

Nicole Chase

From: Dale Schiffler <DaleS@ppsf.com>
Sent: Wednesday, March 13, 2024 2:27 PM
To: Nicole Chase
Cc: Kate Huber; Manny Chavira
Subject: RE: PPSF Transfer to Silver Bay

Hi Nicole,

As discussed, for now I can confirm that it is our intent to transfer the leases to Silver Bay with the description of the leases. We can notify later when closing is confirmed.

The description for the 4 property leases plus the tidelands (dock) lease are as follows:

Tract C

Tract C of the Amended Plat of the South Portion of Mineral Creek Subdivision and Harbor Subdivision less the west 41 feet and the Northern portion of ATS 620, less the west 41 feet, per Doc. No. 1990-000591-0 VRD.

Tract F

Tract F, Amended Plat of South Portion of Mineral Creek Subdivision and Harbor Subdivision (Plat No. 86-4), per Doc No. 2004-000099-0 VRD.

Tract L

Parcel No. 1:

That portion of land directly south of Mineral Creek Subdivision and Harbor Subdivision, in the Valdez Recording District, Third Judicial District, State of Alaska, described as follows: The true point of beginning is Comer No. 10, Mineral Creek Subdivision; thence North 81 deg. 19 min. 43 sec. East, a distance of 29.92 feet; thence North 61 deg. 17 min. 56 sec. East, a distance of 105.59 feet; thence South 10 deg. 00 min. 00 sec. East, a distance of 96.98 feet; thence South 80 deg. 00 min. 00 sec. West, a distance of 250.3 feet; thence North 10 deg. 00 min. 00 sec. est, a distance of 66.61 feet; thence North 81 deg. 19 min. 43 sec. East, a distance of 120.14 feet to the true point of beginning. Total Area in Parcel No. 1 is: 17,740 square feet or 0.4073 acres.

Parcel No. 2:

That portion of Mineral Creek Subdivision Block 46, in the Valdez Recording District, Third Judicial District, State of Alaska, described as follows: The true point of beginning is Comer No. 10, Mineral Creek Subdivision; thence South 81 deg. 19 min. 43 sec. West, a distance of 120.14 feet; thence North 10 deg. 00 min. 00 sec. West, a distance of 143.39 feet; thence North 80 deg. 00 min. 00 sec. East, a distance of 169.97 feet; thence South 08 deg. 50 min. 12 sec. West, a distance of 154.44 feet to the true point of beginning. Total Area in Parcel No. 2 is: 21,040 square feet or 0.4830 acres.

Parcel No. 3:

That portion of Harbor Subdivision Block 49, in the Valdez Recording District, Third Judicial District, State of Alaska, described as follows: The true point of beginning is Comer No. 1, Harbor Subdivision; thence North 08 deg. 50 min. 12 sec. East, a distance of 154.44 feet; thence North 80 deg. 00 min. 00 sec. East, a distance of 80.06 feet; thence South 10 deg. 00 min. 00 sec. East, a distance of 113.02 feet; thence South 61 deg. 17 min. 56 sec. West, a distance of 105.59 feet; thence South 81 deg. 17 min. 43 sec. West, a distance of 29.92 feet to the true point of beginning. Total Area in Parcel No. 3 is: 13,730 square feet or 0.3152 acres, per Doc. No. 1984-001111-0 VRD.

Tract T (formerly referred to as Tract J)

Tract T, South Harbor 2014 Subdivision, per Doc. No. 2015-000079-0 VRD.

Tidelands

39,376 sq. ft., a Portion of USS 495 Tidelands, per Doc. No. 2013-000782-0.

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