAGRAM E

ENLARGED DIAGRAM D

U. S. SURVEY No. 848

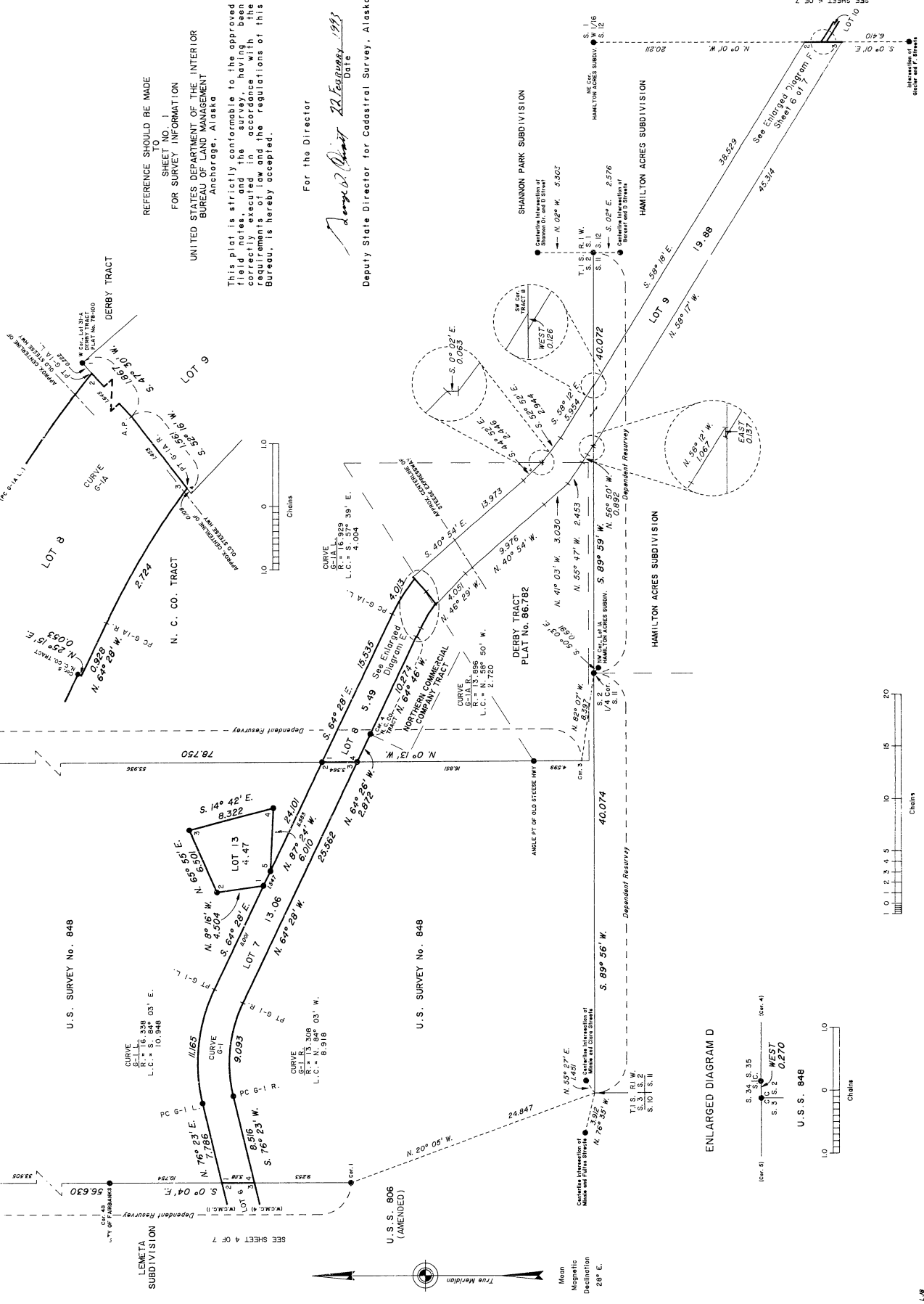
U. S. SURVEY No. 806 (AMENDED)

U. S. SURVEY No. 848

U. S. SURVEY No. 848

U. S. SURVEY No. 848

U. S. SURVEY No. 848



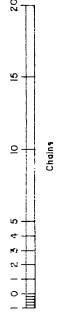
REFERENCE SHOULD BE MADE TO SHEET NO. 1 FOR SURVEY INFORMATION UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT Anchorage, Alaska

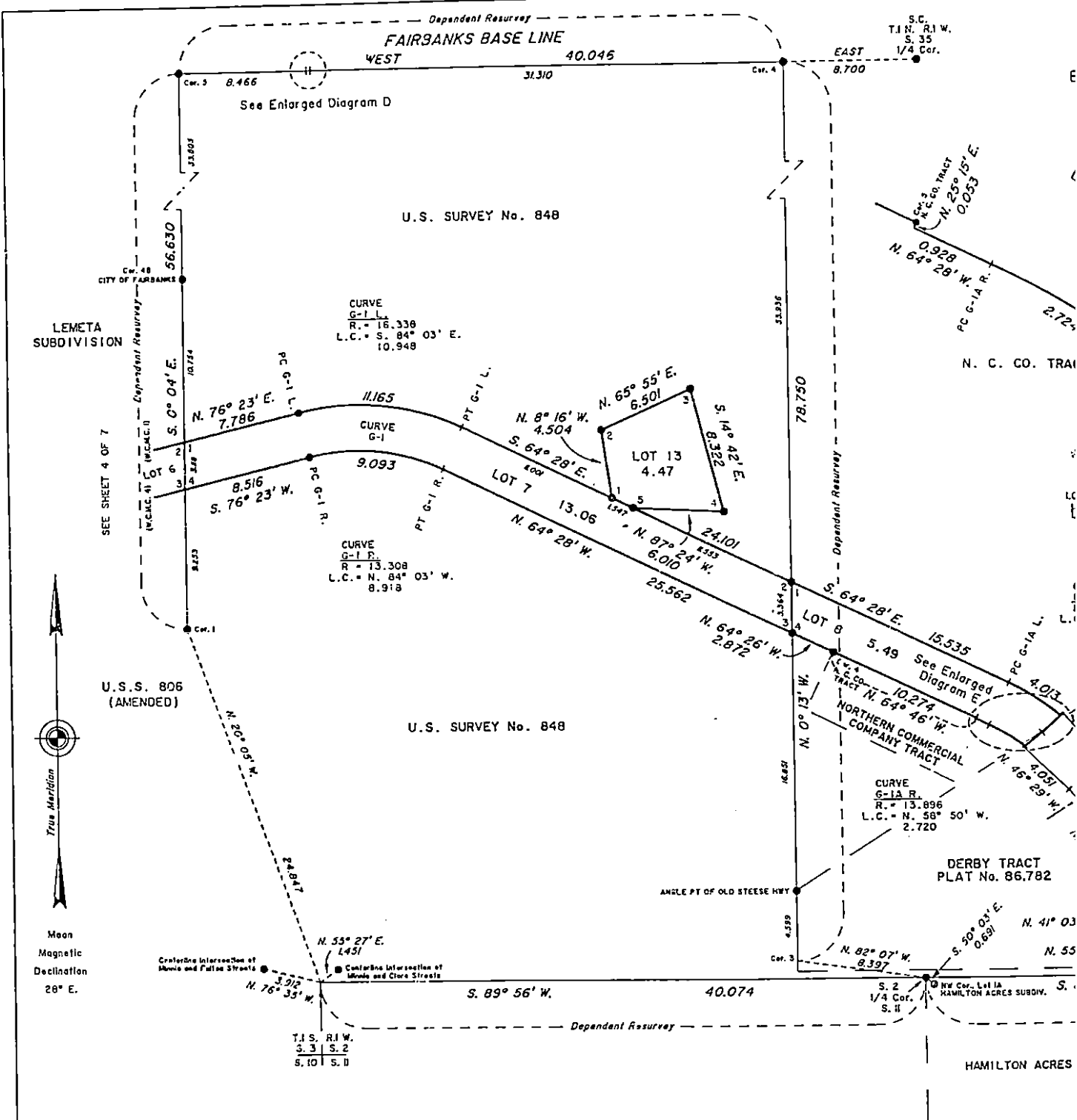
This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

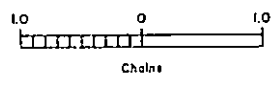
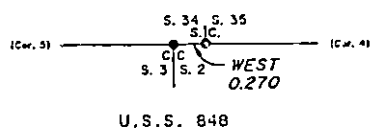
George J. Bryant 22 February, 1993 Date

Deputy State Director for Cadastral Survey, Alaska





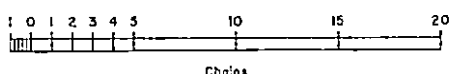
ENLARGED DIAGRAM D



NOTICE

THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE

THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.



TRUST

