

Application for Preliminary Plat

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650




PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Zernia, Ed/Southcentral Foundation	Name (last name first)	Enterprise Engineering Inc./Taylor Moore, PLS
Mailing Address	4501 Diplomacy Dr.	Mailing Address	2525 Gambell Street 200
	Anchorage, AK 99518		Anchorage, AK 99503
Contact Phone – Day	(907) 529-4965	Contact Phone – Day	(907) 563-3835
	Evening		Evening
Fax		Fax	(907) 563-3817
E-mail	ezernia@southcentralfoundation.com	E-mail	mooret@eeiteam.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.






PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 008-011-45-000 & 008-011-36-000			
Site Street Address: 4441 Diplomacy Dr., Anchorage, AK 99508			
Current legal description: (use additional sheet if necessary) Lot 5A, Block 3, Tudor Centre Subdivision, Plat No. 92-94, and Lot 8, Block 3, Tudor Centre Subdivision, Plat No. 85-350			
Zoning: B-3	Acreage: 2.529	Underlying Plat #: 92-94 & 85-350	Grid #: SW 1736
# Lots: 2	# Tracts: 0	Total # parcels: 2	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Lot 8A, Tudor Centre Subdivision		
# Lots: 1	# Tracts: 0	Total # parcels: 1

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature 	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative	1/26/2016
(Representatives must provide written proof of authorization)		Date

Taylor Moore, P.L.S.

Print Name	Accepted by: 	Poster & Affidavit: 	Fee: 	Case Number: 	Requested Meeting Date: 
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Application for Right-of-Way and Easement Vacation

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Zernia, Ed/Southcentral Foundation	Name (last name first) Enterprise Engineering/Moore, Taylor PLS
Mailing Address 4501 Diplomacy Dr. Anchorage, AK 99518	Mailing Address 2525 Gambell St. Suite 200 Anchorage, AK 99503
Contact Phone: Day: (907) 529-4965 Night:	Contact Phone: Day: (907) 563-3835 Night:
FAX:	FAX: (907) 563-3817
E-mail: ezernia@southcentralfoundation.com	E-mail: mooret@eeiteam.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # ⁽⁰⁰⁰⁻⁰⁰⁰⁻⁰⁰⁻⁰⁰⁰⁾ : 008-011-45-00 & 008-011-36-000		
Site Street Address: 4441 Diplomacy Dr., Anchorage, AK 99508		
Description of right-of-way/easement: (use additional sheet if necessary) The 10' T & E easement along the south 10' of Lot 5A, Block 3, Tudor Centre Subdivision, Plat No. 92-94.		
Zoning: B-3	Acreage: 1.190	Grid # SW 1736
# Lots: 1	# Tracts: 0	Total # parcels: 1

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to vacate it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

1/26/2016	
Date	Signature (Agents must provide written proof of authorization)

Accepted by:	Poster & Affidavit:	Fee	Case Number 512261
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COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 West Anchorage Planning Area: Inside Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

Major Employment Center Redevelopment/Mixed Use Area Town Center

Neighborhood Commercial Center Industrial Center

Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

Commercial Industrial Parks/opens space Public Land Institutions

Marginal land Alpine/Slope Affected Special Study

Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

Commercial Industrial Parks/opens space Public Land Institutions

Marginal land Alpine/Slope Affected Special Study

Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"

Avalanche Zone: None Blue Zone Red Zone

Floodplain: None 100 year 500 year

Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:

Preliminary Plat Final Plat - Case Number(s):

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for

Wetland permit: Army Corp of Engineers Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

Potable Water provided by: Public utility Community well Private well

Wastewater disposal method: Public utility Community system Private on-site

APPLICATION CHECKLIST

Fee: \$900

Plat: Copies Plat, full size 8½x11 reduced copy Watershed sign off form, completed

Other Aerial photo Housing stock Zoning One copy, original application

(35 sets short plat; 45 sets long plat)

Property Title: Certificate to Plat

Documents to provided unless waived by Platting Officer:

Site topography (4 copies minimum) Waived by _____

Soils investigation and analysis reports (4 copies minimum) *N/A Waived by _____

Subdivision drainage plan *N/A Waived by _____

EEI Project No. 8699
January 26, 2016

Mr. David Whitfield, Platting Officer
Planning Division
Community Development Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

SUBJECT: Lot 8A, Block 3, Tudor Centre Subdivision
Preliminary Plat Submittal

Dear Mr. Whitfield:

Enterprise Engineering Inc. (EEI) is submitting the following applications for the preliminary plat of Lot 8a, Block 3, Tudor Centre Subdivision project:

- Preliminary Plat
- Vacation of Right-of-Way and/or Easements.

The submittal package includes the required applications, documents and drawings. It also includes a project narrative and background information – topography and drainage map, zoning map, and other pertinent information. We have also attached a letter of authorization from the petitioner and the required Watershed Management Services (WMS) Watercourse Mapping Summary form.

If you have any questions or require additional information, please contact me at 907-563-3835 or mooret@eeiteam.com. Thank you.

Sincerely,
Enterprise Engineering, Inc.



Taylor Moore, P.L.S.
Land Survey Manager

Attachments: As stated.

Narrative for Right-of-Way and Easement Vacations

Petitioner Southcentral Foundation, represented by Enterprise Engineering is seeking to combine through platting action, two parcels into one. The subject parcels are located in Anchorage, AK and are legally described as: Lot 5A, Block 3 of Tudor Centre Subdivision (Plat No. 92-94) and Lot 8, Block 3 of Tudor Centre Subdivision (Plat No. 85-350).

As part of this platting action we are seeking the vacation of the 10' T & E easement along the south boundary of Lot 5A.

Vacation of the Lot Line Between Lot 5A and Lot 8- The subject parcels are currently being used as a parking lot and are otherwise undeveloped. We are currently in the process of determining that there are no shared parking agreements encumbering the subject parcels.

Vacation of the 10' T & E Easement Along the South Boundary of Lot 5A- The easement is along the lot line that will be vacated. We will work with the utility companies to reach an agreement with regard to the relocation of the utilities that currently exist within the easement.

-Please contact Taylor Moore, P.L.S. with any questions: mooret@eciteam.com / 563-3835

Letter of Authorization

To whom it may concern:

Enterprise Engineering, Inc. is hereby authorized to represent

South Central Foundation
4501 Diplomacy Drive
Anchorage, AK 99508

Through any permitting, surveying or platting processes for the following described property:

Lot 5A, Block 3, Tudor Center Subdivision (Plat No 92-94) and Lot 8, Block 3, Tudor Centre Subdivision (Plat No. 85-350), located in the Anchorage Recording District, Third Judicial District, State of Alaska.

Agreed to this 13 day of January, 2016

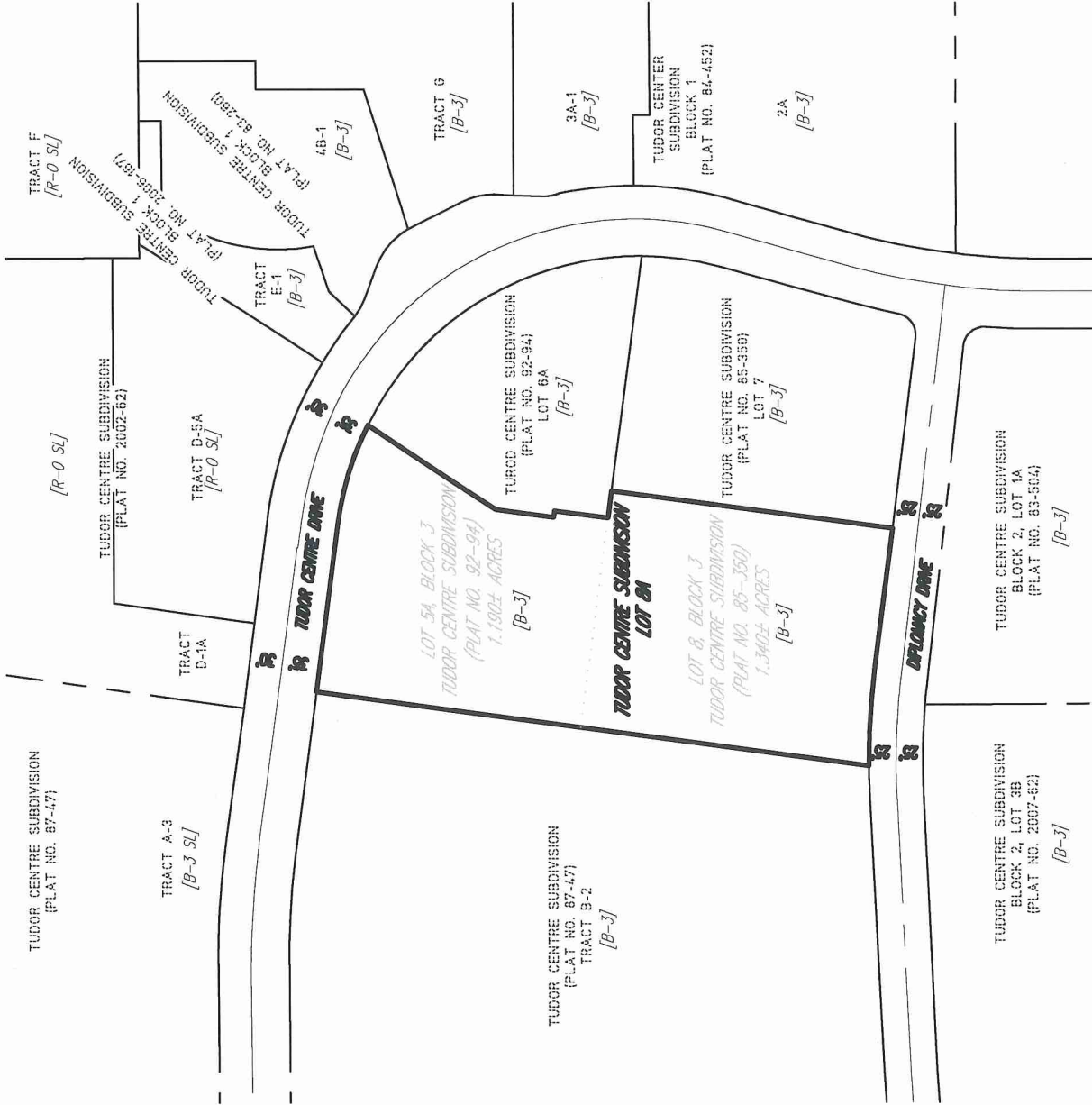
This authorization expires 24 months from the above date.

By: _____

Title: _____

James E. Sears

Director of Facilities



GRAPHIC SCALE

NOT TO SCALE

PROJECT/TITLE		ZONING MAP TUDOR CENTRE SUBDIVISION LOT 8A		
PROJ. NO.	DRAWING NO.	REV.		
8699	N/A	N/A		
DRN	CHK	TMM	DATE	SHT.
BMA			1-21-16	1 OF 1

ENTERPRISE
ENGINEERING, INC.

5 DEWEY STREET
SUITE 201
FREDERICK, MD 21703
TEL (301) 898-8000
FAX (301) 898-8015

5258 CUMMELL STREET
SUITE 200
ANCHORAGE, AK 99503
TEL (907) 563-3835
FAX (907) 563-3817

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Tudor Centre Sub.
- Project Location, Tax ID, or Legal Description: Lots 5A + 8, Block 3

- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X ^{KBC} DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

_____ DOES contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping IS NOT REQUIRED.**

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

Kyr...

1/22/16



Fidelity Title Agency Of Alaska, LLC

3150 C Street, Suite 220, Anchorage, AK 99503

Phone: (907) 277-6601 • Fax: (907) 277-6613

*A Non-Affiliated
Independent & Locally Owned Company
Where Experience Counts*

CERTIFICATE TO PLAT

ORDER NO: F-56384

PROPERTY: 4441 Diplomacy Drive, Anchorage, AK 99508

Enterprise Engineering, Inc.
2525 Gambell Street, Suite 200
Anchorage AK 99503
Attn: Brandon Alred
Email: alredb@eeiteam.com

Questions regarding this Certificate to Plat should be directed to:
Jessica Carson at (907) 277-6631 or jessicac@fidelityak.com

INVOICE



Remit Payment To:
Fidelity Title of Alaska, LLC
3150 "C" Street, Suite 220
Anchorage, AK 99503
Phone: 907-277-6601
Fax: 907-277-6617

Billed To:
Enterprise Engineering, Inc.
Attn: Brandon Alred
2525 Gambell Street, Suite 200
Anchorage, AK 99503

Invoice Date: January 15, 2016
Our File Number: F-56384
Please Pay Before: 30 Days

Property:
4441 Diplomacy Drive, Anchorage,
AK 99508

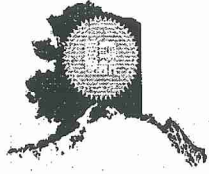
Brief Legal: Lots 5A and 8, Block 3, Tudor Centre

DESCRIPTION			AMOUNT
Certificate to Plat			\$300.00

Please write the order number on all payments to our office.

1st copy – Customer
remittance

2nd copy-Please return with



Fidelity Title Agency Of Alaska, LLC
3150 C Street, Suite 220, Anchorage, AK 99503
Phone: (907) 277-6601 • Fax: (907) 277-6613

CERTIFICATE TO PLAT

January 15, 2016

Charge: \$300.00

Enterprise Engineering, Inc.
2525 Gambell Street, Suite 200
Anchorage, AK 99503
Attn: Brandon Alred
E-Mail: alredb@eeiteam.com

Re: Our Order No. F-56384

This is the Certificate to Plat as of January 11, 2006 at 8:00 A.M. for plats of the following described properties:

Parcel 1.

Lot 5A, Block 3, TUDOR CENTRE, according to the official plat thereof, filed under Plat Number 92-94, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel 2.

Lot 8, Block 3, TUDOR CENTRE, according to the official plat thereof, filed under Plat Number 85-350, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The estate or interest in the land which is covered by this report is Fee Simple.

Title to the estate or interest in the land is vested in;

Southcentral Foundation, an Alaska non-profit corporation

Subject to the Following Exceptions

1. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
2. **Taxes and/or assessments**, if any, due the Municipality of Anchorage.

Taxes can be researched on the Municipality of Anchorage website at <http://www.muni.org/services/departments/treasurey/property> or through the Municipality of Anchorage Treasurer's Office at (907) 343-6663.

3. **Taxes due the Municipality of Anchorage**, for the year 2016, are a lien, not yet due and payable.
4. **Subject to any unpaid assessments now due or owing the Tudor Centre Trust.**
5. **Easement** for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof, to the record of which reference is hereby made:
Granted To: Chugach Electric Association, Inc.
Recorded : January 27, 1954
Book: 101 Page: 124

NOTE: Permission was granted to the City of Anchorage by Chugach Electric Association, Inc., allowing attachment of telephone facilities to "...the CEA poles within the aforementioned right-of-way...", by instrument recorded March 12, 1963 in Misc. Book 64 at Page 195, to the record of which reference is hereby made.

6. **Easement**, including terms and provisions thereof, for the purpose set out therein, to the record of which reference is hereby made:
Granted To: Tudor Centre Trust, an Alaska corporation
For: Landscape and appurtenances
Recorded: January 24, 1985
Book: 1218 Page: 985 and 988
Affects: The Northerly 20 feet of Parcel 1 and the Southerly 5 feet of Parcel 2
7. **Easement**, including terms and provisions thereof, for the purpose set out therein, to the record of which reference is hereby made:
Granted To: ENSTAR Natural Gas Company
For: Natural gas facilities and appurtenances
Recorded: November 13, 1989
Book: 1967 Page: 654
Affects: The West 10 feet of Parcel 1
8. **Slope easements**, as dedicated and reserved on the plat of Tudor Centre, Plat Nos. 92-94 and 85-350, to the record of which reference is hereby made.
9. **Easement(s)** as delineated on the plat of Tudor Centre, Plat Nos. 92-94 and 85-350, to the record of which reference is hereby made.
10. **Covenants and notes** as shown on the plat of Tudor Centre, Plat Nos. 92-94 and 85-350, to the record of which reference is hereby made.
11. **Municipality of Anchorage Covenant to Provide Off Street Parking**, including terms and provisions thereof, to the record of which reference is hereby made:
Recorded: October 13, 1992
Book: 2328 Page: 887
Reception No.: Parcel 1

12. **Covenants, conditions, restrictions** and/or easements, including terms and provisions thereof, as contained in instrument set out below, to the record of which reference is hereby made:

Recorded: July 26, 1996

Book: 2955 Page: 573

Said declaration recites that it is a "Restatement of those certain original ...Declaration recorded July 12, 1982 in Book 753 at Page 216 through 241..." and the amendments thereto.

Amended by instrument:

Recorded: October 20, 1997 in Book: 3141 Page: 213

Recorded: May 9, 2000 in Book: 3630 Page: 651

Recorded: July 23, 2003 at Reception No.: 2003-073434-0

Recorded: March 31, 2011 at Reception No.: 2011-014937-0

13. **Terms, conditions, provisions** and future liens of the Uniform Common Interest Ownership Act of the State of Alaska (Chapter AS 34.08) and supplements and amendments thereto.

14. **Terms, provisions and covenants**, of the by-laws of the association set out below, and any amendments or additions thereto, to the record of which reference is hereby made:

Association: Tudor Centre Trust

As disclosed by instrument:

Recorded: July 26, 1996

Book: 2955 Page: 573

15. **Agreement**, including the terms and provisions thereof, executed by and between the parties indicated, to the record of which reference is hereby made, for the purposes set out therein:

First Party: Cook Inlet Region, Inc., an Alaska corporation

Second Party: ComPro Capital Group, Inc., an Alaska corporation

Recorded: August 25, 1997

Book: 3112 Page: 453

Affects: Parcel 2

16. **Any bankruptcy proceeding not disclosed** by the recording of a copy of the petition in some jurisdiction outside the State of Alaska that would afford notice as to said land pursuant to Title 11 U.S.C. 549 of the Bankruptcy Reform Act of 1978 and amendments thereto.

This Certificate to Plat is restricted to the use of the addressee and does not cover any liens or rights existing as a result of filing a financing statement concerning personal property which may become a fixture or part of the real estate concerned. This report is not to be utilized as a basis to convey, mortgage or otherwise hypothecate any interest in real property. Liability herein is specifically limited to compensation received therefore.

Fidelity Title Agency Of Alaska, LLC



Jessica Carson, Title Officer



Fidelity Title Agency Of Alaska, LLC

3150 C Street, Suite 220, Anchorage, AK 99503

Phone: (907) 277-6601 • Fax: (907) 277-6613

Privacy Policy

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our right arising out of any agreement, transaction or relationship with you. One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests. All requests must be made in writing to the above address.

2003-101969-0

Recording Dist: 301 - Anchorage
10/1/2003 10:03 AM Pages: 1 of 4

A
L
A
S
K
A



Record in the Anchorage Recording District

After recording return to:
Southcentral Foundation
4501 Diplomacy Drive
Anchorage, Alaska 99508

03-07667/BB

CC

STATUTORY WARRANTY DEED

The Grantor, COOK INLET REGION, INC., an Alaska corporation, whose address is 2525 "C" Street, Suite 500, P.O. Box 93330, Anchorage, Alaska 99509-3330, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to SOUTHCENTRAL FOUNDATION, an Alaska non-profit corporation, whose address is 4501 Diplomacy Drive, Anchorage, Alaska, 99508, the Grantee, the following-described real estate (the "Property") located in the State of Alaska:

Parcel 1

LOT 5A, BLOCK 3, TUDOR CENTRE, according to the official plat thereof, filed under Plat Number 92-94, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel 2

LOT 8, BLOCK 3, TUDOR CENTRE, according to the official plat thereof, filed under Plat Number 85-350, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The Property is conveyed free and clear of all claims, liens and encumbrances except the Permitted Exceptions reflected on the attached Exhibit A and matters arising by or through Grantee.

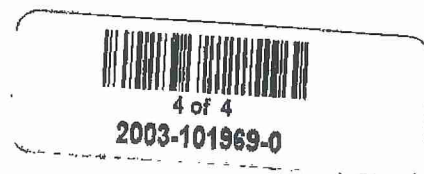
EXHIBIT "A"

PERMITTED EXCEPTIONS

- 1) Taxes or assessments which are not shown as existing liens by the records or 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 person in possession thereof.
- 3) Easement, claims of easements or encumbrances which are not shown by the public records.
- 4) Rights of the state or federal government and/or the public in and to any portion of the land for right of way as established by federal statute, RS 2477 (whether or not such rights are shown by recordings of maps in the public records by the State of Alaska showing the general locations of these rights of way).
- 5) 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.
- 6) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- 7) Any lien, or right to a lien, for services, labor or material thereto fore or hereafter furnished, imposed by law and not shown by the public records.
- 8) Reservations and exceptions as contained in the U. S. Patent.
- 9) Taxes levied by the Municipality of Anchorage for 2003.
- 10) The Covenants, Conditions and Restrictions, including the terms and provisions thereof, as contained in instrument recorded July 12, 1982, Book 753 Page 216 and all the subsequent amendments thereto.
- 11) Future dues or assessments owing the Tudor Centre Trust.
- 12) Uniform Common Interest Ownership Act, including the terms, conditions, and provisions provided therein, and in any supplements or amendments thereof, of the State of Alaska
- 13) The effect of the notes which appear on the plat of said subdivision.
- 14) Slope easements as dedicated and reserved on the plat of said subdivision, 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 the lateral support of the constructed streets. There is reserved to the grantors, their 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.
- 15) Easements as dedicated and shown on the plat of said subdivision.
- 16) Easement for Landscape and appurtenances thereto granted to Tudor Centre Trust, an



- Alaska corporation, recorded January 24, 1985, Book 1218 Page 988. (affects the northerly 20 feet of Parcel 1 and the southerly 5 feet of Parcel 2)
- 17) Easement for natural gas facilities and appurtenances thereto granted to Enstar Natural Gas Company, recorded November 13, 1989, Book 1967 Page 654. (affects the west 10 feet of Parcel 1)
 - 18) Letter of non-objection, including the terms and provisions thereof, recorded July 25, 1986, Book 1462 Page 213. (affects Parcel 1)
 - 19) Municipality of Anchorage Covenant to provide off-street parking, including the terms and provisions thereof, recorded October 13, 1992, Book 2328 Page 887. (affects Parcel 1).
 - 20) Agreement, including the terms and provisions thereof, by and between Cook Inlet Region, Inc., an Alaska corporation and ComPro Capital Group, Inc., an Alaska corporation, recorded August 25, 1997, Book 3112 Page 453. (affects Parcel 2)



The United States of America,

To all to whom these presents shall come, Greeting:

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 act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto,

the claim of Fred L. Richardson has been established and that the requirements of law pertaining to the claim have been met, for the following-described land:

Seward Meridian, Alaska.
T. 13 N., R. 3 W.,
Sec. 27, S¹/₂SW¹/₄.

The area described contains 80 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract 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 claimant, and to the heirs and assigns of the said claimant forever; subject to (1) 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; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, turnpikes, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305); excepting and reserving also, to the United States, pursuant to section 5 of the act of August 1, 1946 (60 Stat., 760, 42 U. S. C. sec. 1905), all uranium, thorium, or any other material, which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same.

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 TWENTY-NINTH day of OCTOBER in the year of our Lord one thousand nine hundred and FIFTY-TWO and of the Independence of the United States the one hundred and SEVENTY-SEVENTH.

For the Director, Bureau of Land Management.

By Nelle B. Jeffery
Acting Chief, Patents Section.

Anchorage Precinct, Anchorage, Alaska.
By Fred L. Richardson Mail to: Box 305

RECORD OF PATENTS: Patent Number

1136008

U. S. GOVERNMENT PRINTING OFFICE: 1937

RISE WALKER
District Recorder

3/3 2.75



10153
 UNITED STATES
 DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 Land Office
 Anchorage, Alaska

McN:sc

July 28, 1953

VOL. 101 PAGE 124

DECISION

Chugach Electric Association : Electric Transmission Line
 : Anchorage 020860

Right-of-Way Approved

On April 29, 1953, the Chugach Electric Association filed application, Anchorage 020860, under the Act of February 15, 1901 (31 Stat. 790; 16 F.R. 959) for right-of-way for an electric distribution line affecting public lands in Sections 16, 17, 21, 22, 27, and 28 in T. 13 N., R. 3 W., S. 4 E., for which a pre-permit was issued September 10, 1952.

On June 19, 1953, the Association filed maps of the definite location of the line, and renewed its request for a right-of-way of 20 feet in width, being 10 feet on each side of the transmission line.

The application has been examined and found to conform to the regulations. No objection appears of record to the approval of the right-of-way.

Accordingly, by virtue of the authority vested in the Secretary of the Interior and Section 2.72 of Delegation Order No. 1, Region VII, approved by the Department August 20, 1951 (16 F.R. 8625), and pursuant to the provisions of the Act of February 15, 1901, supra, permission is hereby granted the Chugach Electric Association to use the right-of-way, 20 feet in width, through the government lands in Sections 16, 17, 21, 22, 27, and 28 in T. 13 N., R. 3 W., S. 4 E., for the operation and maintenance of its constructed electric transmission, on the location shown on the map of definite location filed in the Land Office, Anchorage, Alaska, June 19, 1953, Serial No. 020860, subject to the regulations (Circ. 1825, Part 244, and particularly Sec. 244.44 thereof) as amended, and to all future regulations which may be issued pertinent to electric power projects, but reserving rights-of-way for ditches and canals constructed under authority of the United States; and further, subject to (1) all valid existing rights, and (2) the reservations provided for by the Acts of March 12, 1914 (38 Stat. 305), August 1, 1946 (60 Stat. 755), and July 24, 1947 (61 Stat. 418).

Since the right-of-way is for a Rural Electrification Administration cooperative project, no rental charge is imposed (Circ. 1825, Par. 244.21c).

Virgil O. Seiser
 Virgil O. Seiser
 Manager

Approved:

Lowell E. Puckett
 Lowell E. Puckett, Regional Administrator

4-45
 Anchorage Precinct, Anchorage, Alaska.
 JAN 27 1954
 1145 AM

cc: Administrator for Land Management

At ANCHORAGE, ALASKA
 BOX 488
 ELECTRIC ASSN. INC.

GORDON W. HARTLIEB
 District Recorder

BOOK ^{min.} 64 PAGE 195
Anchorage Recording District

63-3563

Chugach

ELECTRIC ASSOCIATION, INC.

GAMBELL AT EIGHTH * P. O. BOX 3518 * PHONE BR 5-7401

Anchorage, Alaska

PLEASE REPLY VIA AIRMAIL

March 4, 1963

A-189

Mr. Glenn M. McKee
Property Management Officer
City of Anchorage
P. O. Box 400
Anchorage, Alaska

Dear Mr. McKee:

By virtue of the easement granted Chugach Electric Association, Inc. by the Department of the Interior, Bureau of Land Management known as Anchorage #020860 and recorded in Volume 101, Page 124 on January 27, 1954 at the Office of the Recorder, Anchorage Recording District, Anchorage, Alaska; this easement became an easement under State of Alaska jurisdiction upon the acquisition of this tract of land by the State of Alaska.

Since the policy of the State of Alaska gives the grantee sole enjoyment of the right-of-way, Chugach Electric Association, Inc. hereby grants the City of Anchorage permission to attach telephone facilities to the CEA poles within the aforementioned right-of-way as per terms set forth in the Chugach Electric Association, Inc. - City of Anchorage - Joint Use Agreement.

Very truly yours,

L. J. Schultz
L. J. Schultz
General Manager

RECORDED - FILED 31
Anch. REC. DIST.
DATE 3-12-63
TIME 2:02
Rec. by City of Anch.
Address Box 400

RECEIVED 3/4/63
REC. DIST.

gm

LANDSCAPE EASEMENT

THIS AGREEMENT, made this 22nd day of January, 1985, by and between TUDOR FUND, an Alaska Limited Partnership hereinafter called the "GRANTOR", and TUDOR CENTRE TRUST, an Alaska Corporation, hereinafter called the "GRANTEE",

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the GRANTOR does hereby grant, bargain sell, convey and warrant to the GRANTEE, its successors, guests, invitees, heirs and assigns forever, a landscape easement with the right, privilege and authority to the GRANTEE its successors, guests, invitees, heirs and assigns for the use as a landscape area, including the right to construct, operate, maintain landscape improvements of all kinds within said landscape easement, described as follows:

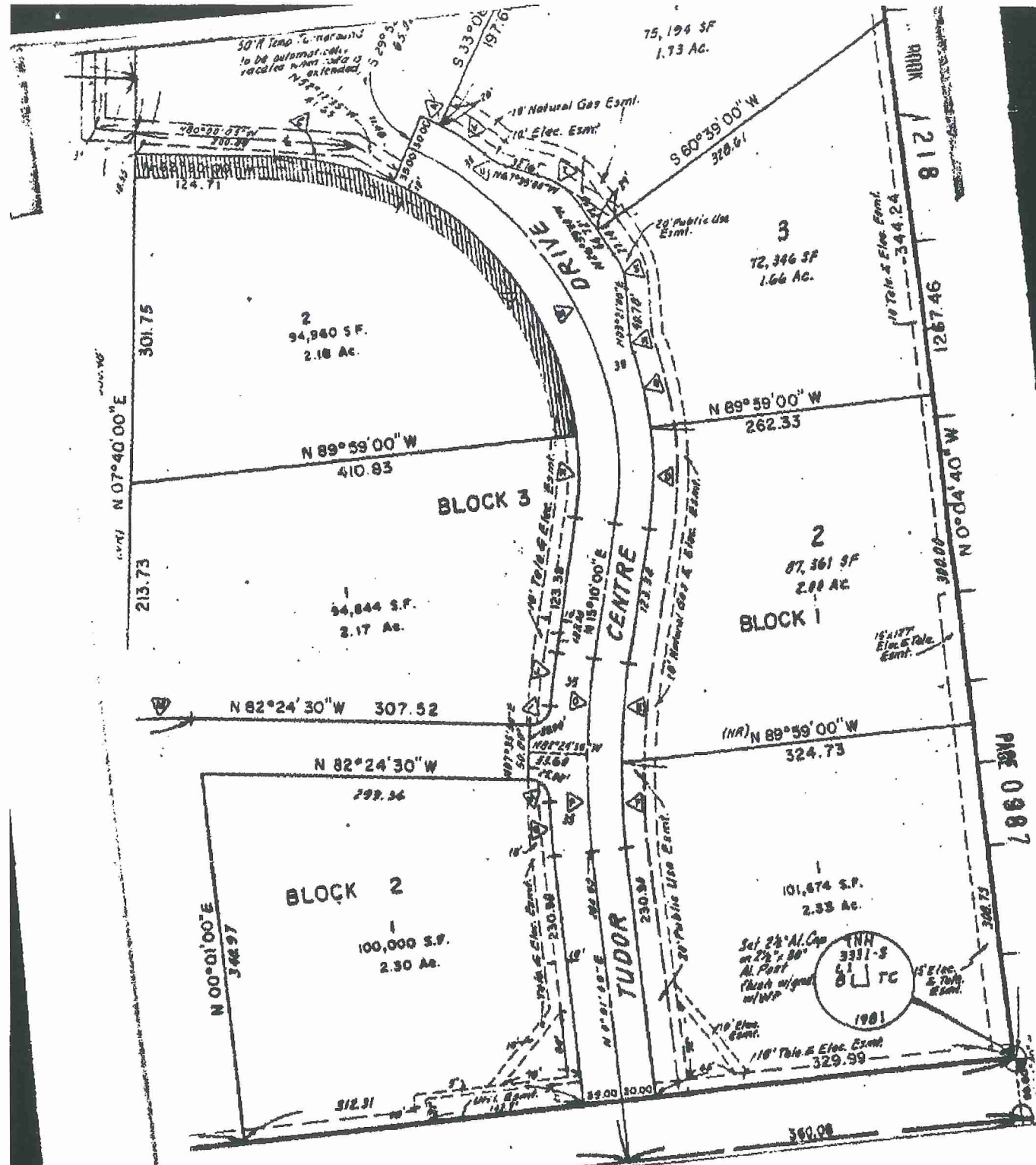
A-2305

A 20 foot wide strip lying in Lot 2, Block 3, Tudor Centre (plat 81-221) filed in the Anchorage Recording District, Anchorage, Alaska and more particularly described as follows:

Beginning at the northwest corner of said Lot 2, being the corner common to said Lot 2, Tract B, and Tract D of said Tudor Centre plat being the true point of beginning;
 Thence $S82^{\circ}20'00"E$, 124.71 feet along the property line common to said Lot 2 and said Tract D, to the beginning of a tangent curve, concave to the southwest, having a radius of 285.00 feet, a central angle of $82^{\circ}21'00"$;
 Thence, in a clockwise direction, 409.62 feet along the arc of said curve being a portion of the northerly and all of the easterly boundary of said Lot 2 to the corner common to said Lot 2 and Lot 1, Block 3 of said Tudor Centre plat and Tudor Centre Drive right-of-way;
 Thence $N89^{\circ}59'00"W$, 20.00 feet along the property line common to said Lot 2 and said Lot 1 to the west edge of a 10 foot telecommunications and electrical easement, as shown on said Tudor Centre plat, also being the beginning of a non-tangent curve, concave to the southwest, having a radius of 265.00 feet, a central angle of $82^{\circ}21'00"$;
 Thence, in a counter clockwise direction 380.88 feet along the arc of said curve being the westerly and southerly edge of said 10 foot telecommunications and electrical easement to a tangent;
 Thence $N82^{\circ}20'00"W$, 124.71 feet along the southerly edge of said telecommunications and electrical easement to the west property line of said Lot 2, being the east property line of Tract B;
 Thence, $N07^{\circ}40'00"E$, 20.00 feet along said property line common to said Lot 2 and said Tract B to the true point of beginning.

Said parcel contains 10,399 square feet more or less and is depicted on the sketch attached to and forming a part of this Landscape Easement.

Together with the right of the GRANTEE, its successors and assigns, to maintain a landscape easement and to construct, operate and maintain landscape improvements of all kinds within said right of way.



PAGE 0987

Lot 2, Block 3, TUDOR CENTRE
 ATTACHMENT TO LANDSCAPE EASEMENT
 dated 1/22/85
 (Crosshatched area depicts easement)

85-005303
 14-CC
 RECORDED-FILED
 ANCHORAGE REG.
 DISTRICT
 JAN 24 10 31 AM '85
 REQUESTED BY
 ADDRESS LAND TITLE CO.

LANDSCAPE EASEMENT

THIS AGREEMENT, made this 22nd day of January, 1985, by and between TUDOR FUND, an Alaska Limited Partnership hereinafter called the "GRANTOR", and TUDOR CENTRE TRUST, an Alaska Corporation, hereinafter called the "GRANTEE",

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, convey and warrant to the GRANTEE, its successors, guests, invitees, heirs and assigns forever, a landscape easement with the right, privilege and authority to the GRANTEE, its successors, guests, invitees, heirs and assigns for the use as a landscape area, including the right to construct, operate, maintain landscape improvements of all kinds within said landscape easement, described as follows:

A portion of Lot 1A, Block 3, of Tudor Centre, (plat 83-504) filed in the Anchorage Recording District, Anchorage, Alaska and are more particularly described as follows:

PARCEL A

A 5 foot wide parcel being the south 5 feet of said Lot 1A, as measured perpendicular to the south property line of said Lot 1A, being the north right-of-way of Diplomacy Drive. Said parcel appears as a Public Use Easement on said Tudor Centre plat.

Said Parcel A contains 1,878 square feet more or less.

PARCEL B

A 20 foot parcel being the east 20 feet of said Lot 1A, as measured perpendicular to the east line of said Lot 1A being the west right-of-way of Tudor Centre Drive. The west line of this parcel is common with the west line of the 10' telecommunications and electrical easement shown on said Tudor Centre plat.

Said Parcel B contains 5,237 square feet more or less.

These parcels have 50 square feet of overlapping area in the southeast corner of said Lot 1A. The combined non-overlapping area of both parcels is 7,065 square feet more or less. Both parcels are depicted on the sketch attached to and forming a part of this Landscape Easement.

Together with the right of the GRANTEE, its successors and assigns, to maintain a landscape easement and to construct, operate and maintain landscape improvements of all kinds within said right of way.


Together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument as of the day and year first above written.

TUDOR FUND, an Alaska
Limited Partnership

By: Equity Partners, Inc.
Corporate General Partner

By:  Glen G. Irwin, President

By:  Leslie B. Pace, Secretary

A-2305

Page 2
Landscape Easement
Lot 1A, Block 3, Tudor Centre
January 22, 1985

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 22nd day of January, 1985, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Glen G. Irwin, President and Leslie B. Pace, Secretary, of EQUITY PARTNERS, INC. an Alaska Corporation, the corporation described in the foregoing instrument; and acknowledged that they signed the said instrument on behalf of said corporation by authority of its by-laws or its Board of Directors, as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

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

Jean B. Andrade
NOTARY PUBLIC in and for Alaska
My commission expires 1/12/87.



RIGHT-OF-WAY EASEMENT

The undersigned Tudor Fund, an Alaska Limited Partnership, by Equity Partners, Inc., Corporate General Partner 4701 Tudor Centre Dr. 99503 (hereinafter called Grantor, whether one or more), for good and valuable consideration receipt of which is hereby acknowledged; does hereby convey and warrant to ENSTAR Natural Gas Company, a division of Seagull Energy Corporation, its successors and assigns (hereinafter called Grantee), a right-of-way easement to construct, lay, maintain, operate, alter, repair, remove, and replace pipelines and appurtenances, including metering and regulation facilities, thereto for the transportation of natural gas under, upon, over and through lands which the undersigned owns or in which the undersigned has an interest, situated in the Anchorage Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

The west 10 feet of Lot 5 Block 3 Tudor Centre according to Plat 85-350 on file in the Office of the District Recorder Anchorage Recording District Third Judicial District, State of Alaska

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said right-of-way easement herein granted and conveyed, or any part thereof or interest herein. The same shall be divisible among two or more owners as to any right or rights granted hereunder so that each assignee or owner shall have the rights and privileges herein granted, to be owned and enjoyed either in common or in severality.

This easement is given to the Grantee, its successors and assigns, with right of ingress and egress from the premises for the purposes herein granted.

The said Grantor is to fully use and enjoy said premises except for the purposes herein granted to the said Grantee and provided the said Grantor shall not construct or permit to be constructed any house, structures or obstructions on or over said easement or that will interfere with the construction, maintenance, repair or operation of pipelines or appurtenances, including metering and regulation facilities, constructed hereunder and will not change the grade of such pipelines.

Grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil and agrees to pay for all damage to growing crops, lawns, trees, fences and other improvements which may arise from the construction, maintenance, operation of said lines, and upgrading of the original lines or that addition of new lines.

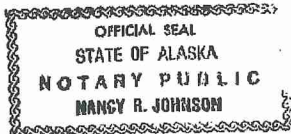
Glen G. Irwin
GLEN G. IRWIN Grantor PRESIDENT
Leslie B. Pace
LESLIE B. PACE Grantor SECRETARY

ACKNOWLEDGEMENT

STATE OF ALASKA }
THIRD JUDICIAL DISTRICT } ss.

This certifies that on this 6th day of November, 1989, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Leslie B. Pace, and Glen G. Irwin to me known and known to me to be the person(s) named as grantor(s) in the foregoing easement and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

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



Nancy R. Johnson
Notary Public, State of Alaska
My Commission Expires: 9-17-90

Return to: ENSTAR Natural Gas Company
P.O. Box 190288
Anchorage, AK 99519-0288

BK01967PG655

89-066834 13-cc
ANCHORAGE REC
DISTRICT
REQUESTED BY Easter

'89 NOV 13 PM 2 37

Reference Building or Land
Use Permit Number(s) 92-5380

MUNICIPALITY OF ANCHORAGE
COVENANT TO PROVIDE
OFF-STREET PARKING

The Municipality of Anchorage, hereinafter the "Municipality", and Alaska Kidney Foundation, Inc., hereinafter the "Owner", and Tudor Fund, an Alaska Limited Partnership, hereinafter the "Neighbor", enter into the following agreement which shall become effective on the date the agreement is fully executed.

Section 1. The Owner is a Corporation and Robert D. Swartz executes this agreement on behalf of the Owner in the capacity of Administrator. Robert D. Swartz warrants that he has authority to execute this agreement on behalf of the Owner.

The Neighbor is a Partnership, and Glen G. Irwin and Leslie B. Pace execute this agreement on behalf of the Neighbor in the capacity of President and Secretary of Equity Partners, Inc., Corporate General Partner of Neighbor. Glen G. Irwin and Leslie B. Pace warrant that they have authority to execute this agreement on behalf of the Neighbor.

Section 2. The Owner owns a parcel of real property described as: Lot 6A, Block 3, Tudor Centre Subdivision, Anchorage Recording District, Third Judicial District, State of Alaska, shown on the map attached hereto as Appendix A, and referred to hereafter as the "dominant parcel." In order to utilize the dominant parcel for The Alaska Kidney Center, the Owner must provide 48 off-street parking spaces, designed and constructed in accordance with the standards of Title 21 of the Anchorage Municipal Code. Title 21 requires that each of these parking spaces be 20 feet in depth but the dominant parcel provides only 19 feet of depth for 18 of the parking spaces that are located along the parcel's western boundary.

COVENANT TO PROVIDE OFF-STREET PARKING
Page 1

Return recorded agreement to:
Municipality of Anchorage
Public Works, Building Safety
Land Use Reviewer (Kathy Johnson)
P.O. Box 196650
Anchorage, AK 99519-6650

The Neighbor owns an adjacent parcel of real property described as Lot 5A, Block 3, Tudor Centre Subdivision, Anchorage Recording District, Third Judicial District, State of Alaska, shown on the map attached hereto as Appendix A, and referred to hereinafter as the "servient parcel." The servient parcel may accomodate a one foot strip along its eastern boundary to provide the required 20 foot depth for the 18 parking spaces along the western boundary of the dominant parcel.

Section 3. The Owner and Neighbor covenant and agree that they and their heirs, successors, and assigns, shall use the easternmost one foot of the servient parcel to provide the additional one foot of depth required for the 18 parking spaces along the western boundary of the dominant parcel, for the use and benefit of the dominant parcel, and that the above-described use of the servient parcel shall not be altered or restricted in any manner without the consent of the Municipality.

Section 4. It is understood that violation of this agreement shall constitute a violation of Title 21 of the Anchorage Municipal Code, and will be subject to all the penalties and remedies provided by law for such a violation.

OWNER

ALASKA KIDNEY FOUNDATION, INC.
an Alaska Corporation

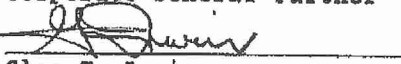
By: 
Robert D. Swartz

Title: Administrator

Date: 10/22/92

NEIGHBOR

TUDOR FUND,
an Alaska Limited Partnership
By: Equity Partners, Inc.
Corporate General Partner

By: 
Glen G. Irwin

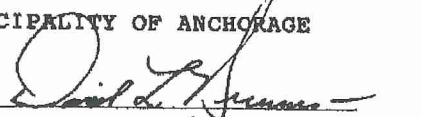
Title: President

By: 
Leslie B. Pace

Title: Secretary

Date: 10/8/92

MUNICIPALITY OF ANCHORAGE

By: 
Title: Code Enforcement Manager

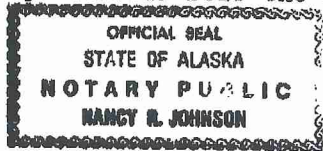
Date: 10/8/92

NOTARY BLOCK FOR OWNER'S SIGNATURE:

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

This is to certify that on the 8th day of October, 1992, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared Robert D. Swartz, known to me to be the Administrator of the Alaska Kidney Foundation, Inc., and he acknowledged that he executed the foregoing instrument as a free and voluntary act and deed of said Corporation for the uses and purposes therein stated, and on oath stated that he was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



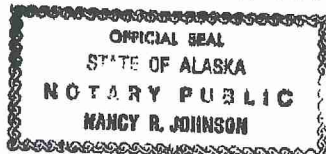
Nancy R. Johnson
Notary Public in and for Alaska
My commission expires: 10-10-94

NOTARY BLOCK FOR NEIGHBOR'S SIGNATURE:

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

This is to certify that on the 8th day of October, 1992, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared Glen G. Irwin and Leslie B. Pace, known to me to be the President and Secretary of Equity Partners, Inc., Corporate General Partner for Tudor Fund, an Alaska Limited Partnership, and they acknowledged that they executed the foregoing instrument as a free and voluntary act and deed of said Corporation for the uses and purposes therein stated, and on oath stated that they were authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



Nancy R. Johnson
Notary Public in and for Alaska
My commission expires: 10-10-94

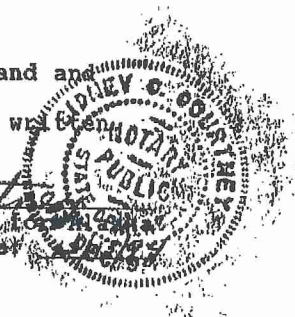
NOTARY BLOCK FOR MUNICIPAL REPRESENTATIVE'S SIGNATURE:

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

This is to certify that on the 8th day of October, 1992, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, there personally appeared David L. Brennen, known to me to be the Code Enforcement Manager of the MUNICIPALITY OF ANCHORAGE, a Municipal Corporation, and he/she acknowledged that he/she executed the foregoing instrument as a free and voluntary act and deed of said Municipal Corporation for the uses and purposes therein stated, and on oath stated that he/she was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year hereinabove

Sidney C. Coustey
Notary Public in and for the State of Alaska
My commission expires 08/28/95



BK 02328 PG 891

PROPERTY LINES

TUDOR CENTRE DRIVE

LOT 5A

LOT 6A
THE ALASKA KIDNEY CENTER

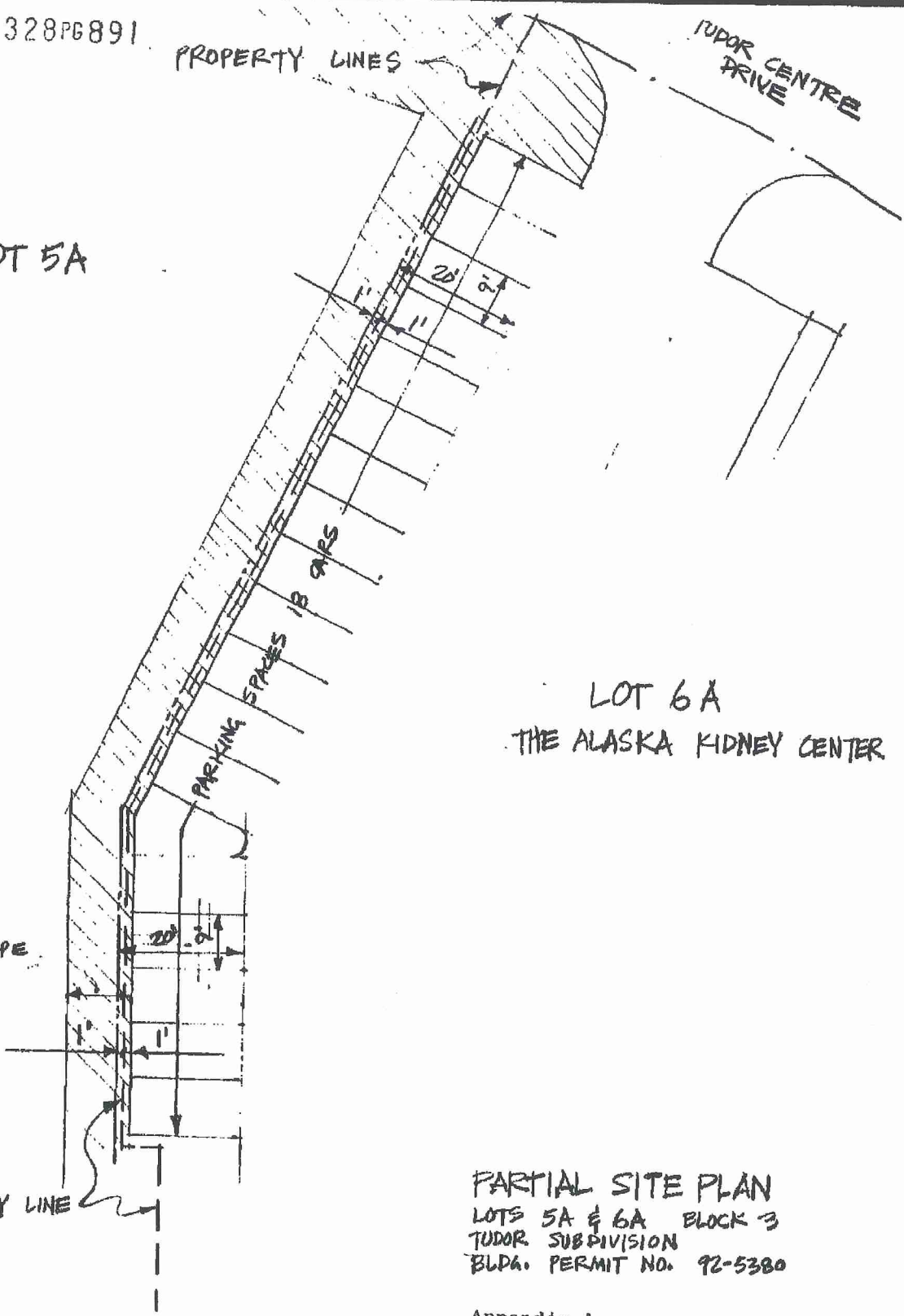
10' LANDSCAPE STRIP

PARKING SPACES 18 CARS

PROPERTY LINE

PARTIAL SITE PLAN
LOTS 5A & 6A BLOCK 3
TUDOR SUBDIVISION
BLDG. PERMIT NO. 92-5380

Appendix A



BK 02328PG892



ALASKA KIDNEY FOUNDATION, INC.

A Private, Non-Profit Corporation

October 8, 1992

Municipality of Anchorage
Land Use Reviewer
P.O. Box 198650
Anchorage, Alaska 99519-8650

RE: Authorized signer for the Alaska Kidney Center

Dear Kathy Johnson:

Please be advised that Robert D. Swartz, the Administrator of the Alaska Kidney Center, is authorized by the Board of Directors of the Alaska Kidney Foundation, Inc., owner of the Alaska Kidney Center, to sign documents related to the construction of the facility at 4160 Tudor Centre Drive, including the "Covenant to Provide Off-Street Parking", on behalf of the Board.

My appointment as President of the Board of Directors expires December 31, 1992.

Sincerely,

Arlene Gerety
President

92-045589
30

ANCHORAGE REC.
DISTRICT
REQUESTED BY AOA

'92 OCT 13 AM 11 20

RETURN TO:
COOK INLET REGION, INC.
2525 "C" Street
P. O. Box 93330
ANCHORAGE, AK. 99509-3330

BK 0311276453

38173/18724 LC

AGREEMENT

THIS AGREEMENT is executed as of the 21st day of August, 1997, by and between COOK INLET REGION, INC., an Alaska corporation (hereinafter "CIRI") and COMPRO CAPITAL GROUP, INC., an Alaska corporation (hereinafter "Compro").

WITNESSETH:

WHEREAS, Tudor Fund is the owner of real property legally described as follows:

Lot 8, Block 3, Tudor Centre Subdivision, accordingly to Plat No. 85-350 filed in the records of the Anchorage Recording District, Third Judicial District, State of Alaska; and

WHEREAS, CIRI is the contract purchaser and is in the process of acquiring Lot 8 from Tudor Fund; and

WHEREAS, Compro is the owner of adjoining real property legally described as follows:

Lot 7, Block 3, Tudor Centre Subdivision, accordingly to Plat No. 85-350 filed in the records of the Anchorage Recording District, Third Judicial District, State of Alaska; and

WHEREAS, a survey of Lot 8 has disclosed the existence of a curb cut and asphalt pavement aligned with the lot line between Lot 8 and Lot 7 approximately half of which is on Lot 8 but is being used by Compro and its tenants, invitees and licensees for ingress and egress over Lot 8 to Lot 7; and

WHEREAS, the curb cut and asphalt pavement on Lot 8 is an encroachment that has been permissively allowed by Tudor Fund; and

WHEREAS, CIRI has no immediate need for Compro and its tenants, invitees and licensees to discontinue the use of the curb cut and asphalt pavement but may in the future require that such permissive use be discontinued as a part of the development of Lot 8; and

WHEREAS, Compro acknowledges the existence of the encroachment on Lot 8 resulting from the use of the curb cut and asphalt pavement which are appurtenant to, and will be owned by CIRI and desires to execute this Agreement for the uses and purposes herein expressed.

NOW, THEREFORE, CIRI AND Compro agree as follows:

1. The foregoing recitals are true and correct.
2. Compro acknowledges that the portion of the curb cut and asphalt pavement on Lot 8 being used by Compro and its tenants, invitees and licensees for ingress and egress to Lot 7 is a permissive encroachment upon Lot 8 owned by Tudor Fund and being acquired by CIRI.
3. Provided CIRI acquires Lot 8 from Tudor Fund, Compro agrees that upon not less than ninety (90) days advance written notice from CIRI to Compro, Compro will cease all use of the curb cut and asphalt pavement which constitutes the encroachment upon Lot 8, will restore such curb and remove such asphalt pavement and will use or construct an alternate access to Lot 7 which does not encroach upon Lot 8.
4. Any notices given under this Agreement shall be sufficient if personally delivered to the office of the receiving party or if sent certified mail to the address of the receiving party as last reflected in the tax records of the City of Anchorage.
5. This Agreement shall be binding upon the parties hereto, their successors and assigns, and shall be construed under, and governed by, the laws of the State of Alaska.
6. The parties hereto acknowledge that this Agreement may be recorded in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

DK 0511266455

97-042495

21-00

LEASE REC. PRTIA
STRICT

TESTED BY _____

'97 AUG 25 AM 10 58

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above indicated.

Signed in the presence of:

COOK INLET REGION, INC.

By: [Signature]

COMPRO CAPITAL GROUP, INC.

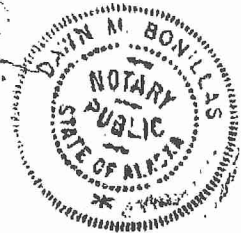
By: [Signature]
3380 "C" Street Ste 210
ANCHORAGE, AK. 99503

STATE OF ALASKA }
THIRD JUDICIAL DISTRICT } ss:

SWORN TO and subscribed before me this 22 day of August, 1997,
by Kirk S. McKee as V.P. Best Estate of COOK INLET
REGION, INC., an Alaska corporation.

My commission expires: 8-11-99

[Signature]
Notary Public



STATE OF ALASKA }
THIRD JUDICIAL DISTRICT } ss:

SWORN TO and subscribed before me this 21st day of August, 1997,
by Edna T. Aubrey as President of COMPRO
CAPITAL GROUP, INC., an Alaska corporation.

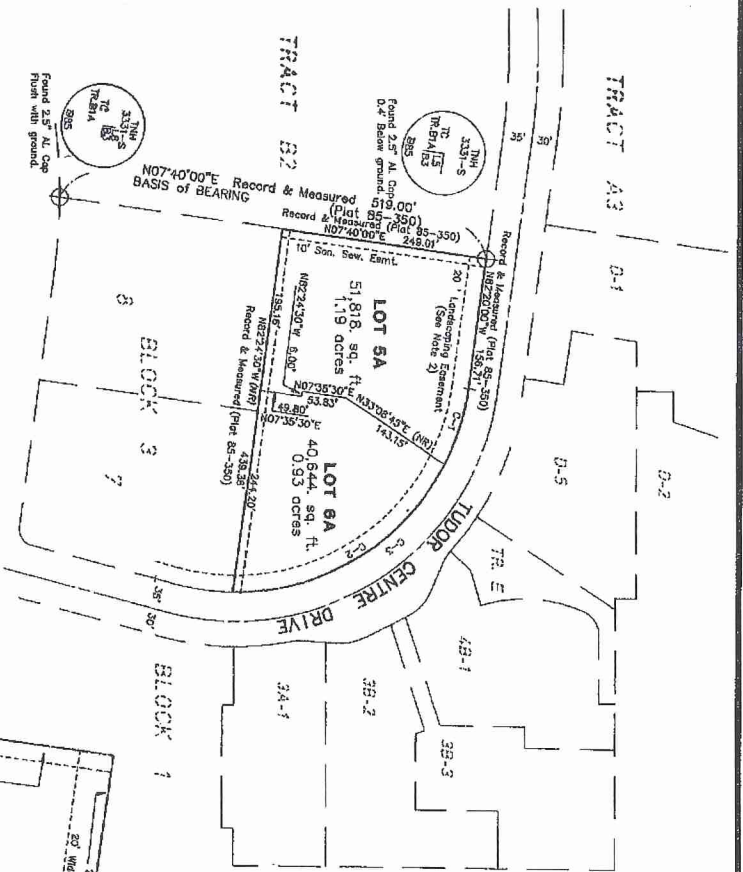
My commission expires: 12-31-97

[Signature]
Notary Public



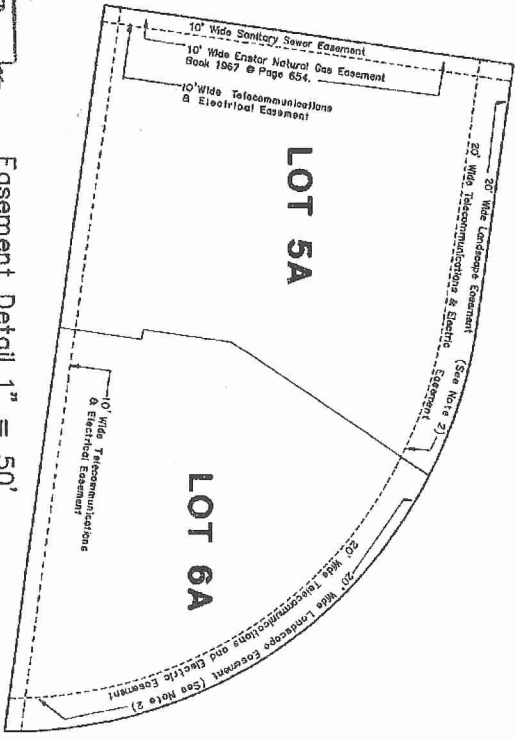
NOTES

- 5/78" x 30" Rubber seal on all lot corners unless otherwise specified.
- The landowner agreement shall remain in effect until the date of the recording of this deed. If the landowner agreement is not recorded in Book 1216 of Pages 885 and 886 on January 2, 1988, the Alaska Recording District shall be an exception to this rule.
- All of the original owners of Lots 5 & 6 were written consent from telecommunications and electrical utilities must be obtained before any trenching, digging or change in grade within the T & E easements. Landscaping within the T & E easements is subject to the utility's right to cut, trim, remove or change the growth of trees, shrubs and ornamentals which in the case, good faith judgment of the utilities may interfere with the proper installation, functioning and maintenance of their facilities.
- A 10' wide right of way easement shall be maintained between Lot 5 and Lot 6. One foot will be on Lot 5 and nine feet on Lot 6.



COURSE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELT. V.
C-1	288.00'	58.89'	18.29'	58.89'	N72°42'58"W	18.14' OS
C-2	288.00'	58.89'	18.29'	58.89'	N11°41'05"E	53.53' OS
C-3	288.00'	58.89'	18.29'	58.89'	N41°51'27"E	52.31' OS

Record & Measure of (Plat 85-350)



Easement Detail 1" = 50'

RECORDED - 92-94
 INDEXED - 92-94
 DATE: 02-06-92
 TIME: 3:33 PM
 BY: [Signature]
 ALASKA RECORDING DISTRICT

SECTION'S CERTIFICATE

I, [Signature], Commissioned Land Surveyor, do hereby certify that the plan of this subdivision is a true and correct representation of the lands actually surveyed and that all the lot corners have been set and stakes, and if final completion is desired by subdivision agreement, they will be set as specified by said subdivision agreement. Lot corners to be set by monuments to be set by [Signature]

ACCEPTANCE OF DEDICATION

The Municipality of Anchorage hereby accepts for public use the [Description of Property] and parts shown hereon. The Municipality of Anchorage, Alaska, this 10th day of February, 1992.



CERTIFICATE OF OWNERSHIP and DEDICATION

I (we), hereby certify that I (we) hold the herein described property interest in the property described herein. I (we) hereby dedicate to the Municipality of Anchorage, Alaska, the herein described property, together with all rights, title, and interest therein, and all other public lands shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a storm water easement sufficient to contain all storm water that may be received from the property shown hereon. The easement shall be 20 feet wide for the first 100 feet of the street and 10 feet wide for the balance of the street. The easement shall be used for the purpose of providing and maintaining the storm water drainage system and maintaining other adequate flood control, as approved by the Municipality.

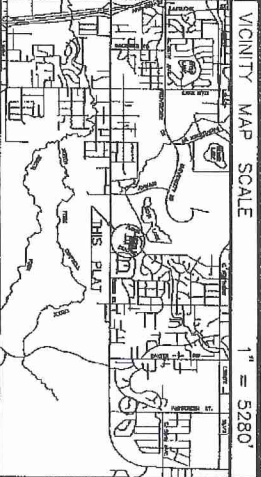
I (we) hereby agree to this plan and to any restrictions or covenants appearing hereon, and to the extent that the same may be necessary to carry out the purposes of the plan and to the extent that the same may be necessary to carry out the purposes of the plan and to the extent that the same may be necessary to carry out the purposes of the plan.

ALASKA TRUST FOUNDATION INCORPORATED - OWNER
 WILLIAM SCOPY - TRUSTEE
 4201 TUDOR CENTRE DRIVE SUITE 220
 ANCHORAGE, ALASKA 99508

NOTARY ACKNOWLEDGEMENT
 Subscribed and sworn to before me this 10th day of July, 1992.
 1/21/92
 My Commission Expires [Signature]
 Notary Public
 STATE OF ALASKA
 NOTARY PUBLIC
 JACK GARRISON

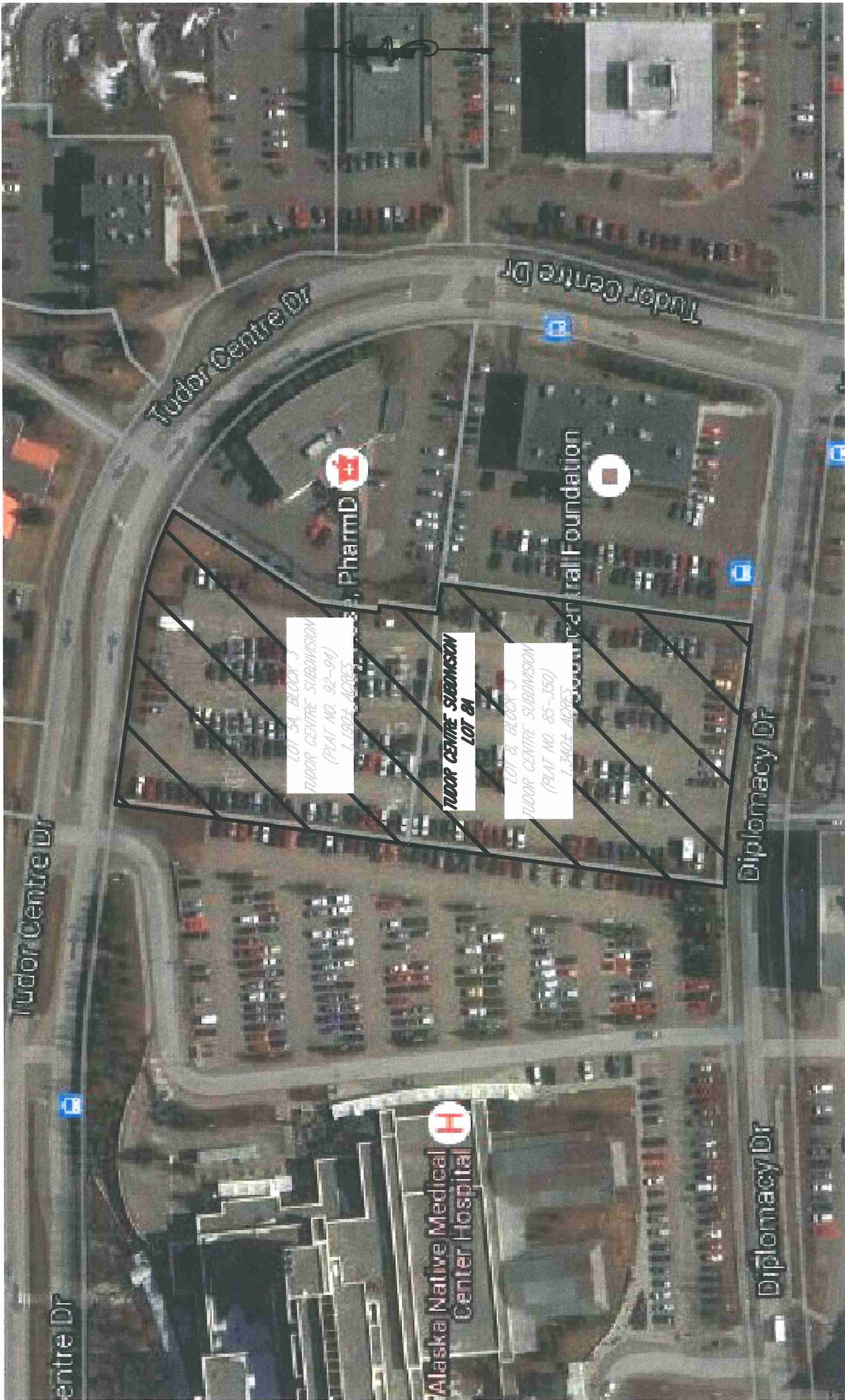
TUDOR FUND, an Alaska Limited Partnership - BENEFICIARY
 By: Equity Partners, Inc.
 C. J. [Signature]
 My Commission Expires [Signature]
 Notary Public
 STATE OF ALASKA
 NOTARY PUBLIC
 HARRY R. JOHNSON

NOTARY ACKNOWLEDGEMENT
 Personally appeared GLENN G. LIPMAN and LESLIE B PAGE
 Subscribed and sworn to before me this 10th day of August, 1992.
 10-10-94
 My Commission Expires [Signature]
 Notary Public
 STATE OF ALASKA
 NOTARY PUBLIC
 HARRY R. JOHNSON



PLAT OF
 LOTS 5A and 6A, BLOCK 3,
 TUDOR CENTRE
 A Resubdivision of Lots 5 & 6, Block 3
 TUDOR CENTRE (85-350)
 Anchorage Recording District

LOCATED WITHIN THE SW 1/4 of Sec. 27, T.13 N., R.3 W., S.14 ALASKA
 CONTAINING 2.12 ACRES 2 LOTS, 0 TRACTS
 TRUCK
 NYMAN
 HAYES, INC.
 811 West 8th Ave.
 Anchorage, Alaska 99501



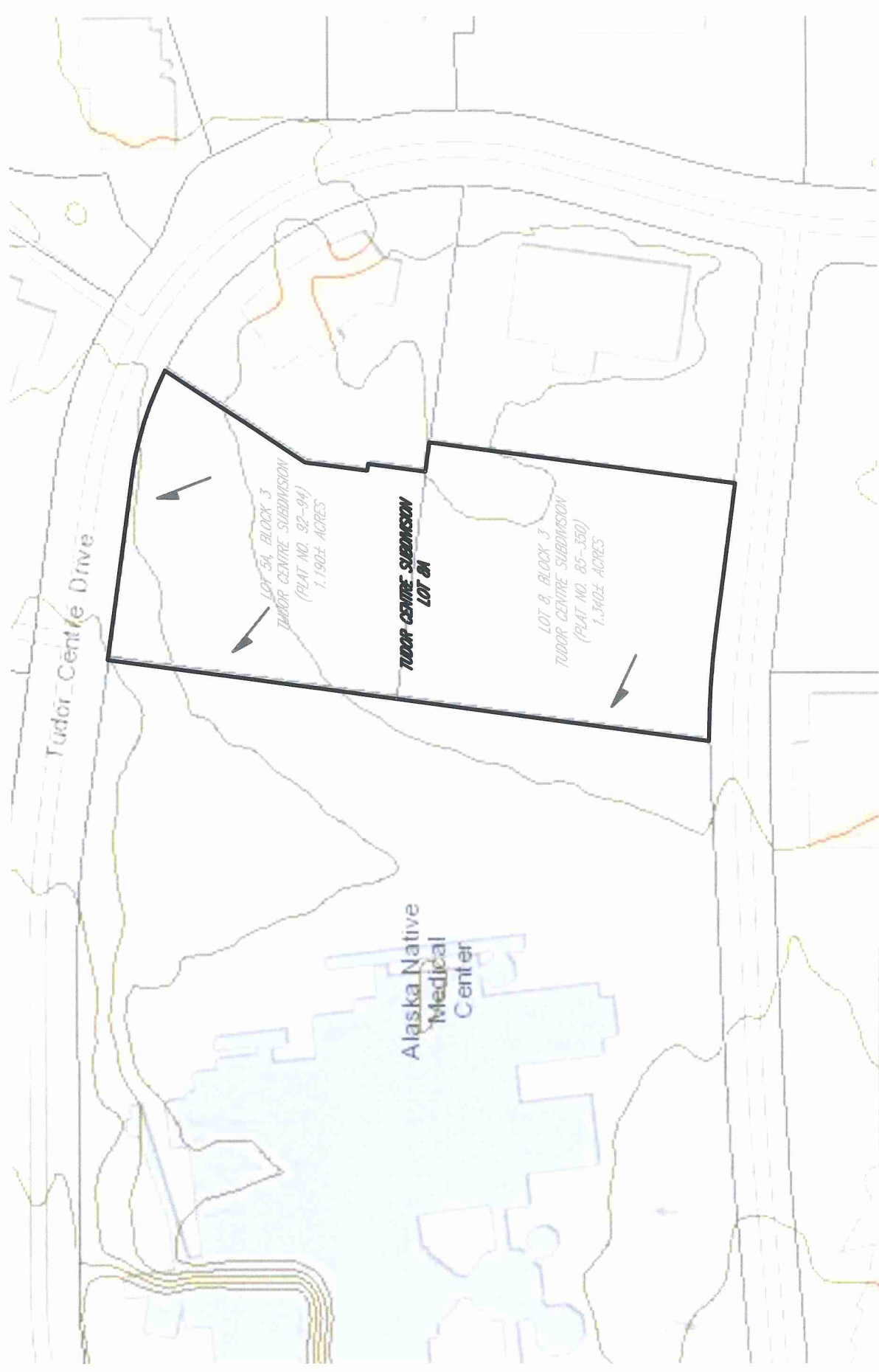
GRAPHIC SCALE
NOT TO SCALE

PROJECT/TITLE		AERIAL MAP		REV.	
TUDOR CENTRE SUBDIVISION		DRAWING NO. N/A		N/A	
LOT 8A		DATE		SHT.	
DRN	BMA	CHK	TMM	1-21-16	1 OF 1

ENTERPRISE
ENGINEERING, INC.

2025 GAMBELL STREET
SUITE 200
TACOMA, WA 98403
TEL (207) 555-3332
FAX (207) 555-3017

5 DEWIT STREET
SUITE 201
TACOMA, WA 98403
TEL (207) 555-3332
FAX (207) 555-3017



GRAPHIC SCALE

NOT TO SCALE

PROJECT/TITLE **TOPOGRAPHIC AND DRAINAGE MAP
TUDOR CENTRE SUBDIVISION
LOT 8A**

PROJ. NO.	DRAWING NO.	REV.
8699	N/A	N/A
DRN BMA	CHK' TMM	DATE 1-21-16
		SHT. 1 OF 1

ENTERPRISE
ENGINEERING, INC.

5 NORTH STREET
SUITE 23
FREDRICK, ME 04032
TEL. (207) 686-9006
FAX (207) 686-9015

2925 CABELL STREET
SUITE 200
ANCHORAGE, AK 99503
TEL. (907) 563-3333
FAX (907) 563-3317