

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)	John Eng (See Owner Attachment)	Name (last name first)	Dreyer, Tom
Mailing Address	Cornerrock Properties LLC	Mailing Address	S4 Group
	PO Box 111391 Anchorage, AK 99511		124 E 7th Avenue Anchorage, AK 99501
Contact Phone – Day	441-9354	Contact Phone – Day	306-8104
	Evening		Evening
Fax		Fax	
E-mail	meadow47@yahoo.com	E-mail	Tom@S4AK.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): 014-112-41-000; 014-112-40-000; 014-112-52-000; 014-112-53-000; 014-112-54-000; 014-112-55-000; 014-112-30-000; 014-112-31-000; 014-112-32-000; 014-112-33-000; 014-112-34-000; 014-112-35-000; 014-112-29-000; 014-112-28-000;			
Site Street Address: 6909 Driftwood St. 014-112-27-000; 014-112-26-000; 014-112-25-000; 014-112-24-000; 014-111-36-000; 014-111-37-000; 014-111-38-000; 014-111-39-000; 014-112-47-000			
Current legal description: (use additional sheet if necessary) See Attachment			
Zoning:	I-1	Acreage:	4.753 Acres
		Underlying Plat #:	P-306, 2007-170, 70-357
		Grid #:	SW2132
# Lots:	22	# Tracts:	0
		Total # parcels:	22

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) TRACTS 1-3, CORNERROCK SUBDIVISION		
# Lots:	0	# Tracts:
		3
		Total # parcels:
		3

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 Owner Representative Date 6/27/16
 (Representatives must provide written proof of authorization)

Print Name THOMAS H. DREYER
 Accepted by: Poster & Affidavit: Fee: Case Number: Requested Meeting Date:

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)	John Eng (See Owner Attachment)	Name (last name first)	S4 Group
Mailing Address	Cornerrock Properties LLC PO Box 111391 Anchorage, AK 99511	Mailing Address	124 E 7th Avenue Anchorage, AK 99501
Contact Phone: Day:	441-9354	Contact Phone: Day:	306-8104
	Night:		Night:
FAX:		FAX:	
E-mail:	meadow47@yahoo.com	E-mail:	Tom@S4AK.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):	014-112-41-000; 014-112-40-000; 014-112-52-000; 014-112-53-000; 014-112-54-000; 014-112-55-000; 014-112-30-000; 014-112-31-000; 014-112-32-000; 014-112-33-000; 014-112-34-000; 014-112-35-000; 014-112-29-000; 014-112-28-000;	
Site Street Address:	6909 Driftwood St. 014-112-27-000; 014-112-26-000; 014-112-25-000; 014-112-24-000; 014-111-36-000; 014-111-37-000; 014-111-38-000; 014-111-39-000; 014-112-47-000	
Description of right-of-way/easement: (use additional sheet if necessary)		
<p>20' Right-Of-Way: Per Plat 70-357, as an alley running East-West along the south.</p> <p>30' Right-Of-Way: Per Plat 2007-170, as an alley running North-South along the east.</p> <p>10' T&E Easement: Per Plat 2007-170, running East-West along the southeast, and North-South along the east.</p> <p>10' T&E Easement: Per Plat 70-357, East-West along southwest.</p> <p>20' Stormdrain Easement: Per Plat 2007-170, running North-South along the southeast.</p>		
Zoning:	I-1	Acreeage: 4.753 Acres
Grid #	SW2132	
# Lots:	22	# Tracts:
Total # parcels:	22	

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.

6/27/16	
Date	Signature (Agents must provide written proof of authorization)

Accepted by:	Poster & Affidavit:	Fee	Case Number
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Application for vacation continued

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: Urban RuralAnchorage 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): 2012-047 Temporary Snow Dump
 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:

- 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) Waived by _____
 Subdivision drainage plan Waived by _____



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Owner Attachment

- Cornerrock Properties, LLC, as to Lots 1 thru 6, Block 7, and Lots 1 and 2, Block 8, and Lots 3A thru 6A, Block 8, Woster Subd
- Rafal Markiewicz and Katrina E. Larson-Markiewicz, dba AK Natural Stone Craft, as to Lot 4, Block 1 and Lot 5A, Block 1, Park Wood Estates Subd. and
- Chinook Fire Protections, Inc., an Alaska corporation, as to Lots 2 and 3, Block 1, Park Wood Estates Subd.



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Letter of Authorization

By signing below, I do hereby authorize the S4 Group to represent me in the application to the MOA Planning Department for subdividing the property as listed below;

Parcel 1: Lots 1 thru 6, Block 7, Lots 7 thru 12, Block 8, and Lots 1, 2, 3A, 4A, 5A, & 6A, Block 8, Woster Subdivision, EXCEPTING THEREFROM that portion of Lots 1, 2, 3A, 4A, 5A & 6A, Block 8 conveyed to the State of Alaska by Warranty deed recorded August 8, 1968 in Book 369 at page 300.

Parcel 2: Lot 4 & 5A, Block 1, Park Wood Estates.

Parcel 3: Lots 2 and 3, Block 1, Park Wood Estates Subdivision.

Signatures

John Eng May 20, 2016
 Parcel #1 owner: Cornerrock Properties, LLC by: Mr. John Eng Date

Rafal Markiewicz 05.18.16
 Parcel #2 owner: Ak Natural Stone Craft, by: Rafal Markiewicz Date

Jeffrey M. Willetts 5/20/16
 Parcel #3 owner: Chinook Fire Protection, Inc by: Jeffrey M. Willetts Date

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: Woster + Parkwood Estates
- Project Location, Tax ID, or Legal Description: Lots 1+2, 5-12 Block 6 (Woster)
Lots 1-12, Block 7 (Woster), Lots 1-2 Block 8 (Woster) And Lots 3A-6A B8 (Woster)
- Project Area (if different from the entire parcel or subdivision): And Lots 2, 3, 4+6A, B1 (Parkwood Estates)

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

_____ DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X KBC _____ 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:

Kyle G...

5/19/16



MUNICIPALITY OF ANCHORAGE
 Community Development Department/Planning Division
 4700 Elmore Road, Anchorage, AK 99502
 Phone: 907-343-7901; Fax: 907-343-7927

Pre-Application Meeting Checklist

Project Name: Cornerock Subdivision Meeting Date: 3/9/16

Concerns raised at Community Meeting: _____

Zoning/Platting: _____

AWWU: Water not fronted on all lots. Sewer is okay (fully fronted)
AWWU talked about creating a flag lot to front and service
the lots.

Building Safety: _____

DOT&PF: _____

Fire: _____

Health Department: _____

Long Range Planning: _____

Create mailing list

S12294 -- SEP 07 2016

Non-motorized Coordinator: sidewalk along homes by the State.

OSWW: _____

Parks and Rec: _____

Private Development: Rosewood improved to half street 24' curb/gutter one side, fine turnaround. 69th half street standard into tract 2 (may provide turnaround at tract 1)
any land use process could require development at time of building

Traffic: 1 & 5 require improvements under Plat. Intent to vacate alley @ Driftwood need half bulb and 15' dedication greenwood.
Half of a cul de sac bulb. 50' radius

Watershed Management: _____

Other: _____

Other: _____

Other: Storm drain 70th / Driftwood need to talk to street maintenance

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Lots 1-12, Block 7 (Woster), Lots 1-2 Block 8 (Woster) And Lots 3A-8A B 8 (Woster)
- Project Area (if different from the entire parcel or subdivision): And Lots 2, 3, 4 + 5A, B 1 (Parkwood Estates)

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

_____ DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X KBC _____ 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.**

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- 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:

Kyle G...

5/19/16



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Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

June 15, 2016

Mr. Hal Hart, MOA Planning Division Director
4700 Elmore Road
Anchorage, Ak 99507

RECEIVED

JUN 15 2016

PLANNING DEPARTMENT

Re: Summary of Community Meeting

Project: Cornerrock Subdivision, Vacation of ROW & Variance

Dear Mr. Hart,

This Letter serves as the 'Summary of Community Meeting' as per Title 21.03.020.C.6. for our proposed subdivision to be named Cornerrock Subdivision. The property's legal description is:

Proposed Tract 1: Lots 2 & 3, Block 1, Park Wood Estates Subdivision.

Proposed Tract 2: Lots 1 thru 6, Block 7, lots 7 thru 12 Block 8, & Lots 1, 2, 3A, 4A, 5A, & 6A, Block 8 Woster Subdivision,

Proposed Tract 3: Lots 4 & 5A, Block 1, Park Wood Estates Subdivision,

The project includes the following tasks: (See enclosed draft preliminary plat for clarification.)

1. Re-plat to the new configuration of lot lines as shown on the preliminary plat.
2. Vacate the ROW of Driftwood Street and the 20' wide Alley that intersects the southern terminus of Driftwood Street, and dedicate to ROW a portion of Greenwood Street as shown on the preliminary plat.

On March 9, 2016, There was a pre-application conference with the department as per Title 21.03.020.B.2.a. Representatives from the MOA included Planning, AWWU, Traffic Engineering, Platting, Planning, Current Planning, Anchorage Fire Department, P.M. & E., and the owner's representatives. A copy of the pre-app sign-in sheet is include with this letter.

We consulted with the Community Council for this area, Taku Campbell, and since they were not having any more regular scheduled community council meetings until September of 2016, it was decided to schedule a Community Meeting as per Title 21.03.020.C.2.b. The mailing list for the surrounding area was created by the MOA

S 1 2 2 9 4 - - SEP 07 2016

Planning Department and we mailed out the Notices of Community Meeting on May 19, 2016, 21 days before the meeting. I have included a copy of what was sent out through the mail. 216 mailers were sent out, 51 were returned.

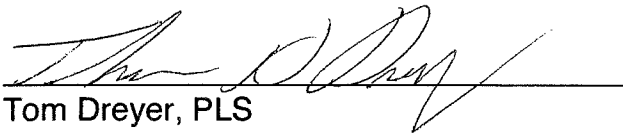
On June 9, 2016 we had our CM (Community Meeting) at 7:00 at 5050 Cordova Street. There was approximately 4 people from the area that attended along with the petitioner, Mr. John Eng, and the petitioner's representatives. I have enclosed with this letter a copy of the signup sheet.

The community's questions centered around the exact location of the project and what was being planned for the parcels. Once the participants became aware of the exact location, there were no negative comments. There were no other concerns, issues or problems expressed by the surrounding neighbors in attendance.

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: tom@s4ak.com.

This Summary of Community Meeting has been sent to the President of the Taku/Campbell Community Council, Mr. Ron Jordan.

Thank you,

A handwritten signature in black ink, appearing to read "Tom Dreyer", is written over a horizontal line.

Tom Dreyer, PLS
S4 Group
Petitioner's representative

Community Meeting!

You're Invited.....

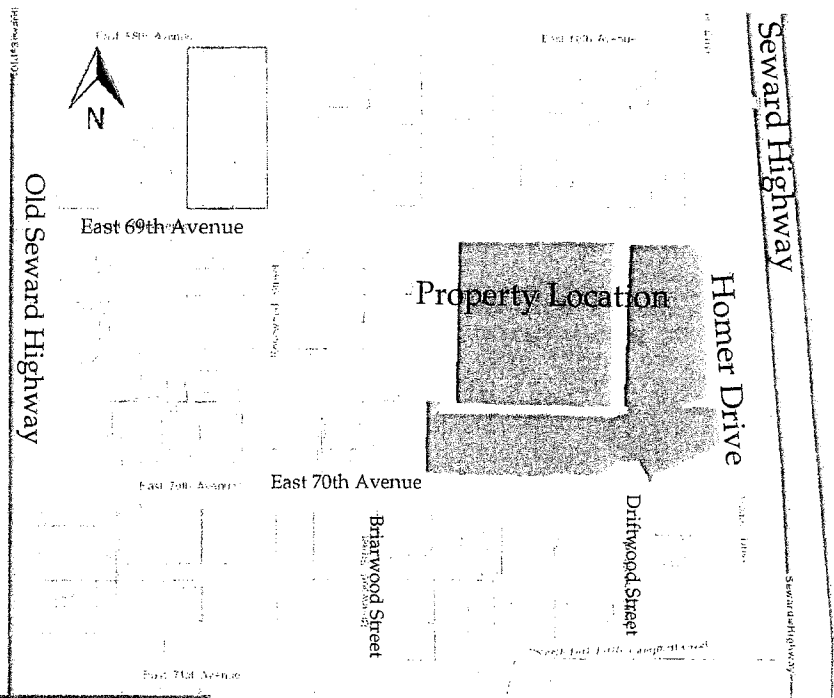
Petitioner: Cornerrock LLC

Subdivision & R.O.W./Easement Vacation

Community Meeting Agenda Notification

Cornerrock Properties LLC, represented by S4 Group LLC, will be at a specially scheduled Community Meeting on June 9, 2016 to present a proposed subdivision and easement/R.O.W. vacation case. The project site is three parcels (1) Lots 1 thru 6, Block 7, Lots 7 thru 12, Block 8, Lots 1, 2, 3A, 4A, 5A & 6A Block 8 Woster Subdivision, (2) Lots 4 & 5A, Block 1 Park Wood Estates Subdivision and (3) Lots 2 & 3, Block 1 Park Wood Estates Subdivision AKA 6907/6907/6917/6948/6940/6932/6924/6916/6908 Driftwood Street, 1321/1341/1231/1301 E 70th Avenue and 6909/6917/6925/6933/6941/6949 Greenwood Street.

This project is to combine the lots into a larger parcel. Representatives will provide an overview of the subdivision, easement/R.O.W. vacation request, project schedule and are available to answer questions.



Thursday, June 9th
2016
5050 Cordova Street
2nd Floor
Anchorage, AK 99503
7:00 PM

We welcome your feedback! There will be an opportunity to provide your comments at the meeting. You can also submit your comments or request additional information by contacting:

Tom Dreyer, PLS
S4 Group, LLC
Tom@s4ak.com



Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

124 E 7th Ave Anchorage, AK 99501 (907) 306-8104 www.s4ak.com



Project Name: Comerock Subdivision Case No. _____
 Meeting Type: Concept Pre-Application Post-Application Other
 Meeting Requested by: Slana Surveys Inc. Date: 3/9/16
 Lead MOA Planner: Shawn Odell Time: 1:30 pm

	NAME (please print)	COMPANY	PHONE	E-MAIL
1	Shawn Odell	MOA - current planning	343-7941	odell sm@munio.org
2	Jason Moncrieff	MOA - PD Manager	343-8310	moncrieffjm@munio.org
3	KENT KOHLHASE	MOA PMT&E	8159	kohlhasek@munio.org
4	Stephanie Mormilo	MOA - Traffic	x8070	mormilosl@munio.org
5	KRISTEN LANGLEY	MOA - TRAFFIC	x8479	Langley KR@munio.org
6	Lori Schanche	MOA NOMOCO	x8368	schanchole@munio.org
7	PAUL HATCHER	ANNU	504-2721	paul.hatcher@annu.biz
8	Paul Whitfield	MOA - Planning	343-8329	Whitfielddr2@munio.org
9	Yvette JAEGGE	AFD - MOA	267-4975	jaegge yn@munio.org
10	MARK DAVIS	SLANA	227-1600	SLANA@GCI.NET
11	C. John Eng	Corner Rock Properties LLC	441-9354	meadow47@yahoo.com
12				
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20				

Notes:

S12294 -- SEP 07 2016



Lea Knauer <lea@s4ak.com>

Corner Rock

1 message

Andy "PIP Printing" <andy@pipalaska.com>

Thu, Jun 2, 2016 at 3:55 PM

To: Lea Knauer <lea@s4ak.com>

This is to confirm the PiP Printing mailed 216 Corner Rock Mailers on May 19th 2016.
We addressed and dropped at the bulk mailing office at the USPS on post road in Anchorage Alaska.

All of these were metered and mailed 1st class!

--

Andrew Woodruff |Account Representative

PIP Printing of Alaska | 833 East 4th Avenue | Anchorage, AK 99501-2711

P 907.274.3584 | D 907.265.7701 | F 907.274.7477 | pipalaska.com

S 1 2 2 9 4 - - SEP 0 7 2016

June 28, 2016

Cornerrock Subdivision
Platting & R.O.W. and Easement Vacation Application

Platting Application Narrative
Per 21.03.200.C.9

This plat conforms to the applicable dimensional standards and measurements, chapters 21.07, Development and Design Standards and 21.08, Subdivision Standards, and, to the maximum extent feasible:

Cornerrock Subdivision conforms to Title 21.07, 21.08, and Subdivision Standards, there are no requests for any variances.

Promotes the public health, safety and welfare:

Cornerrock Subdivision promotes the public health, safety, and welfare by providing a more suitable development space for industrial use, which will benefit community economics and reduce problems associated with unused land. Cornerrock provides suitable access routes to the properties, including the ROW of E 70th Avenue and directly from a D.O.T. approved access off of Homer Drive.

Mitigates the effects of incompatibilities between the land uses or residential densities in the subdivision and the land uses and residential densities in the surrounding neighborhood, including but not limited to visual, noise, traffic, and environmental effects:

Cornerrock Subdivision mitigates the effects of incompatibilities between land uses and residential densities by consolidating multiple small lots into larger industrial zoned tracts. This consolidation will create more fluid developments in general, as there will be fewer interacting entities. Cornerrock is completely surrounded by I-1 zoning.

Provides for the proper arrangement of streets in relation to existing or proposed streets:

Cornerrock Subdivision properly arranged access routes by designing congruent to existing streets, as well as dedicating additional Right-Of-Way in order to widen existing recorded access, and providing turn-around space for a cul-de-sac.

Provides for adequate and convenient open spaces:

Cornerrock Subdivision provides adequate and convenient open spaces by combining lots in

order to create more useable, spacious development opportunity.

Provides for the efficient movement of vehicular and pedestrian traffic:

Cornerrock Subdivision provides efficient means of vehicular and pedestrian movement by providing access off of E 70th Avenue and also off of Homer Drive to the east. Cornerrock also adds width to a previously recorded Right-Of-Way along Homer Drive, providing for better movement and pedestrian access.

Ensures adequate and properly placed utilities:

Cornerrock Subdivision provides proper and adequate utility placement by keeping the easement in-line with previous utility easements. All tracts in Cornerrock are serviced by a common easement corridor along the long side tract boundaries. All tracts have direct access to the water and sewer mains within the E 70th Avenue right-of-way.

Provides access for firefighter apparatus:

Cornerrock Subdivision allows for effective access to firefighting apparatus by nature of the large tract sizes, ample road frontage, and multiple access routes of adequate size.

Provides opportunities for recreation, light and air and avoids congestion:

Cornerrock Subdivision avoids congestion by utilizing multiple streets for access to the various tracts.

Facilitates the orderly and efficient layout and use of the land:

Cornerrock Subdivision facilitates orderly layout by combining like land units and utilizing existing access, easements and Right-of-Ways to create a consolidated, efficient plat.

Does not create a split-zoned lot:

Cornerrock Subdivision does not create any split-zoned tracts; all properties are commonly zoned.

Furtheres the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by chapter 21.01.080, Comprehensive plan:

Cornerrock Subdivision supports the comprehensive development plan as required by remaining I-1 zoning. The Comp plan indicates this area as industrial zoning, as shown on the Generalized Land Use Plan, Map 3-1, of the Anchorage Bowl Comprehensive Development Plan. Though the new Anchorage Land Use Plan Map has not been approved yet, the latest draft

does show this as remaining as an industrial area.

Responses to the Municipal Vacation Policy

1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.

Response: The ROW's were never built upon and provide no value to the public, Driftwood Street was only 30 feet wide and serves no purpose. With the new proposed configuration as shown on the preliminary plat, the alleyway serves no purpose, and the owners on both sides have agreed to the vacation.

2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.

Response: These ROW's are not on the Official Streets and Highway Plan.

3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.

Response: Driftwood Street and the alley do not lie on the half-mile road system.

4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.

Response: Driftwood Street and the Alley do not lie on the quarter mile grid system.

5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.

Response: Driftwood Street and the Alley did not serve any other properties in the area. Traffic circulation patterns off of E 70th Avenue and Homer Drive will serve the property in an efficient and sensible manner.

6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.

Response: This is not a request for a re-alignment of a ROW, but essentially this effort will clean-up the area with efficient patterns of ingress and egress. The existing ROW of Driftwood

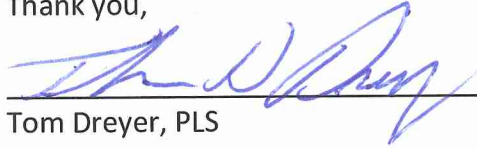
and the Alley were insufficient in relation to any current design standards. This proposal is a superior design considering the type of business that will inevitably be built on this parcel.

The storm drain easement that we are vacating runs in a north south direction in the middle of the proposed Tract 3. The storm drain function will be moved westerly about 100 feet and will be in the flag portion of Tract 2. This will allow building expansion of the existing structure on Tract 3. A drainage plan is being submitted by the engineers for MOA approval.

The T & E easements that are being vacated are of no use with the new lot line configurations as proposed on our preliminary plat. They can be seen on the plat in the lower right corner of the drawing under the title of 'Existing Lot Configurations.'

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,



Tom Dreyer, PLS
S4 Group



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
MEMORANDUM OF AGREEMENT

PROJECT NAME: SEWARD HIGHWAY DIMOND TO
DOWLING RECONSTRUCTION
STATE PROJECT #: 53626
FEDERAL-AID PROJECT #: 0A31049
PARCEL NO.(S): 045, 046, & 047

AGREEMENT has been reached this 6 day of Oct, 2014, between **CORNERROCK PROPERTIES, LLC**, the owner or owners of the below designated parcel or parcels, and the **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES** hereinafter (**DOT&PF**), for the purchase of said parcel(s). The amounts to be paid, and other considerations to be given, in full satisfaction of this Agreement, are as follows:

Right-of-Way Acquisition Parcel <u>045</u>				
Fixtures and Improvements Purchased: <u>N/A</u>				
Land Purchased:	_____ acres	<u>1,157</u> square feet	_____	<u>\$18,500.00</u>
Utility Easement Parcel	_____ acres	_____ square feet	_____	_____
Temporary Construction Easement (TCE) No.	_____	_____ square feet	_____	_____
Temporary Construction Permit (TCP) No.	_____	_____ square feet	_____	_____
Cost to Cure: <u>N/A</u>	_____	_____	_____	<u>0.00</u>
PARCEL COMPENSATION:				<u>\$18,500.00 (rd)</u>
Damages are a consideration: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Amount of Damages: \$ <u>0.00</u> included in total compensation above.				

Right-of-Way Acquisition Parcel <u>046</u>				
Fixtures and Improvements Purchased: <u>N/A</u>				
Land Purchased:	_____ acres	<u>577</u> square feet	_____	<u>\$9,300.00</u>
Utility Easement Parcel	_____ acres	_____ square feet	_____	_____
Temporary Construction Easement (TCE) No.	_____	_____ square feet	_____	_____
Temporary Construction Permit (TCP) No.	_____	_____ square feet	_____	_____
Cost to Cure: <u>N/A</u>	_____	_____	_____	<u>0.00</u>
PARCEL COMPENSATION:				<u>\$9,300.00 (rd)</u>
Damages are a consideration: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Amount of Damages: \$ <u>0.00</u> included in total compensation above.				

Right-of-Way Acquisition Parcel <u>047</u>				
Fixtures and Improvements Purchased: <u>N/A</u>				
Land Purchased:	_____ acres	<u>554</u> square feet	_____	<u>\$8,900.00</u>
Utility Easement Parcel	_____ acres	_____ square feet	_____	_____
Temporary Construction Easement (TCE) No.	_____	_____ square feet	_____	_____
Temporary Construction Permit (TCP) No.	_____	_____ square feet	_____	_____
Cost to Cure: <u>N/A</u>	_____	_____	_____	<u>0.00</u>
PARCEL COMPENSATION:				<u>\$8,900.00 (rd)</u>
Damages are a consideration: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Amount of Damages: \$ <u>0.00</u> included in total compensation above.				

TOTAL COMPENSATION **\$36,700.00**

Other Conditions: DOT to construct a standard driveway approach on Parcel 47 at Homer Drive Station 6417+62 left. This offer is contingent on administrative approval.

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the owner or owners.
2. This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The owner or owners hereby agree that the compensation herein provided to be paid includes full compensation for their interest and the interests of their life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said owner or owners agree to discharge the same.
4. THIS AGREEMENT shall be deemed a CONTRACT extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Chief Right-of-Way Agent on behalf of the Department.



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MEMORANDUM OF AGREEMENT
(Continued)

PROJECT NAME: SEWARD HIGHWAY DIMOND TO
DOWLING RECONSTRUCTION

STATE PROJECT #: 53626

FEDERAL-AID PROJECT #: 0A31049

PARCEL No(s): 045, 046, & 047

Of the total amount of compensation hereinabove agreed upon, the sum of \$ 36,700.00 shall be paid upon execution and delivery of a good and sufficient: Warranty Deed(s) Easement Temporary Const. Easement or Other, and the balance of the compensation, amounting to \$ 0.00 shall be paid upon compliance by the owner or owners with the terms hereof.

Disbursement of funds will be made in the following manner:

	Amount of Payment
Fidelity Title Agency of Alaska	\$36,700.00

The Owner or Owners certify that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above.

STATE OF ALASKA DOT&PF

OWNER(S): Cornerrock Properties, LLC

DESIGN PROJECT MANAGER _____ Date _____
Signature required when construction consideration is involved

C. John Eng 10-3-14
C. John Eng, Member _____ Date _____

JK 10/7/14
RIGHT OF WAY AGENT _____ Date _____

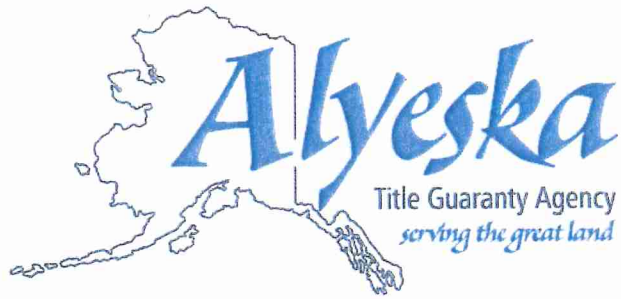
Gayle E. Mathiesen 10-6-14
Gayle E. Mathiesen, Member _____ Date _____

Lynn A. Eng 10-6-14
Lynn A. Eng, Member _____ Date _____

Jaysen E. Mathiesen 10-3-14
Jaysen E. Mathiesen, Member _____ Date _____

APPROVED FOR PAYMENT AS ABOVE:

CHIEF RIGHT OF WAY AGENT _____ Date _____
CENTRAL REGION



Anchorage
3801 Centerpoint Dr Ste 102
Anchorage, Alaska 99503
Phone (907) 569-2842
Fax (907) 569-2843

Eagle River
11823 Old Glenn Hwy Ste 118
Eagle River, Alaska 99577
Phone (907) 622-2842
Fax (907) 622-2843

Wasilla
865 N Seward Meridian Ste 101
Wasilla, Alaska 99654
Phone (907) 352-4000
Fax (907) 352-4001

Certificate To Plat

To: **S4 Group, LLC**
ATTN: Craig Bennett
124 East 7th Avenue
Anchorage, AK 99501

Amendment No. 2: Amend legal description and remove exceptions #14 thru 19

Order No. 51533

Re: Cornerrock Properties, LLC, Markiewiez, and Chinook Fire Protection, Inc.

Alyeska Title Guaranty Agency

CERTIFICATE TO PLAT

1. Effective Date: **May 03, 2016 at 8:00 A.M.**

Order No. 51533

2. Certificate to be issued:

(a) 1050.00 (Fee \$1,050.00)

Liability: \$1,050.00

Assured:

S4 Group, LLC and Alyeska Title Guaranty Agency

3. The Fee Simple interest in the land described in this Certificate is owned, at the Effective Date, by

Comerrock Properties, LLC, as to Lots 1 thru 6, Block 7, and Lots 1 and 2, Block 8, and Lots 3A thru 6A, Block 8, Woster Subd

Rafal Markieicz and Katrina E. Larson-Markiewicz, dba AK Natural Stone Craft, as to Lot 4, Block 1 and Lot 5A, Block 1, Park Wood Estates Subd. and

Chinook Fire Protections, Inc., an Alaska corporation, as to Lots 2 and 3, Block 1, Park Wood Estates Subd.

4. The land referred to in this Certificate is described as follows:

Parcel 1:

Lots 1 through 6, Block 7, and Lots 1 and 2, Block 8, Woster Subdivision, according to the official plat thereof filed under Plat No. P-306, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

EXCEPTING THEREFROM that portion of Lots 1 and 2, Block 8 conveyed to the State of Alaska by Warranty Deed recorded August 8, 1968 in Book 369 at Page 300.

AND FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Alaska Department of Transportation and Public Facilities by Warranty Deed recorded March 18, 2015, as Instrument No. 2015-010510-0 (Affects Lot 1, Block 8) and Instrument No. 2015-010511-0 (Affects Lot 2, Block 8)

Parcel 2:

Lot 5A, Block 1, Park Wood Estates Subdivision and Lots 3A, 4A, 5A and 6A, Block 8, Woster Subdivision, according to the official plat thereof filed under Plat No. 2007-170, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

EXCEPTING THEREFROM that portion conveyed to the State of Alaska Department of Transportation and Public Facilities by Warranty Deed recorded March 18, 2015, as Instrument No. 2015-010506-0 (Affects Lot 3A Block 8) and Instrument No. 2015-010507-0 (Affects Lot 4A, Block 8) and Instrument No. 2015-010508-0 (Affects Lot 5A, Block 8) and Instrument No. 2015-01050-0 (Affects Lot 4A, Block 8)

Parcel 3:

Lots 2, 3 and 4, Block 1, Park Wood Estates Subdivision, according to the official plat thereof filed under Plat No. 70-357, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Alyeska Title Guaranty Agency

CERTIFICATE TO PLAT

We find the following exceptions to title to be addressed on any Plat or Re-Plat:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
2. Reservations and exceptions as contained in the U.S. Patent Number 1131441, recorded June 30, 1952, Book 74, Page 229 and/or in Acts authorizing the issuance thereof.
3. Taxes and/or Assessments, if any, due the Municipality of Anchorage.
4. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 1, 1952, Book 76 Page 249. (Blanket Easement)
5. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded April 20, 1952, Book 76 Page 249. (Affects parcels 1 and 2)
6. Any questions that may arise due to shifting or change of the high water mark or high water line of North Fork of Little Campbell Creek.
7. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. Any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.
9. Rights of the public and governmental entities in and to that portion of said land lying below the high water mark of North Fork of Little Campbell Creek.
10. Easement for sewer and appurtenances thereto, including the terms and provisions thereof, granted to Greater Anchorage Area Borough, a municipal corporation, recorded June 19, 1975, Book 27 Page 852. (Affects Lot 5A, Block 1)

- 11. NOTES as recited on Plat(s) of said Subdivision.
- 12. EASEMENTS as shown on the Plat(s) of said Subdivision.
- 13. Deed of Trust, including terms and provisions thereof, securing the amount shown together with any other amounts due thereunder:
 - Amount : \$792,000.00 together with any other amounts due thereunder
 - Trustor/Borrower : Rafal Markiewicz and Katrina E. Larson-Markiewicz, dba AK Natural Stone Craft
 - Trustee : First American Title Insurance Company
 - Beneficiary/Lender : Jess H. Hansen, a single person
 - Dated : April 27, 2012
 - Recorded : April 30, 2012
 - Instrument No. : 2012-022728-0

A portion of the beneficial interest under said Deed of Trust has been assigned:

- To : Keller Williams Realty
- Amount : 13,200.00
- Recorded : April 30, 2012, as Instrument No. 2012-022730-0

A portion of the beneficial interest under said Deed of Trust has been assigned:

- To : Real Estate Brokers of Alaska
- Amount : 13,200.00
- Recorded : April 30, 2012, as Instrument No. 2012-022729-0

(Affects Parcel 2, Lot 4, Block 1 and Parcel 3, Lot 5A, Block 1)

- 14. Deed of Trust, including terms and provisions thereof, securing the amount shown together with any other amounts due thereunder:
 - Amount : \$853,998.00 together with any other amounts due thereunder
 - Trustor/Borrower : Chinook Fire Protection, Inc., an Alaska corporation
 - Trustee : Stewart Title of Alaska
 - Beneficiary/Lender : First National Bank Alaska
 - Dated : March 24, 2015
 - Recorded : March 25, 2015
 - Instrument No. : 2015-011673-0

(Affects Parcel 3, Lots 2 and 3)

NOTE: Submission for our review of a copy of the preliminary or proposed plat is required. Such review will determine the effect of the exceptions as set out herein.

NOTE: This report is to be used for the purposes herein stated, and is not to be used for the basis for the closing of any transaction affecting title to the herein subject property. Liability herein is limited to the compensation received therefore.

NHN NSN, Anchorage, AK

Sincerely,



Authorized Countersignature

Susan R Calhoun
Authorized Signer for
Alyeska Title Guaranty Agency

CC

A
L
A
S
K
A

2009-036754-0

Recording Dist: 301 - Anchorage
6/2/2009 11:16 AM Pages: 1 of 1



Filed for Record at Request of:
Stewart Title of Alaska
AFTER RECORDING MAIL TO:
CURTIS W. WOODS JR.
P.O. BOX 90146
ANCHORAGE, AK 99509

STEWART

Escrow Number: 74982 HLR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Grantor:

Curtis W. Woods, Jr., Trustee of the Curtis W. Woods, Jr. Declaration of Trust,
dated November 6, 2006
whose address is: P.O. Box 90146, Anchorage, AK 99509

hereby CONVEY(s) and WARRANT(s) to the Grantee:

Trust Agreement of Craig King, whose address is:
3705 Arctic Blvd. #1189, Anchorage, AK 99503

- This transaction is part of an IRC Section 1031 Tax Deferred Exchange

the following real property in the Municipality of Anchorage, State of Alaska:

Lot One (1) and Lot Two (2), Block Six (6), and Lot Eleven (11) and Lot Twelve (12) Block Seven (7) WOSTER SUBDIVISION, according to the official plat thereof, filed under Plat No. P-306, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Dated: June 1, 2009

Curtis W. Woods, Jr. Declaration of Trust

Curtis W. Woods, Jr.
Trustee

STATE OF ALASKA }
Third Judicial District } SS,

THIS IS TO CERTIFY that on June 1, 2009, before me the undersigned Notary Public, personally appeared Curtis W. Woods, Jr. as Trustee of the Curtis W. Woods, Jr. Declaration of Trust, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and He acknowledged to me that He signed the same freely and voluntarily for the uses and purposes therein set forth.



Notary Public in and for Alaska
My commission expires: Jan 8, 2011

Abraham Gallo
Abraham Gallo

STATE OF ALASKA)

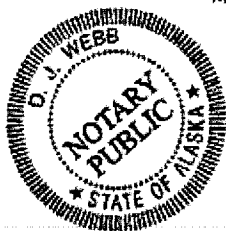
THIRD JUDICIAL DISTRICT)

ss.

The foregoing instrument was acknowledged before me this 3rd day of October, 2005, by Abraham Gallo.

[Signature]
Notary Public in and for Alaska

My Commission Expires: 11/22/2009



After recordation return to:
Abraham Gallo
P.O. Box 111846
Anchorage, AK 99511



Parcel 1:

Lots 1, 2, 3, 4, 5 and 6, Block 7 and Lots 1, 2, 7, 8, 9, 10, 11 and 12, Block 8 of WOSTER SUBDIVISION, according to the official plat thereof, filed under Plat Number P-306, Records of the Anchorage Recording District, Third Judicial District, State of Alaska,

Excepting Therefrom that portion of Lots 1 and 2, Block 8 conveyed to the State of Alaska by Warranty Deed recorded August 8, 1968 in Book 369 at Page 300.

Parcel 2:

Lots 3A, 4A, 5A and 6A, Block 8 of WOSTER SUBDIVISION, according to the official plat thereof, filed under Plat Number 2007-170, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.



2 of 2
2010-015730-0

DATED March 24, 2015.

GRANTOR:

[Signature]

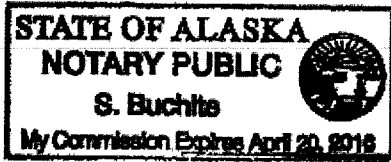
JAMES C. TERPAK

STATE OF ALASKA)

) ss:

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on March 24, 2015, by JAMES C. TERPAK.



[Signature]

Notary Public in and for Alaska
My Commission expires: 4/20/16

Record in Anchorage Recording District
Return to CHINOOK FIRE PROTECTION, INC.
12651 Old Seward Hwy
Anchorage, AK 99515



ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA

ss.

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the said State, personally appeared _____

the Grantor____, known to me to be the identical person____ who executed the foregoing instrument and _____ he____ acknowledged to me that _____ he____ signed the same as _____ free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

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

My Commission Expires: _____

Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA

ss.

On this _____ day of _____, 19____ before me, the undersigned, a Notary Public in and for the said State, personally appeared _____ and _____

respectively _____ President and _____ Secretary of _____, a company, known to me to be the identical individuals who executed the foregoing instrument and they acknowledged to me that they executed the same as the free and voluntary act of said company, with full authority so to do and with full knowledge of its contents, for the uses and purposes therein mentioned.

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

My Commission Expires: _____

Notary Public

CERTIFICATE OF ACCEPTANCE

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

IN WITNESS WHEREOF, I have hereunto set my hand this _____ 2nd day of _____ August, 19 68.

DEPARTMENT OF HIGHWAYS

By _____
For the Commissioner

68-016332

STATE BUSINESS - NO CHARGE
RECORDED FILED
ANCHORAGE REC.
DISTRICT

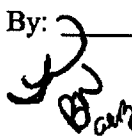
AUG 8 9 12 AM '68
REQUESTED BY _____
ADDRESS _____ 256327

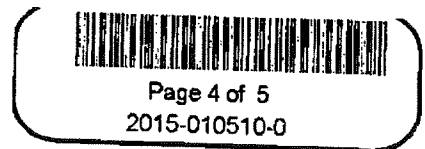
CERTIFICATE OF ACCEPTANCE

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

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of March, 2015.

DEPARTMENT OF TRANSPORTATION
and PUBLIC FACILITIES

By:  _____
For the Commissioner



EW

A
L
A
S
K
A

2015-010511-0


Recording District 301 Anchorage

03/18/2015 11:56 AM Page 1 of 5



FTAA

F-43389 MF

 <p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p>	<p>PROJECT NAME: SEWARD HIGHWAY DIMOND TO DOWLING RECONSTRUCTION</p>
	<p>STATE PROJECT #: 53626</p> <p>FEDERAL-AID PROJECT #: 0A31049</p> <p>PARCEL #: 049</p>
<p>WARRANTY DEED</p>	

THE GRANTOR(S) **Cornerrock Properties, LLC**, an Alaska limited liability company, whose address is 5050 Cordova St., Anchorage, AK 99503, for and in consideration of Ten and No/100 - DOLLARS, and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, **State of Alaska, Department of Transportation & Public Facilities**, whose address is P.O. Box 196900, Anchorage, Alaska 99519-6900, the following-described real estate, located in the State of Alaska:

That portion of:

Lot 2, Block 8, of WOSTER SUBDIVISION, according to the official plat thereof, filed under Plat Number P-306, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion of Lot 2, Block 8 conveyed to the State of Alaska by Warranty Deed recorded August 8, 1968 in Book 369 at Page 300,

which lies within the right of way lines of Alaska Project No. 53626, delineated as to said tract of land on the plat attached hereto and made a part hereof as page 5 of this instrument and designated as Parcel No. 049. Said parcel, containing 509 square feet, more or less, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

Dated this 6 day of Oct, 2014.

Cornerrock Properties, LLC

BY: C. John Eng
C. John Eng, Member

BY: Lynn A. Eng
Lynn A. Eng, Member

BY: Gayle E. Mathiesen
Gayle E. Mathiesen, Member

BY: Jaysen E. Mathiesen
Jaysen E. Mathiesen, Member

Filed for Record at the Request of and Return to:
State of Alaska
DOTPF, ROW Engineering
PO Box 196900
Anchorage, AK 99519-6900
State Business-No Charge

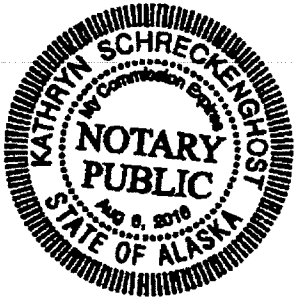
CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
: ss
Third Judicial District)

On this 6 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the said State, personally appeared Lynn A. Eng, Member, on behalf of Cornerrock Properties, LLC, known to me to be the identical individual who executed the foregoing instrument, and she acknowledged to me that she executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

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

[Handwritten Signature]



Notary Public
My Commission Expires: 8/6/16

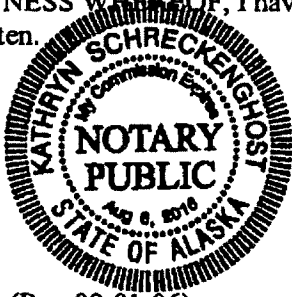
CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
: ss
Third Judicial District)

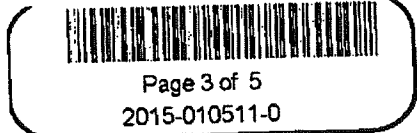
On this 3 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the said State, personally appeared Jaysen E. Mathiesen, Member, on behalf of Cornerrock Properties, LLC, known to me to be the identical individual who executed the foregoing instrument, and he acknowledged to me that he executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

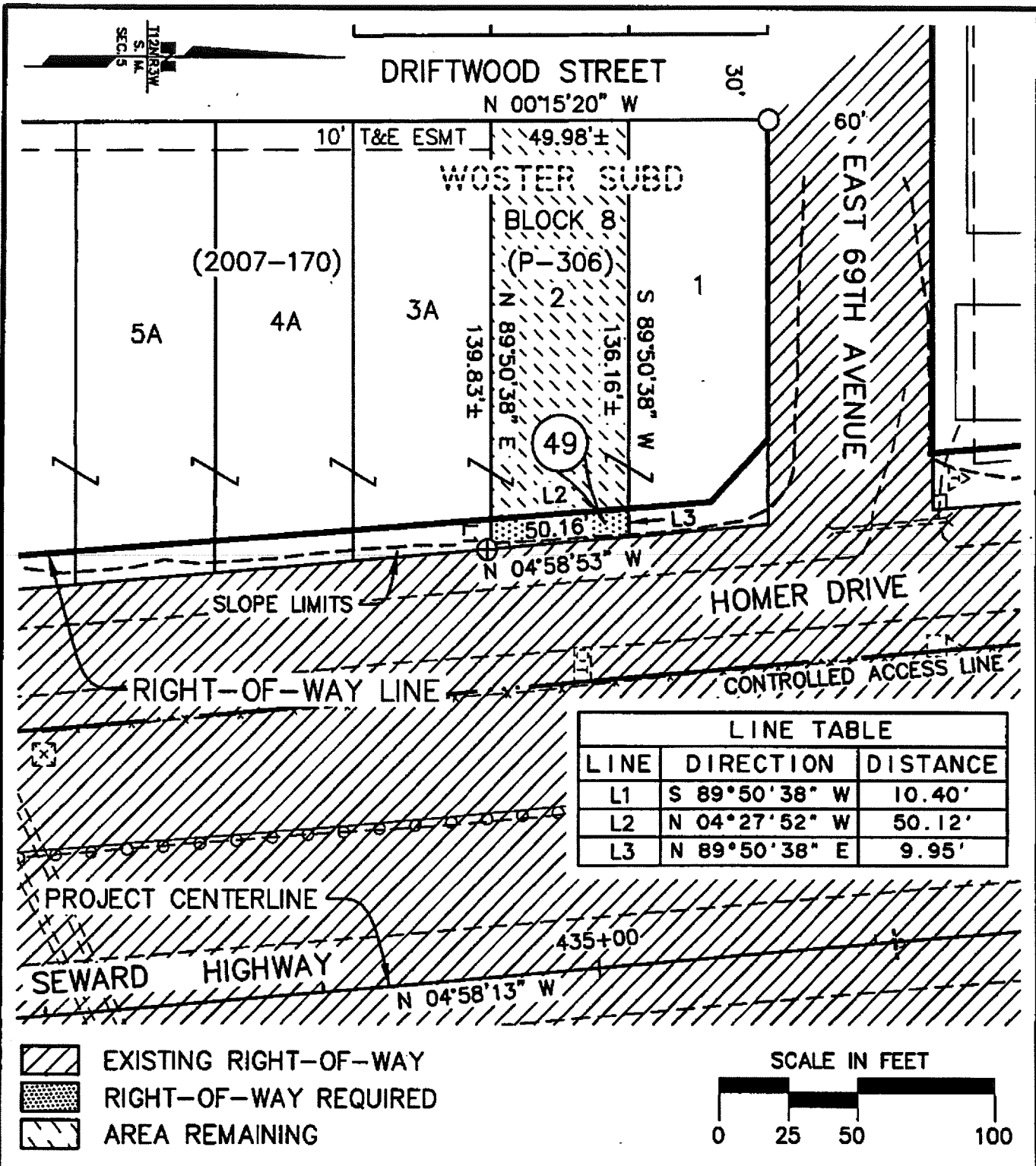
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year above written.

[Handwritten Signature]

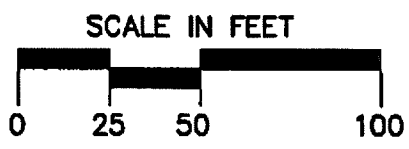


Notary Public
My Commission Expires: 8/6/16





LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 89°50'38" W	10.40'
L2	N 04°27'52" W	50.12'
L3	N 89°50'38" E	9.95'



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
SEWARD HIGHWAY DIMOND TO DOWLING RECONSTRUCTION
NH-0A3-1(49)/53626

OWNER'S INITIAL *[Signature]*
ATTACHED TO Warranty Deed *[Signature]*
PAGE 5 OF 5 DATED 10-6-2014

SHEET 1 OF 1
DRAWN BY DLP
CHECKED BY MLH DATE 12/01/13 PARCEL NO. 49

GROSS TAKE 509 S.F.
NET TAKE 509 S.F.
REMAIN 6897 S.F.±

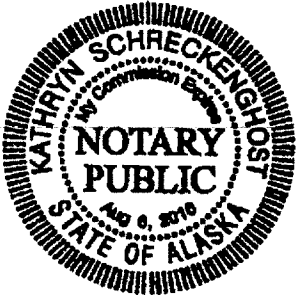
Page 5 of 5
2015-010511-0

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
Third Judicial District)

On this 3 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the said State, personally appeared C. John Eng, Member, on behalf of Cornerrock Properties, LLC, known to me to be the identical individual who executed the foregoing instrument, and he acknowledged to me that he executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

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



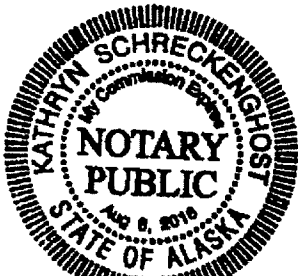
[Signature]
Notary Public
My Commission Expires: 8/6/16

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
Third Judicial District)

On this 6 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the said State, personally appeared appeared Gayle E. Mathiesen, Member, on behalf of Cornerrock Properties, LLC, known to me to be the identical individual who executed the foregoing instrument, and she acknowledged to me that she executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

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

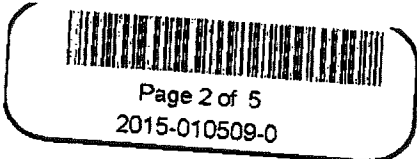


[Signature]
Notary Public
My Commission Expires: 8/6/16

25A-R621 (Rev 09-01-06)
Region: Central

Project Number 0A31049/53626
Seward Highway Dimond to Dowling
Reconstruction

Parcel No.: 045
Page 2 of 5



CERTIFICATE OF ACCEPTANCE

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

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of March, 2015.

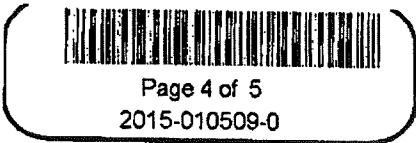
DEPARTMENT OF TRANSPORTATION
and PUBLIC FACILITIES

By: [Signature]
For the Commissioner

25A-R620 (Rev 09-01-06)
Region: Central

Project Number 0A31049/53626
Seward Highway Dimond to Dowling
Reconstruction

Parcel No.: 045
Page 4 of 5



W

ALASKA


2015-010508-0

Recording District 301 Anchorage
03/18/2015 11:56 AM Page 1 of 5



FTAA

F-43383M MF

 <p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p> <p>WARRANTY DEED</p>	<p>PROJECT NAME: SEWARD HIGHWAY DIMOND TO DOWLING RECONSTRUCTION</p> <p>STATE PROJECT #: 53626</p> <p>FEDERAL-AID PROJECT #: 0A31049</p> <p>PARCEL #: 046</p>
---	---

THE GRANTOR(S) **Cornerrock Properties, LLC**, an Alaska limited liability company, whose address is 5050 Cordova St., Anchorage, AK 99503, for and in consideration of Ten and No/100 - DOLLARS, and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, **State of Alaska, Department of Transportation & Public Facilities**, whose address is P.O. Box 196900, Anchorage, Alaska 99519-6900, the following-described real estate, located in the State of Alaska:

That portion of:

Lot 5A, Block 8, of WOSTER SUBDIVISION, according to the official plat thereof, filed under Plat Number 2007-170, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska,

which lies within the right of way lines of Alaska Project No. 53626, delineated as to said tract of land on the plat attached hereto and made a part hereof as page 5 of this instrument and designated as Parcel No. 046. Said parcel, containing 577 square feet, more or less, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

Dated this 6 day of Oct, 2014.

Cornerrock Properties, LLC

BY: C. John Eng
C. John Eng, Member

BY: Lynn A. Eng
Lynn A. Eng, Member

BY: Gayle E. Mathiesen
Gayle E. Mathiesen, Member

BY: Jaysen E. Mathiesen
Jaysen E. Mathiesen, Member

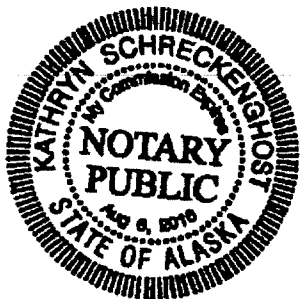
Filed for Record at the Request of and Return to:
State of Alaska
DOTPF, ROW Engineering
PO Box 196900
Anchorage, AK 99519-6900
State Business-No Charge

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
: ss
Third Judicial District)

On this 6 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the said State, personally appeared Lynn A. Eng, Member, on behalf of Cornerrock Properties, LLC, known to me to be the identical individual who executed the foregoing instrument, and she acknowledged to me that she executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

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



[Handwritten Signature]

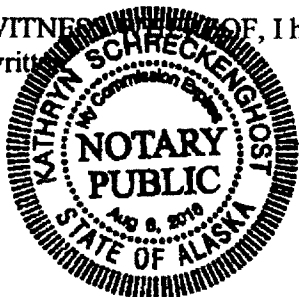
Notary Public
My Commission Expires: 8/6/14

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
: ss
Third Judicial District)

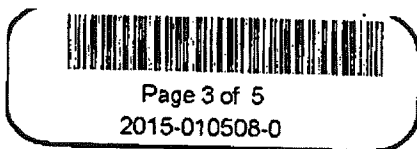
On this 3 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the said State, personally appeared appeared Jaysen E. Mathiesen, Member, on behalf of Cornerrock Properties, LLC, known to me to be the identical individual who executed the foregoing instrument, and he acknowledged to me that he executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

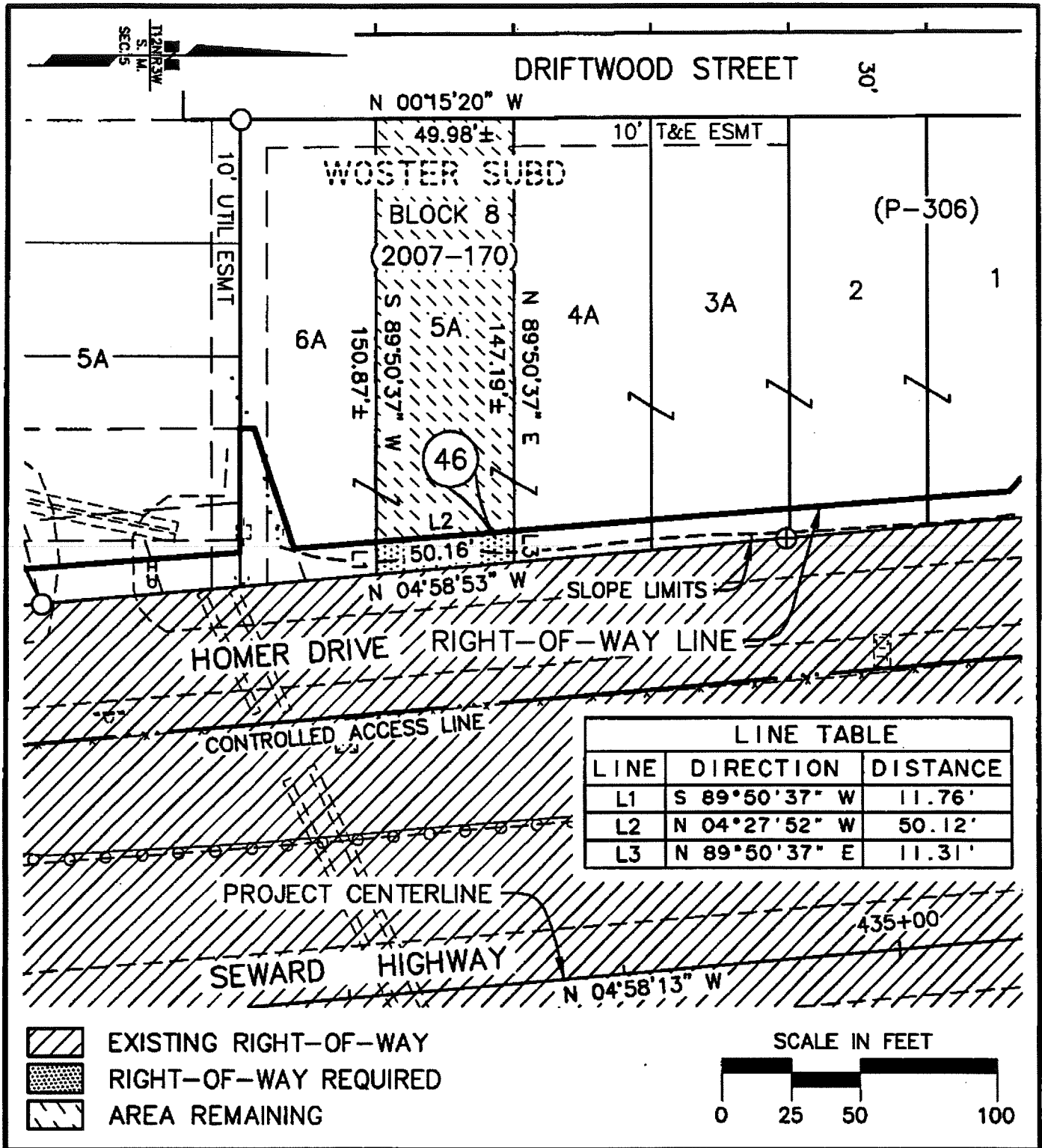
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year above written.



[Handwritten Signature]

Notary Public
My Commission Expires: 8/6/16





STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
SEWARD HIGHWAY DIMOND TO DOWLING RECONSTRUCTION
NH-0A3-1(49)/53626

OWNER'S INITIAL *King*
ATTACHED TO *Warranty/Deed*
PAGE 5 OF 5 DATED *10-6-2014*

SHEET 1 OF 1
DRAWN BY DLP
CHECKED BY MLH DATE 12/05/13 PARCEL NO. 46

GROSS TAKE 577 S.F.
NET TAKE 577 S.F.
REMAIN 7448 S.F.±

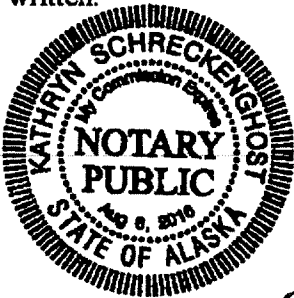
Page 5 of 5
2015-010508-0

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
: ss
Third Judicial District)

On this 3 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the said State, personally appeared C. John Eng, Member, on behalf of Cornerrock Properties, LLC, known to me to be the identical individual who executed the foregoing instrument, and he acknowledged to me that he executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

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



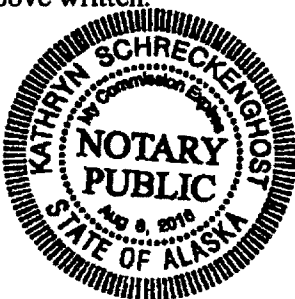
[Signature]
Notary Public
My Commission Expires: 8/6/16

CORPORATE ACKNOWLEDGMENT

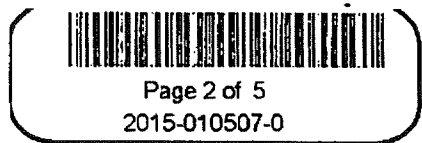
STATE OF ALASKA)
: ss
Third Judicial District)

On this 6 day of Oct, 2014, before me, the undersigned, a Notary Public in and for the said State, personally appeared appeared Gayle E. Mathiesen, Member, on behalf of Cornerrock Properties, LLC, known to me to be the identical individual who executed the foregoing instrument, and she acknowledged to me that she executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

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



[Signature]
Notary Public
My Commission Expires: 8/6/16



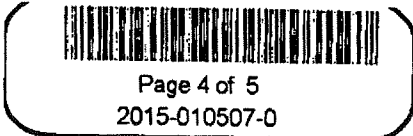
CERTIFICATE OF ACCEPTANCE

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

IN WITNESS WHEREOF, I have hereunto set my hand this 4TH day of MARCH, 2014⁵.

DEPARTMENT OF TRANSPORTATION
and PUBLIC FACILITIES

By: [Signature]
For the Commissioner
J. B. Gers



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2015-010506-0


Recording District 301 Anchorage

03/18/2015 11:56 AM Page 1 of 5



FTAA

F-43383M MF

 <p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p> <p>WARRANTY DEED</p>	<p>PROJECT NAME: SEWARD HIGHWAY DIMOND TO DOWLING RECONSTRUCTION</p> <p>STATE PROJECT #: 53626</p> <p>FEDERAL-AID PROJECT #: 0A31049</p> <p>PARCEL #: 048</p>
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THE GRANTOR(S) **Cornerrock Properties, LLC**, an Alaska limited liability company, whose address is 5050 Cordova St., Anchorage, AK 99503, for and in consideration of Ten and No/100 - DOLLARS, and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, **State of Alaska, Department of Transportation & Public Facilities**, whose address is P.O. Box 196900, Anchorage, Alaska 99519-6900, the following-described real estate, located in the State of Alaska:

That portion of:

Lot 3A, Block 8, of WOSTER SUBDIVISION, according to the official plat thereof, filed under Plat Number 2007-170, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska,

which lies within the right of way lines of Alaska Project No. 53626, delineated as to said tract of land on the plat attached hereto and made a part hereof as page 5 of this instrument and designated as Parcel No. 048. Said parcel, containing 532 square feet, more or less, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

Dated this 6 day of Oct, 2014.

Cornerrock Properties, LLC

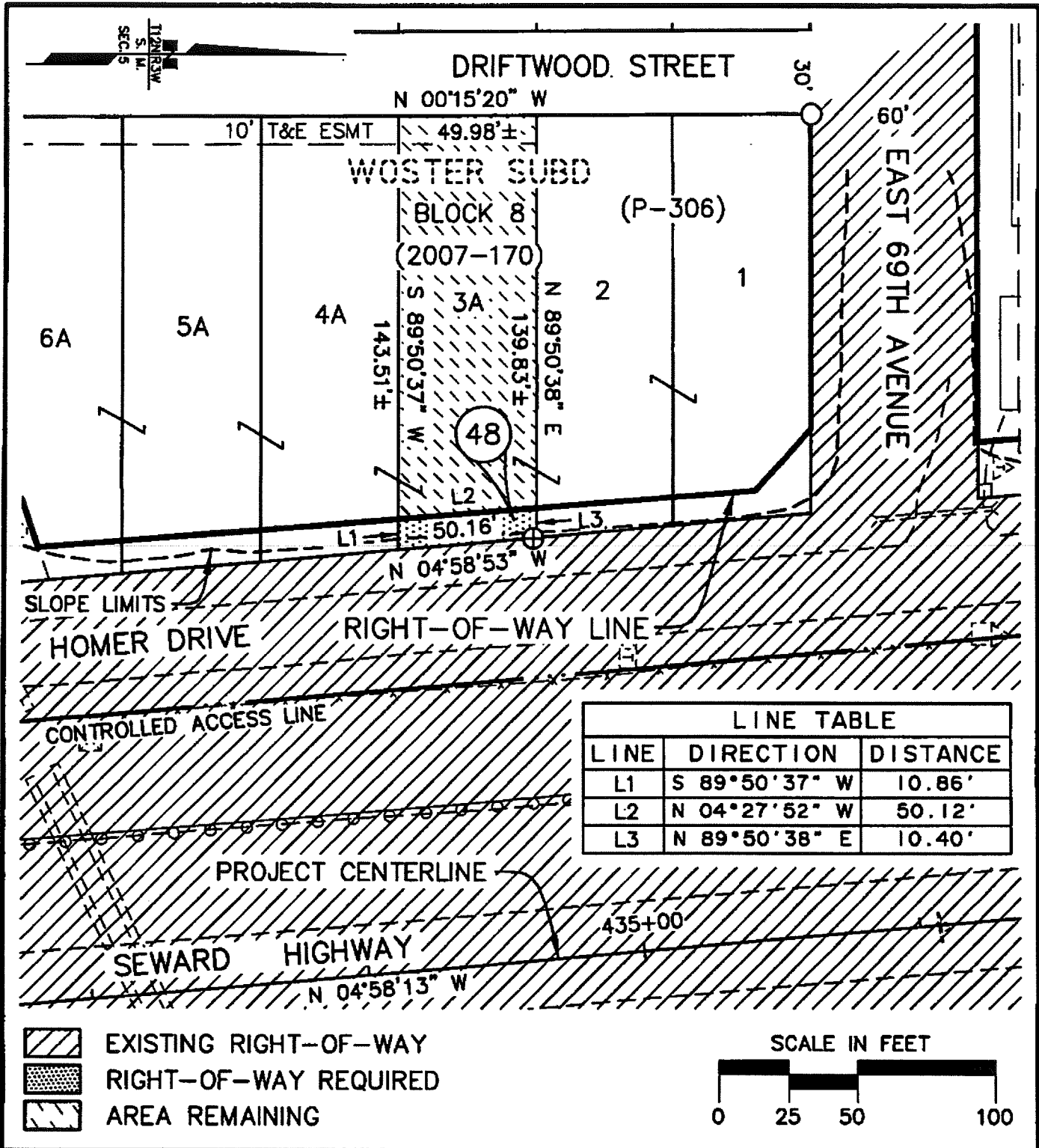
BY: C. John Eng
C. John Eng, Member

BY: Gayle E. Mathiesen
Gayle E. Mathiesen, Member

BY: Lynn A. Eng
Lynn A. Eng, Member

BY: Jaysen E. Mathiesen
Jaysen E. Mathiesen, Member

Filed for Record at the Request of and Return to:
State of Alaska
DOTPF, ROW Engineering
PO Box 196900
Anchorage, AK 99519-6900
State Business-No Charge



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
SEWARD HIGHWAY DIMOND TO DOWLING RECONSTRUCTION
NH-0A3-1(49)/53626

OWNER'S INITIAL *Guy*
ATTACHED TO *Warranty Deed*
PAGE 5 OF 5 DATED *10-6-2014*

SHEET 1 OF 1
DRAWN BY DLP
CHECKED BY MLH DATE 12/05/13 PARCEL NO. 48

GROSS TAKE 532 S.F.
NET TAKE 532 S.F.
REMAIN 7080 S.F.±

Page 5 of 5
2015-010506-0

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2012-022728-0

Recording Dist: 301 - Anchorage
4/30/2012 10:08 AM Pages: 1 of 6



AFTER RECORDING RETURN TO:

FIRST NATIONAL BANK-
ESCROW Dept. 1751 Gambel #128
Anchorage, AK 99503

DEED OF TRUST

1860993 Fatic

April **THIS DEED OF TRUST**, made and executed this *27th* day of *April*, 2012, by and among **Rafal Markiewicz and Katrina E. Larson-Markiewicz, dba AK Natural Stone Craft**, as Trustor, whose address is 1307 Birchwood Street, Anchorage, Alaska 99508; and **First American Title Insurance Company**, as Trustee, whose address is 3035 C Street, Anchorage, Alaska 99503; and **Jess H. Hansen**, a single person, as Beneficiary, whose address is 1341 E. 70th Avenue, Anchorage, Alaska 99518.

WITNESSETH:

Trustor hereby grants, bargains, sells and conveys to Trustee, in trust, with power of sale, the following described real property situated in the State of Alaska:

Parcel No. 1:

Lot Four (4), Block One (1), PARK WOOD ESTATES SUBDIVISION, according to the official plat thereof, filed under **Plat Number 70-357**, books and records of the **Anchorage** Recording District, Third Judicial District, State of Alaska; and

Parcel No. 2:

Lot Five "A" (5A), Block One (1), PARK WOOD ESTATES SUBDIVISION, according to the official plat thereof, filed under **Plat Number 2007-170**, books and records of the **Anchorage** Recording District, Third Judicial District, State of Alaska;

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Deed of Trust. All of the foregoing is referred to in this Deed of Trust as "Property."

This Deed of Trust is for the purpose of securing performance of each agreement of Trustor herein contained and payment of the principal sum of **Seven Hundred Ninety-two Thousand and 00/100 Dollars (\$792,000.00)**, plus interest, in accordance with the terms of a Deed of Trust Note of even date herewith, payable to Beneficiary or order and

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorneys' fees actually incurred, as provided by statute.
6. If Trustor fails to perform the covenants and agreements contained in this Deed of Trust, or there is a legal proceeding that may significantly affect Beneficiary's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation, or to enforce laws or regulations), then Beneficiary may do and pay for whatever is necessary to protect the value of the Property and Beneficiary's rights in the Property. Beneficiary's actions may include paying any sums secured by a lien which has priority over this Deed of Trust, paying insurance premiums for the protection of the property, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Beneficiary may take action under this paragraph 6, Beneficiary does not have to do so. Any amounts disbursed by Beneficiary under this section shall become additional debt of Trustor secured by this Deed of Trust. Unless Trustor and Beneficiary agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Beneficiary to Trustor requesting payment.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the subject property is taken or damaged in an eminent domain proceeding, the entire amount of the award, or such portion thereof as may be necessary to fully satisfy the obligation secured hereby, is hereby assigned and shall be paid to Beneficiary, who may apply or release such monies received by it in the same manner and with the same effect as provided hereinabove for disposition of proceeds of fire and other insurance.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. Upon the written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and the Deed of Trust Note secured hereby to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property held hereunder. The recital of any matters or facts in any reconveyance executed under this Deed of Trust shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled hereto."
4. As additional security, Trustor hereby gives to and confers on Beneficiary the right, power and authority, during the continuation of this trust, to collect rents, issues and profits of the subject property, reserving unto Trustor the right, prior to any default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreements hereunder, to collect and retain such rents, issues and profits as they may



sums then secured hereby; and, (3) the surplus, if any, to the person or persons legally entitled thereto.

- (b) The power of sale conferred by this Deed of Trust and the laws of the State of Alaska is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed judicially. Beneficiary may also bring suit on the Deed of Trust Note secured hereby; and, if execution does not satisfy the judgment, it may form the basis of judicial foreclosure of the collateral.
6. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in the place and stead of Trustee herein named and, thereupon, the Trustee herein named shall be discharged and the Trustee so appointed shall be substituted as Trustee hereunder, and have the same effect as if originally named Trustee herein.
7. All payments made under the note or notes secured hereby shall be added together and in the aggregate amount thereof shall be paid each month in a single payment to be applied by Beneficiary to the following items in the order set forth:
- (a) Interest on the note or notes secured hereby; and
 - (b) Reduction of the principal of said note or notes.
- Any deficiency in the amount of such aggregate monthly payment, shall, unless made good within 30 days, constitute an event of default under this Deed of Trust.
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term "Beneficiary" shall mean the holder and owner of the Deed of Trust Note secured hereby, whether or not named as Beneficiary herein, or, if the Note has been pledged, the pledgee thereof. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural.
9. Trustor requests that a copy of any notice of default and of any notice of sale hereunder to be mailed to Trustor at Trustor's address set forth hereinabove.
10. For the purposes of Alaska Stat. §34.20.150 the period of this instrument and its date of maturity is 35 years from the date of execution of this Deed of Trust. In the event a Deed of Reconveyance for this Deed of Trust is not recorded within the 35 year period, the period of this instrument and its maturity date shall be automatically extended for an additional 15 years, regardless of whether another instrument extending the period or a memorandum of payment is recorded during the initial 35 year period. It is the intent of the parties to this Deed of Trust that this Deed of Trust stay in full force and effect until the underlying obligations which it secures are satisfied in full.
11. Trustor or any other person bound by this Deed of Trust and the note it secures is personally obligated and fully liable for the amount due under the note. The Beneficiary has the right to sue on the note and obtain a



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2012-022730-0

Recording Dist: 301 - Anchorage
4/30/2012 10:09 AM Pages: 1 of 3



**PARTIAL ASSIGNMENT OF DEED OF TRUST AND
DEED OF TRUST NOTE**

1860993 Katie

THIS PARTIAL ASSIGNMENT is made by and between **Jess H. Hansen** (hereinafter referred to as "Assignor"), and **Keller Williams Realty**, (hereinafter referred to as "Assignee").

WHEREAS, Assignor is the Beneficiary of that certain Deed of Trust and Deed of Trust Note described as:

Amount:	\$792,000.00
Dated:	<u>April 27</u> , 2012
Recorded:	<u>April 30</u> , 2012
Serial No.:	<u>2012-022730-0</u>
Trustor:	Rafal Markiewicz and Katrina E. Larson-Markiewicz, dba AK Natural Stone Craft
Trustee:	First American Title Insurance Company
Beneficiary:	Jess H. Hansen

plus interest, and which said Deed of Trust is recorded concurrently herewith; and,

WHEREAS, said Deed of Trust secures the following described real property situated in the Anchorage Recording District, Third Judicial District, State of Alaska:

Parcel No. 1:

Lot Four (4), Block One (1), PARK WOOD ESTATES SUBDIVISION, according to the official plat thereof, filed under **Plat Number 70-357**, books and records of the **Anchorage** Recording District, Third Judicial District, State of Alaska; and

Parcel No. 2:

Lot Five "A" (5A), Block One (1), PARK WOOD ESTATES SUBDIVISION, according to the official plat thereof, filed under **Plat Number 2007-170**, books and records of the **Anchorage** Recording District, Third Judicial District, State of Alaska;

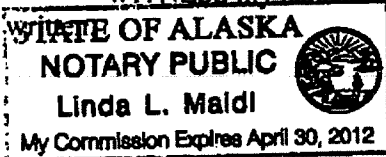
NOW, THEREFORE, Assignor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby make the following assignment of proceeds to Assignee:

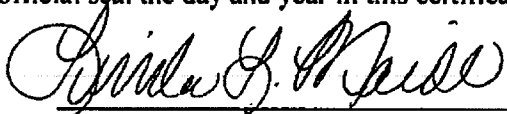
1. Assignor does hereby assign to Assignee the sum of **Thirteen Thousand**

STATE OF ALASKA)
) ss.
Third Judicial District)

THIS IS TO CERTIFY that on this 26th day of April, 2012, before me, the undersigned, a Notary Public in and for Alaska, personally appeared **Jess H. Hansen**, to me known and known to me to be the individual named in the foregoing instrument, and he acknowledged to me that he had executed the foregoing instrument freely and voluntarily for the uses and purposes therein stated.

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

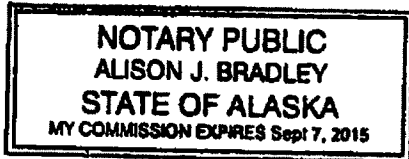




NOTARY PUBLIC in and for Alaska.
My Commission Expires 4-30-2012

STATE OF ALASKA)
) ss.
Third Judicial District)

THIS IS TO CERTIFY that on this 27 day of April, 2012, before me, the undersigned, a Notary Public in and for Alaska, personally appeared Jacob Sebring, to me known and known to me to be the Broker of Keller Williams Realty named in the foregoing instrument, and he acknowledged to me that he had, in his official capacity aforesaid, executed the foregoing instrument as the free act and deed of Keller Williams Realty for the uses and purposes therein stated.

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




NOTARY PUBLIC in and for Alaska.
My Commission Expires: 7 September 2015

AFTER RECORDING RETURN TO:
First National Bank Escrow
1751 Gambell # 128.
Anchorage, AK 99501



Two Hundred and 00/100 Dollars (\$13,200.00), plus interest, at the rate of Six Percent (6%) per annum, said interest shall begin accruing July 1, 2012. Monthly payments of principal and interest in the amount of \$401.57, shall be due and payable beginning on July 1, 2012, and continuing on the 1st day of each and every month thereafter until June 1, 2015, at which time all remaining amounts of principal and interest shall be paid in full.

2. The collection agent, First National Bank Alaska, is hereby authorized and empowered to pay from the proceeds of said Deed of Trust and Deed of Trust Note more fully described hereinabove the sum of \$13,200.00 to Real Estate Brokers of Alaska, Assignee, as set forth in Paragraph 1 hereinabove.

3. Assignor, by the execution of this agreement, makes a partial assignment to Assignee of Assignors' right, title and interest in and to that certain Deed of Trust and Deed of Trust Note more fully described hereinabove.

IN WITNESS WHEREOF, the parties hereto have executed this Partial Assignment of Deed of Trust and Deed of Trust Note on the dates opposite their respective signatures.

Dated: 4/26-12 Jess H. Hansen
Jess H. Hansen
"Assignor"

Real Estate Brokers of Alaska

Dated: 4/26/12 By: [Signature]
LICEKSEE
Its: _____
"Assignee"

Assignor's Address: 1341 E. 70th Avenue, Anchorage, Alaska 99518

Assignee's Address: 1577 C Street, Anchorage, AK 99501





WHEN RECORDED MAIL

TO:
First National Bank
Alaska
Corporate
Headquarters
101 West 36th
Avenue, Suite 333
PO Box 100720
Anchorage, AK
99510-0720

Stewart Title Company

93728

FOR RECORDER'S USE ONLY

CONSTRUCTION DEED OF TRUST

THIS DEED OF TRUST is dated March 24, 2015, among CHINOOK FIRE PROTECTION, INC., an Alaska Corporation, whose address is 12651 OLD SEWARD HWY., ANCHORAGE, AK 99515 ("Grantor"); First National Bank Alaska, whose address is Corporate Headquarters, 101 West 36th Avenue, Suite 333, PO Box 100720, Anchorage, AK 99510-0720 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Stewart Title of Alaska, whose address is 2601 Denali Street, Anchorage, AK 99503 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in the Anchorage Recording District, Third Judicial District, the State of Alaska:

Lot(s) Two (2) and Three (3), Block One (1), Parkwood Estates Subdivision, according to the official plat thereof, filed under Plat No. 70-357, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska

The Real Property or its address is commonly known as 1221 & 1301 E 70TH AVE, ANCHORAGE, AK 99518.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property as security for the Indebtedness. In addition to this assignment under common law, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS ALSO GIVEN TO SECURE ANY AND ALL OF GRANTOR'S OBLIGATIONS UNDER THAT CERTAIN CONSTRUCTION LOAN AGREEMENT BETWEEN

**DEED OF TRUST
(Continued)**

Page 3

Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

Construction Loan. If some or all of the proceeds of the loan creating the Indebtedness are to be used to construct or complete construction of any Improvements on the Property, the Improvements shall be completed no later than the maturity date of the Note (or such earlier date as Lender may reasonably establish) and Grantor shall pay in full all costs and expenses in connection with the work. Lender will disburse loan proceeds under such terms and conditions as Lender may deem reasonably necessary to insure that the interest created by this Deed of Trust shall have priority over all possible liens, including those of material suppliers and workmen. Lender may require, among other things, that disbursement requests be supported by receipted bills, expense affidavits, waivers of liens, construction progress reports, and such other documentation as Lender may reasonably request.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, community property agreement or community property trust or other trust, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Alaska law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and



**DEED OF TRUST
(Continued)**

Page 5

affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note unless payment of interest at that rate would be contrary to applicable law, in which event such expenses shall bear interest at the highest rate permitted by applicable law from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice all at Grantor's expense, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such



**DEED OF TRUST
(Continued)**

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all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Grantor, if permitted by applicable law.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

Default on Other Payments. Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor or any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

Right to Cure. If any default, other than a default in payment is curable and if Grantor has not been given a notice of a breach of the same provision of this Deed of Trust within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Grantor demanding cure of such default: (1) cures the default within fifteen (15) days; or (2) if the cure requires more than fifteen (15) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. If an Event of Default occurs under this Deed of Trust,



**DEED OF TRUST
(Continued)**

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Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all rights to have the Property marshaled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved or pending, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate unless payment of interest at that rate would be contrary to applicable law, in which event such expenses shall bear interest at the highest rate permitted by applicable law from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

Rights of Trustee. Trustee shall have all of the rights and duties of Lender as set forth in this section.

POWERS AND OBLIGATIONS OF TRUSTEE. The following provisions relating to the powers and obligations of Trustee (pursuant to Lender's instructions) are part of this Deed of Trust:

Powers of Trustee. In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

Trustee. Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall, upon default, have the right to sell the Property by notice and non-judicial sale, and Trustee or Lender shall have the right to sell the Property by judicial action and foreclosure sale, in either case in accordance with and to the full extent provided by applicable law.

Successor Trustee. Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an Instrument executed and acknowledged by Lender and recorded in the office for the Anchorage Recording District, Third Judicial District, State of Alaska. The instrument shall be executed and acknowledged by Lender or Lender's successor in interest, and shall contain, in addition to all other matters required by state law, the date this Deed of Trust was executed, the names of the original Lender, Trustee, and Grantor, the book and page where this Deed of Trust is recorded, the name and address of the successor trustee, and either an acknowledgment signed and acknowledged by the Trustee named in this Deed of Trust of a receipt of a copy of the instrument or an affidavit of service of a copy of the instrument on the Trustee. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.



**DEED OF TRUST
(Continued)**

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and, to the extent not preempted by federal law, the laws of the State of Alaska without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Alaska.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Alaska as to all indebtedness secured by this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means First National Bank Alaska, and its successors and assigns.

Borrower. The word "Borrower" means CHINOOK FIRE PROTECTION, INC. and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.



DEED OF TRUST
(Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST,
AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

CHINOOK FIRE PROTECTION, INC.

By: [Signature]
JEFFREY MARC WILCHECK, President of CHINOOK
FIRE PROTECTION, INC.

CORPORATE ACKNOWLEDGMENT

STATE OF Alaska)
) SS
Third JUDICIAL DISTRICT)

On this 24 day of March, 20 15, before me, the undersigned Notary Public, personally appeared JEFFREY MARC WILCHECK, President of CHINOOK FIRE PROTECTION, INC., and known to me to be an authorized agent of the corporation that executed the Deed of Trust and acknowledged the Deed of Trust to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Deed of Trust and in fact executed the Deed of Trust on behalf of the corporation.

By [Signature] Residing at Anchorage, AK
Notary Public in and for the State of Alaska My commission expires 4/20/16



REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____ Beneficiary: _____
By: _____
Its: _____



CHUGACH ELECTRIC ASSOCIATION, INC. ANCHORAGE ALASKA

INDEXED

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that I (~~we~~) the undersigned ~~Kitchel Cleaver~~

(unmarried) (~~husband and wife~~) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the CHUGACH ELECTRIC ASSOCIATION, INC., a co-operative corporation, (hereinafter called the "Cooperative") whose post office address is Anchorage, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Anchorage Recording Precinct, Third Division, Territory of Alaska, and more particularly described as follows:

All and the whole of the Woster Subdivision located in N 1/2 of the NW 1/4 of the SW 1/4 of Section 5, Township 12 North, Range 3 West, Seward Meridian.

All electric lines will conform with property lines no more than two feet within the property lines, except where anchors and guys must be reasonably installed.

APR 20 1953 1137A
By CHUGACH ASSN. INC.
ANCHORAGE, ALASKA

and to construct, operate and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery that may interfere with or threaten or endanger the operation and maintenance of said line or system.

THE UNDERSIGNED agree(s) that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

THE UNDERSIGNED covenant(s) that (they are) (he is) the owner(s) of the above-described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except

those held by the following persons: none

IN WITNESS WHEREOF, the undersigned (have) (has) set (their) (his) hand(s) and seal(s) this

17 day of April 1953

Signed, Sealed and Delivered In the Presence of:

Donald F. Kamin

Kitchel Cleaver (L.S.)
(L.S.)
(L.S.)
(L.S.)

UNITED STATES OF AMERICA TERRITORY OF ALASKA

as.

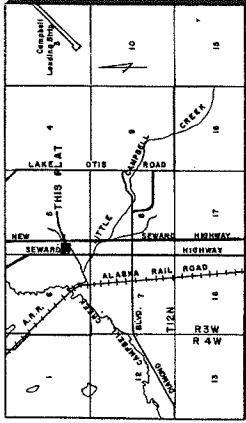
THIS IS TO CERTIFY that on this 17 day of April 1953 before me, a Notary Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared

Kitchel Cleaver (unmarried) (~~husband and wife~~) known to me to be the identical individual(s) described in and who executed the foregoing instrument, and (he) (they) personally acknowledged to me that (he) (they) executed the same freely and voluntarily for the uses and purposes therein specified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the above-named Territory the day and year in this certificate first above written.

Donald F. Kamin
Notary Public for Alaska, residing at Anchorage
My commission expires: Nov 21, 1954

3.25



VICINITY MAP
1" = 1 Mile

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Walter H. Stephens
WALTER H. STEPHENS
1927 E. DIMOND BLVD.
ANCHORAGE, ALASKA

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 28th day of October, 1970
Charles H. Black
Notary for Alaska
My Commission Expires _____

PLAT APPROVAL

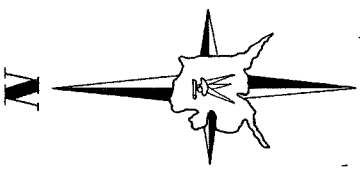
Plat approved by the Borough Planning Commission this day of October, 1970
2:15
Carlin Stensland
Authorized Official

ENGINEER'S CERTIFICATE

I, the undersigned registered engineer or surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.
9 Parker
1970
C. A. Knudsen
Engineer or Surveyor

CHANGED BEARING ON SOUTH BOUNDARY 11-27-70 P.R.M.
REVISION
CONTAINS 10.001 ACRES MORE OR LESS

PARK WOOD ESTATES SUBDIVISION
LOCATED IN
SW 1/4, SEC. 5, T12N, R3W S.M.
HEWITT V. LOUNSBURY & ASSOCIATES
ENGINEERS - SURVEYORS
ANCHORAGE, ALASKA
DATE: SEPT 11-1970
SCALE: 1" = 100'
DRAWN: R.W.B.
CHECKED: R.R.M.
SHEET: 1 OF 1
GRID: 2132



NEW SEWARD HIGHWAY

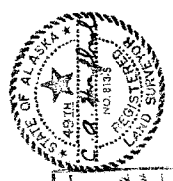
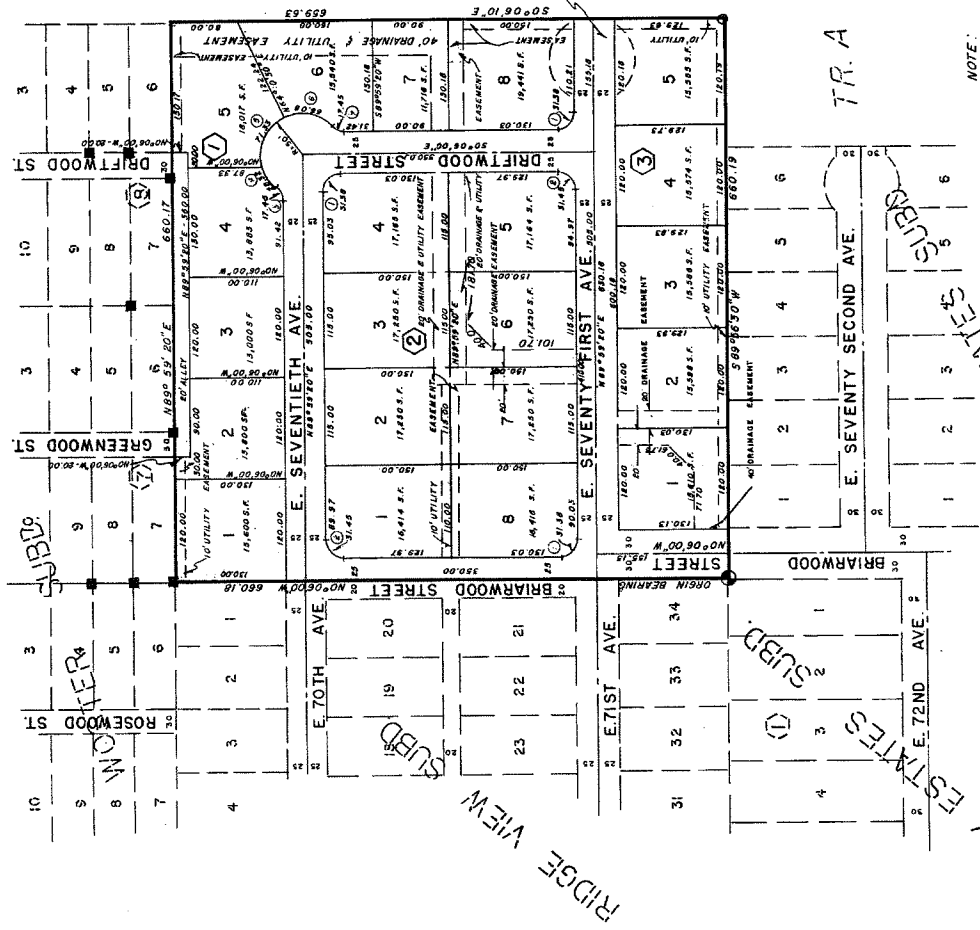
LEGEND

- HUB & TACK SET ON ALL CORNERS UNLESS OTHERWISE NOTED
- EXISTING BRASS CAP MONUMENT H.V.L.
- EXISTING REBAR
- EXISTING HUB & TACK

NOTE:
1. THIS SUBDIVISION, AT THE TIME OF FILING IS NOT SERVED BY PUBLIC WATER AND SEWAGE FACILITIES. NO ON-SITE WATER AND/OR SEWAGE DISPOSAL FACILITIES MAY BE CONSTRUCTED WITHOUT PRIOR APPROVAL OF THE HEALTH DEPARTMENT
DUE TO PHYSICAL LIMITATIONS, CERTAIN LOTS IN THIS SUBDIVISION MAY NOT BE DEVELOPED WITH ON-SITE WATER AND SEWAGE DISPOSAL FACILITIES.

CURVE SCHEDULE

NO.	DELTA	RADIUS	LENGTH	TRANSIT	CHORD	BEARING	NO.	
1	89°42'00"	20.00	51.58	19.97	14.5972	300° W	1	
2	89°03'30"	20.00	31.45	20.03	544256	40° W	2	
3	49°53'45"	20.00	17.45	9.33	16.80	584553	30° W	3
4	38°26'50"	20.00	14.55	7.94	5680	11	4	
5	67°44'00"	20.00	7.135	45.25	65.43	168941	10° W	5
6	171°30'10"	20.00	69.08	38.87	67.37	107200	10° E	6
7	43°53'40"	20.00	17.45	9.33	16.80	162252	30° E	7



RECORDED - FILED 3-
ANCHORAGE, ALASKA
DATE: 11/18/70
BY: S.H.A.

70-347
RECORDED - FILED 3-
ANCHORAGE, ALASKA
DATE: 11/18/70
BY: S.H.A.

70-347

MORTON ESTATES

TR.A

RIDGE VIEW

SUBD.

E. SEVENTY SECOND AVE.

E. SEVENTY FIRST AVE.

E. SEVENTIETH AVE.

BRIARWOOD STREET

DRIFTWOOD STREET

GREENWOOD ST.

ROSEWOOD ST.

E. 70TH AVE.

E. 71ST AVE.

E. 72ND AVE.

SEVENTIETH AVE.

SEVENTY FIRST AVE.

SEVENTY SECOND AVE.



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

June 15, 2016

Mr. Hal Hart, MOA Planning Division Director
4700 Elmore Road
Anchorage, Ak 99507

RECEIVED

JUN 15 2016

PLANNING DEPARTMENT

Re: **Summary of Community Meeting**

Project: Cornerrock Subdivision, Vacation of ROW & Variance

Dear Mr. Hart,

This Letter serves as the 'Summary of Community Meeting' as per Title 21.03.020.C.6. for our proposed subdivision to be named Cornerrock Subdivision. The property's legal description is:

Proposed Tract 1: Lots 2 & 3, Block 1, Park Wood Estates Subdivision.

Proposed Tract 2: Lots 1 thru 6, Block 7, lots 7 thru 12 Block 8, & Lots 1, 2, 3A, 4A, 5A, & 6A, Block 8 Woster Subdivision,

Proposed Tract 3: Lots 4 & 5A, Block 1, Park Wood Estates Subdivision,

The project includes the following tasks: (See enclosed draft preliminary plat for clarification.)

1. Re-plat to the new configuration of lot lines as shown on the preliminary plat.
2. Vacate the ROW of Driftwood Street and the 20' wide Alley that intersects the southern terminus of Driftwood Street, and dedicate to ROW a portion of Greenwood Street as shown on the preliminary plat.

On March 9, 2016, There was a pre-application conference with the department as per Title 21.03.020.B.2.a. Representatives from the MOA included Planning, AWWU, Traffic Engineering, Platting, Planning, Current Planning, Anchorage Fire Department, P.M. & E., and the owner's representatives. A copy of the pre-app sign-in sheet is include with this letter.

We consulted with the Community Council for this area, Taku Campbell, and since they were not having any more regular scheduled community council meetings until September of 2016, it was decided to schedule a Community Meeting as per Title 21.03.020.C.2.b. The mailing list for the surrounding area was created by the MOA

S12294 - - SEP 07 2016

Planning Department and we mailed out the Notices of Community Meeting on May 19, 2016, 21 days before the meeting. I have included a copy of what was sent out through the mail. 216 mailers were sent out, 51 were returned.

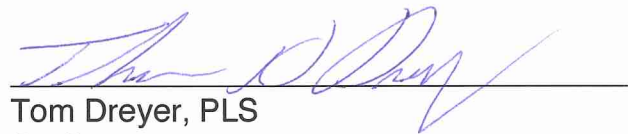
On June 9, 2016 we had our CM (Community Meeting) at 7:00 at 5050 Cordova Street. There was approximately 4 people from the area that attended along with the petitioner, Mr. John Eng, and the petitioner's representatives. I have enclosed with this letter a copy of the signup sheet.

The community's questions centered around the exact location of the project and what was being planned for the parcels. Once the participants became aware of the exact location, there were no negative comments. There were no other concerns, issues or problems expressed by the surrounding neighbors in attendance.

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: tom@s4ak.com.

This Summary of Community Meeting has been sent to the President of the Taku/Campbell Community Council, Mr. Ron Jordan.

Thank you,



Tom Dreyer, PLS
S4 Group
Petitioner's representative

Community Meeting!

You're Invited.....

Petitioner: Cornerrock LLC

Subdivision & R.O.W./Easement Vacation

Community Meeting Agenda Notification

Cornerrock Properties LLC, represented by S4 Group LLC, will be at a specially scheduled Community Meeting on June 9, 2016 to present a proposed subdivision and easement/R.O.W. vacation case. The project site is three parcels (1) Lots 1 thru 6, Block 7, Lots 7 thru 12, Block 8, Lots 1, 2, 3A, 4A, 5A & 6A Block 8 Woster Subdivision, (2) Lots 4 & 5A, Block 1 Park Wood Estates Subdivision and (3) Lots 2 & 3, Block 1 Park Wood Estates Subdivision AKA 6907/6907/6917/6948/6940/6932/6924/6916/6908 Driftwood Street, 1321/1341/1231/1301 E 70th Avenue and 6909/6917/6925/6933/6941/6949 Greenwood Street.

This project is to combine the lots into a larger parcel. Representatives will provide an overview of the subdivision, easement/R.O.W. vacation request, project schedule and are available to answer questions.



Thursday, June 9th
2016

5050 Cordova Street
2nd Floor
Anchorage, AK 99503

7:00 PM

We welcome your feedback! There will be an opportunity to provide your comments at the meeting. You can also submit your comments or request additional information by contacting:

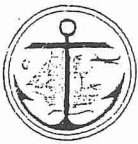
Tom Dreyer, PLS
S4 Group, LLC
Tom@s4ak.com

S4
Group

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Ave Anchorage, AK 99501 (907) 306-8104 www.s4ak.com

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Project Name: Comerock Subdivision Case No. _____
 Meeting Type: Concept Pre-Application Post-Application Other
 Meeting Requested by: Slana Surveys Inc. Date: 3/19/16
 Lead MOA Planner: Shawn Odell Time: 1:30 pm

	NAME (please print)	COMPANY	PHONE	E-MAIL
1	Shawn Odell	MOA - current planning	343-7941	odell.smp@muni.org
2	Jason Moncrieff	MOA - PD Manager	343-8310	moncrieffjm@muni.org
3	KENT KOHLHASE	MOA PMT#	8155	kohlhasek@muni.org
4	Stephanie Mormilo	MOA - Traffic	x8070	mormilos@muni.org
5	KRISTEN LANGLEY	MOA - TRAFFIC	x8479	LangleyK@muni.org
6	Lori Schanche	MOA NOMOCO	x8368	schanchele@muni.org
7	PAUL HATCHER	AWWU	504-2721	paul.hatcher@awwu.biz
8	Paul Whetfield	MOA - Planning	343-8329	Whetfield.p@muni.org
9	Yvette JAEGGE	AFD - MOA	267-4975	jaeggeyna@muni.org
10	MARK DAVIS	SLANA	227-1600	SLANA@GCI.NET
11	C. John Eng	Comerock Property LLC	441-9354	meadow47@yahoo.com
12				
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20				

Notes:

S12294 - - SEP 07 2016



Lea Knauer <lea@s4ak.com>

Corner Rock

1 message

Andy "PIP Printing" <andy@pipalaska.com>
To: Lea Knauer <lea@s4ak.com>

Thu, Jun 2, 2016 at 3:55 PM

This is to confirm the PiP Printing mailed 216 Corner Rock Mailers on May 19th 2016.
We addressed and dropped at the bulk mailing office at the USPS on post road in Anchorage Alaska.

All of these were metered and mailed 1st class!

--

Andrew Woodruff | Account Representative

PIP Printing of Alaska | 833 East 4th Avenue | Anchorage, AK 99501-2711

P 907.274.3584 | D 907.265.7701 | F 907.274.7477 | pipalaska.com

S1 2 2 9 4 - - SEP 0 7 2016