



First American

First American Title Insurance Company

3035 C Street
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

CERTIFICATE TO PLAT

To: McClintock Land Associates
16942 North Eagle River Loop Road
Eagle River, AK 99577

Order No.: 0209-3486152
Plat: AMENDED SOUTH PORTIOIN MINERAL
CREEK SUBDIVISION

Attn: Matt Hayden

Fee: \$300.00

This is a Certificate as of June 01, 2020 at 8:00 A.M. for a proposed plat of the following described property:

Lot 20, Lot 21, Lot 22 and Lot 23, Block 33, AMENDED SOUTH PORTIOIN MINERAL CREEK SUBDIVISION, according to the official plat thereof, filed under Plat Number 66-40M, Records of the Valdez Recording District, Third Judicial District, State of Alaska

The Company certifies that title is vested in:

South Central Group, Inc.

free from all liens, encumbrances and objections EXCEPT AS FOLLOWS:

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
Recorded: April 11, 1962
Recording Information: Book 47 Page 68
And Re-Recorded: April 17, 2006
Recording Information: Serial Number 2006-000235-0
2. Taxes and/or Assessments, if any, due The City of Valdez.
3. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)
4. Easement, including terms and provisions contained therein:
Recording Information: September 27, 1966, Book 56 Page 131
In Favor of: City of Valdez
For: Sanitary Sewer
Affects: A portion of Lot 20
5. Easement, including terms and provisions contained therein:
Recording Information: April 14, 1992, Book 116 Page 376
In Favor of: Copper Valley Electric Association, Inc
For: Electric lines or system and/or telephone lines
Affects: See Instrument

6. Easement, including terms and provisions contained therein:
Recording Information: August 23, 1993 Book 120 Page 589
In Favor of: Copper Valley Electric Association, Inc
For: Electric lines or system and/or telephone lines
Affects: See Instrument

First American Title Insurance Company

A handwritten signature in black ink that reads "Jessica Villers". The signature is written in a cursive, flowing style.

Jessica Villers, Title Officer

This report is restricted to the use of the addressee, and is not to be used for closing any transaction affecting title to said property. Liability of the Company is limited to the amount of fee paid herein.

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

BOOK 109 PAGE 260
Valdez Recording District

FILED FOR RECORD AT REQUEST OF

LAND TITLE COMPANY OF ALASKA INC.
EC-40591
1001 E. BENSON BLVD.
ANCHORAGE, AK 99508

WHEN RECORDED RETURN TO

Name National Bank of Alaska
Address Commercial Loan
301 W. Northern Lights Blvd
City, State, Zip Anchorage, Ak 99503

THIS SPACE PROVIDED FOR RECORDER'S USE:

89-160
RECORDED - FILED 1000
Valdez REC. DIST.
DATE 3/24 1989
TIME 1:57 PM
Requested by LTCAI
Address Anchorage, AK

Statutory Warranty Deed

THE GRANTOR RICHARD C. CRUVER, a single person, to an undivided one-half interest and GLENN S. MILLER, a married person, to an undivided one-half interest. **1001 E. Benson Blvd, Anchorage, AK 99508 (Land Title Co. of AK) for and in consideration of Ten Dollars (\$10.00) and other sufficient consideration

in hand paid, conveys and warrants to SOUTH CENTRAL GROUP INC, An Alaskan Corporation
P.O. BOX 428, VALDEZ, AK 99686
the following described real estate, situated in the County of State of Washington

LOTS TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), and TWENTY-THREE (23), BLOCK THIRTY-THREE (33), SOUTH PORTION OF MINERAL CREEK SUBDIVISION, according to the official plat thereof, filed under Plat No. 66-40M, records of the Valdez Recording District, Third Judicial District, State of Alaska.

Dated MARCH 24, 19 89

X Richard C. Cruver
Richard C. Cruver

X Glenn S. Miller
Glenn S. Miller

STATE OF WASHINGTON }
COUNTY OF King } ss.

On this day personally appeared before me RICHARD C. CRUVER and GLENN S. MILLER to be known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24 day of MARCH, 19 89

John J. Kowack
Notary Public in and for the State of Washington, residing at Seattle

EXPIRES

JUNE 10, 1989

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and _____
to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF VALDEZ, a Municipality, for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the Copper Valley Electric Association, Inc., a cooperative corporation (hereinafter called the "Cooperative") whose post office address is P.O. Box 45, Glennallen, AK. 99588, and to its successors or assigns, the right to enter upon the lands of the undersigned, located within a portion of the Meals Avenue right-of-way, Amended South Portion Mineral Creek Subdivision, said subdivision recorded as Plat No. 66-40M, Valdez Recording District, State of Alaska, said portion being 20-feet in width and approximately 132-feet in length, the centerline of which is further described as follows:

Commencing at a point on the westerly right-of-way line of Meals Avenue, said point being common with the southeast corner of Lot 1, Block 33 and the northeast corner of Lot 20, Block 33, of said Plat 66-40M, thence southeasterly approximately 132-feet, terminating at a point, said point lying on the easterly boundary of Meals Avenue right-of-way and the westerly boundary of Kobuk Drive right-of-way; said point further being described as located 10-feet southwesterly of the southwest corner of Block 32-A, as shown on the Plat of Block 32A and Block 39A, filed as Plat 68-20M, Valdez Recording District, State of Alaska; said easement containing approximately 2600 square feet, more or less; and to construct, reconstruct, rephase, repair, operate and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 5 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed) and to license, permit or otherwise agree to the joint use occupancy of the line or system by any other person, association or corporation.

The undersigned agree that all poles, cables or 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. However, the CITY OF VALDEZ reserves the right to use, occupy and enjoy its right-of-way for a public transportation system and for public transportation purposes in such a manner and at times as it deems necessary, the same as if this instrument had not been executed by the City. If any such use by the CITY shall at any time necessitate any change in location or manner of use of said line or system, or any part thereof, such change or alteration shall be made by the Cooperative with the expense to be the responsibility of the City. Said change or alteration shall be at the expense of the Cooperative if the line or system was not installed within the easement described and/or if the line was not installed to allow construction of transportation improvements.

RIGHT-OF-WAY EASEMENT

BOOK 116 PAGE 377
Valdez Recording District

The undersigned agrees to hold the Cooperative harmless against any claims arising out of injury to or destruction of timber or to fire fighting expenses arising from any clearing or cutting activities by the undersigned.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 29th day of MARCH, 19 89.

Doug Griffin
Doug Griffin, City Manager

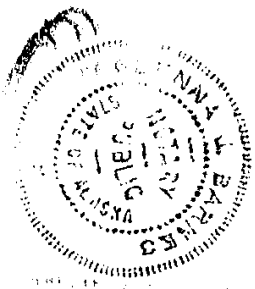
UNITED STATES OF AMERICA)
STATE OF ALASKA) SS

THIS IS TO CERTIFY that on this 29th day of MARCH, 19 89, before me, a Notary Public in and for the State of Alaska, residing therein, duly commissioned and sworn, personally appeared Doug Griffin, City of Valdez, a Municipality, known to me to be the identical individual (s) described in and who executed the foregoing instrument, and he (they) personally acknowledge 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 State the day and year in this certificate first above written.

Alena J. Barnes
Notary Public for Alaska, Residing at

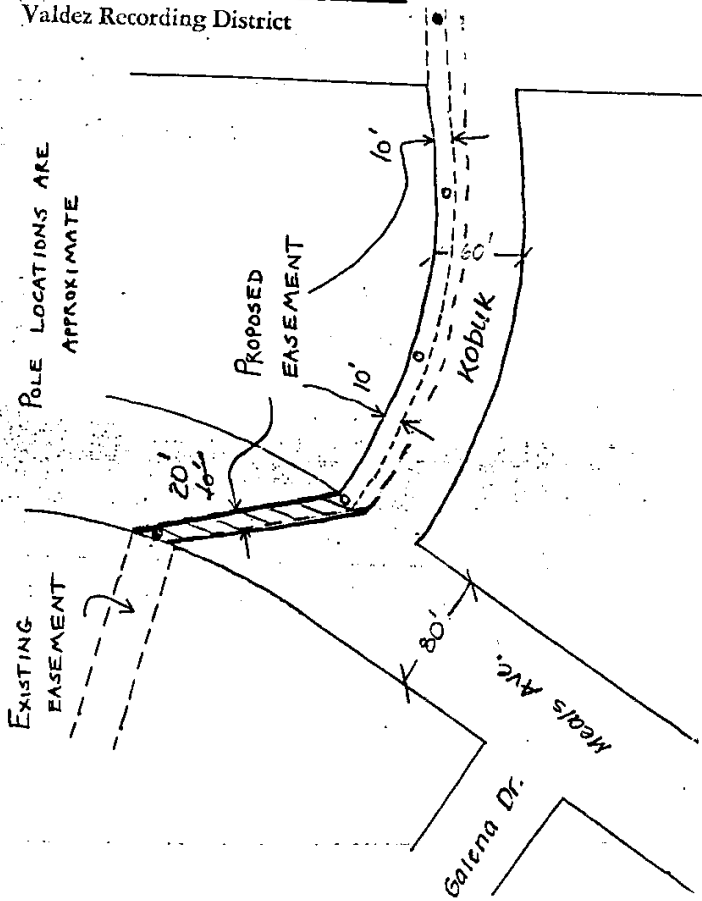
Valdez, Alaska
My Commission Expires: 8/5/90



COPPER VALLEY ELECTRIC ASSN.
FEEDER #4 EASEMENT

1" = 100'

- EXISTING POLES
- PROPOSED POLES



for reference
only

pan 3-10-89
CVER left at City Hall
3-9-89

BOOK 116 PAGE 379
Valdez Recording District

9 2-0 2 7 4
24⁰⁰
RECORDED-FILED
VALDEZ RECORDING
DISTRICT
Apr 14 10 02 AM '92
REQUESTED BY CVEA
ADDRESS _____

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF VALDEZ, a Municipality, for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the COPPER VALLEY TELEPHONE COOPERATIVE, a cooperative corporation (hereinafter called the "Cooperative") whose post office address is P.O. BOX 337 VALDEZ, ALASKA 99686, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the VALDEZ Recording District, State of Alaska and more particularly described as follows:

A tract of land approximately .18 acres in area located within Valdez and further described as being A 10' WIDE TELEPHONE FACILITY EASEMENT ALONG THE WEST MOST RIGHT OF WAY OF MEALS AVENUE STARTING AT THE SOUTH MOST RIGHT OF WAY OF CLIFTON AVENUE THENCE 783.47 FOOT NORTHELY ENDING 10 FOOT NORTH OF THE NORTH EAST CORNER OF LOT 20, BLOCK 33 MINERAL CREEK SUBDIVISION AS SHOWN ON EXHIBIT A. CONTAINING A AREA OF .19 ACRES of Section 31/32, Township 8S, Range 6W, CRM, and to construct, reconstruct, rephase, streets, roads or highways abutting said lands, a TELEPHONE transmission and/or distribution line or system; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 5 feet of the center line of said line or system, or that may interfere with (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed) and to license, permit or otherwise agree to the joint use occupancy of the line or system by any other person, association or corporation.

The undersigned agree that all poles, cables or other facilities including any main service entrance equipment, installed on the above described land at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of services to or on said lands. However, the CITY OF VALDEZ reserves the right to use, occupy and enjoy its Right-of-Way for a public transportation system and for public transportation purposes in such a manner and at times as it deems necessary, the same as if this instrument had not been executed by the City. If any such use by the CITY shall at any time necessitate any change in location or manner of use of said line or system, or any part thereof, such change or alteration shall be made by the Cooperative with the expense to be the responsibility of the City. Said change or alteration shall be at the expense of the Cooperative if the line or system was not installed within the easement described and/or if the line or system was not installed to allow construction or transportation improvements.

The undersigned agrees to hold the Cooperative harmless against any claims arising out of injury to or destructions of timber or to fire fighting expenses arising from any clearing or cutting activities by the undersigned activities by the undersigned.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this

14th day of July, 1993.

Doug Griffin
Doug Griffin, City Manager

UNITED STATES OF AMERICA)
) ss
STATE OF ALASKA)

THIS IS TO CERTIFY that on this 14th day of July, 1993, before me, a Notary Public in and for the State of Alaska, residing therein, duly commissioned and sworn, personally appeared DOUG GRIFFIN, City of Valdez, a Municipality, known to me to be the identical individual(s) described in and who executed the foregoing instrument, and he (they) personally acknowledge to me that he (they) personally acknowledge to me that he (they) executed the same freely and voluntarily for the uses and purpose therein specified.

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



Lori L. Campbell
Notary Public for Alaska, Residing at

My Commission Expires 4/2/97

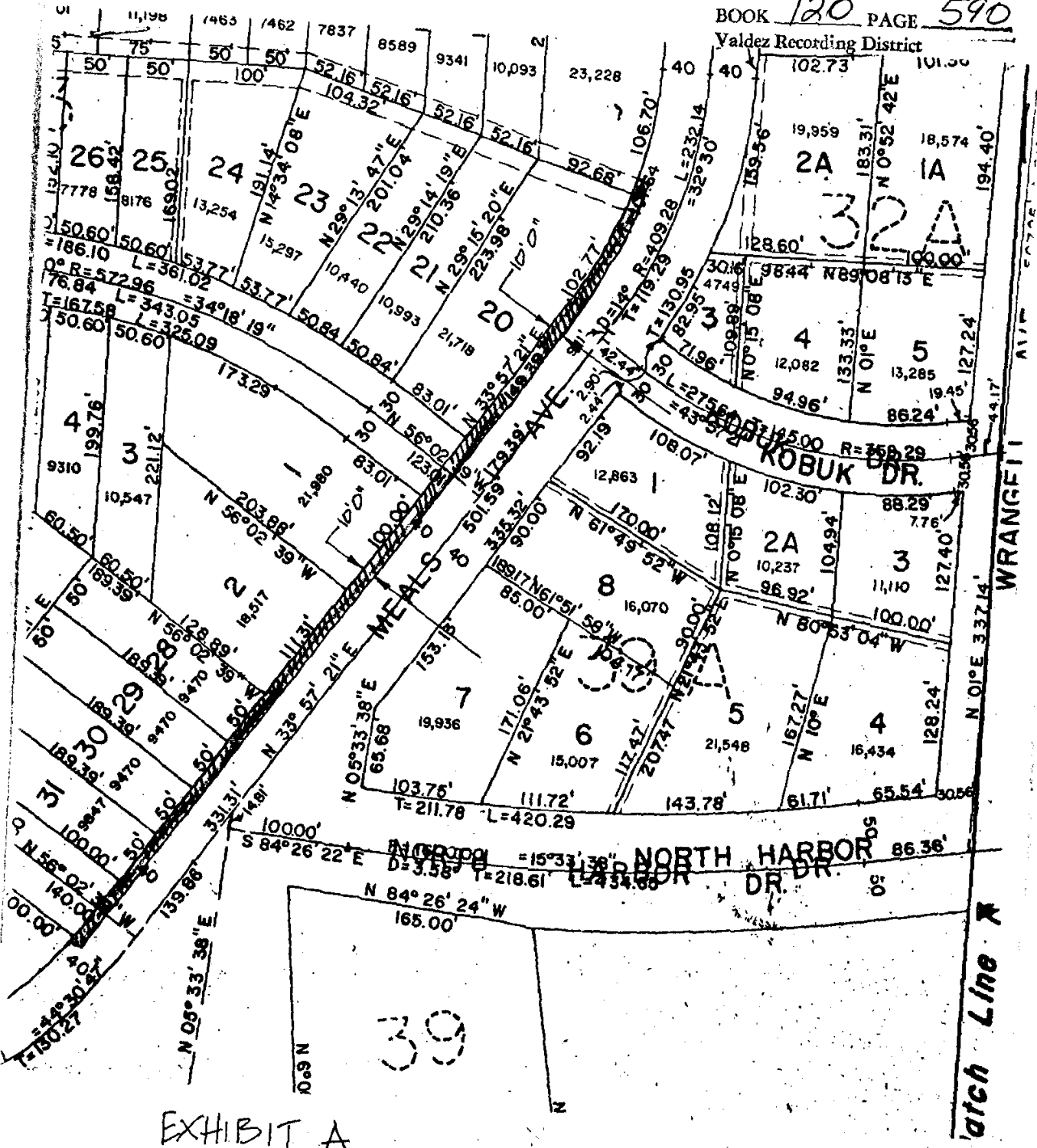


EXHIBIT A
10' C.V.T.A. EASEMENT

RECORDED
VALDEZ RECORDING DISTRICT
AUG 23 3 30 PM '99
REQUESTED BY
ADDRESS BOX 332
VALDEZ, AK 99686

INDEXED
B & P

VALDEZ
RECEPTION NO 66-445 BOOK 56 PAGE 131
Valdez Recording District

EASEMENT FOR SANITARY SEWER

THIS INDENTURE made this 26 day of September,
1966, between HOWARD T. PETERSON and MILDRED B. PETERSON,
hereinafter referred to as Grantors, and the CITY OF VALDEZ,
hereinafter referred to as City;

W I T N E S S E T H:

THAT, in consideration of the sum of Ten Dollars (\$10.00),
and other good and valuable consideration paid by the City to
the Grantors, the receipt of which is hereby acknowledged, the
Grantors hereby grant to the City, its successors and assigns:
an easement and full and free right of uninterrupted access
and use to construct, reconstruct, repair and maintain a sanitary
sewer lift station and/or other portions of a sanitary sewer,
on, over, under, and across all that parcel of land described
as:

Beginning at the southeast corner of Lot 20,
Block 33 of the South Portion of Mineral Creek
Subdivision as amended; situate in Section 32,
T. 8 S., R. 6 W., Copper River Meridian, Alaska,
and as recorded under Serial No. 66-40M in the
Valdez Recording District, and which is the True
Point of Beginning; Thence N 56°02'39" W., for
a distance of 25.00 feet; Thence N 33°57'21" E.,
for a distance of 25.00 feet; Thence S 56°02'39"
E., for a distance of 25.00 feet; Thence S 33°
57'21" W., for a distance of 25.00 feet to the
True Point of Beginning; said parcel containing
625 sq. ft.

IN WITNESS WHEREOF the parties have hereunto subscribed
their hands on the date first above mentioned.

CITY OF VALDEZ

By M. D. Hansen

Howard T. Peterson
HOWARD T. PETERSON

Mildred B. Peterson
MILDRED B. PETERSON

LAW OFFICES
HUGHES,
THORNTON
& LOWE
601 S. STREET
PHONE 275-5477
ANCHORAGE,
ALASKA

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

ss:

INDEXED
B & P

THIS IS TO CERTIFY that on this 23^d day of Sept., 1966, personally appeared before me, the undersigned Notary Public in and for the State of Alaska, HOWARD T. PETERSON and MILDRED B. PETERSON, known to me and to me known to be the persons described in and who executed the foregoing instrument and they acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal.



Helen L. Long
Notary Public in and for Alaska
My commission expires: 4-1-69

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

ss:

THIS IS TO CERTIFY that on this 26 day of September, 1966, personally appeared before me, the undersigned Notary Public in and for the State of Alaska, M. O. Hansen for and on behalf of the CITY OF VALDEZ, known to me and to me known to be the person described in and who executed the foregoing instrument and he acknowledged to me that he executed the same and was authorized to execute the same for and on behalf of the CITY OF VALDEZ, for the uses and purposes therein set forth.

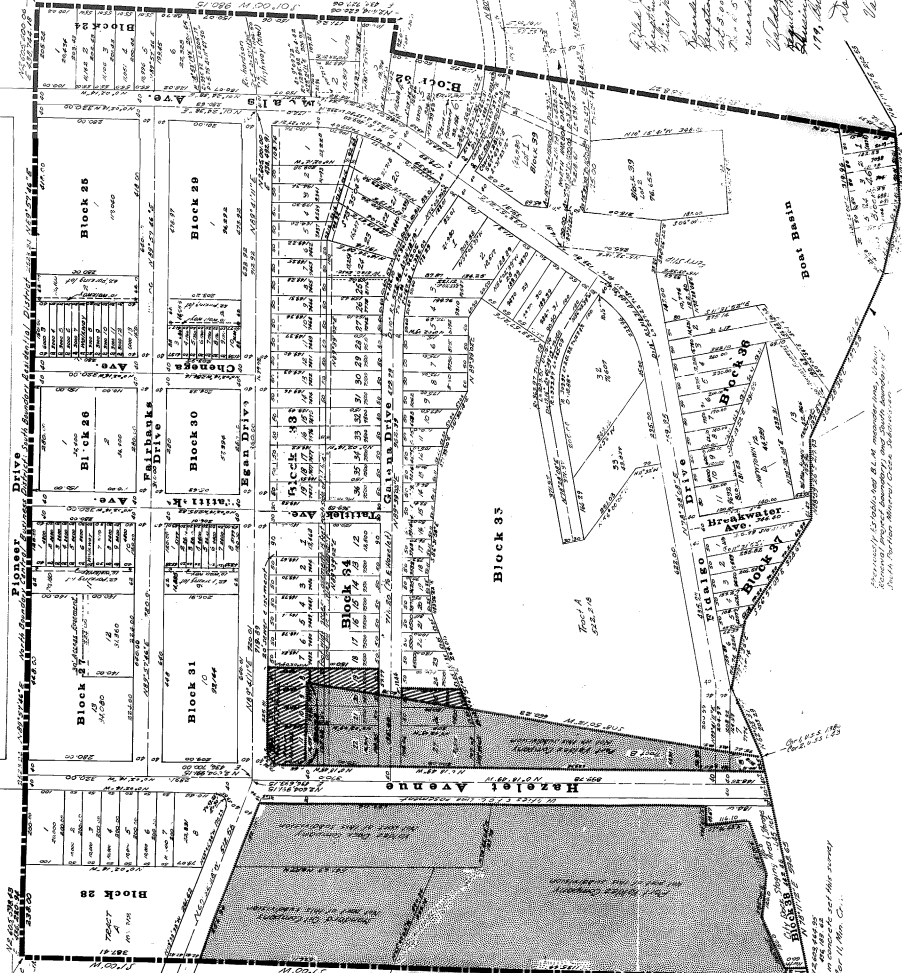
WITNESS my hand and official seal.

LAW OFFICES
HUGHES,
THORNESS
& LOWE
BOX 9 STREEBY
PHONE 272-8477
ANCHORAGE,
ALASKA



RECORDED - FILED 5-20
Valdez REC. DIST.
DATE Sept 27 1966
TIME 1:15 PM
Requested by Edna M. Kelly
Signed Valdez Alaska
RECEIPT NO. - 107568

P. W. Vickery
Notary Public in and for Alaska
My commission expires: August 20, 1969



Surveyed and drawn by **George C. Silles**, Consulting Civil Engineer, Fairbanks
Basic lot and street layout by **Alaska State Housing Authority**

Certificate of Ownership and Dedication

Now, the undersigned, JACK S. WILKS and BETTY R. HILDEBRAND, hereby certify that we are the Mayor and City Clerk, respectively, of the City of Valdez, Alaska. A municipal corporation that the City of Valdez is the legal owner of the lands shown herein as subdivided, that the City of Valdez adopts this plan of subdivision and indicates all streets to the public use; and that we have signed and mailed this plan to our official capacities as such and as the free and voluntary act of the City of Valdez.

Max H. Wells
WAK H. WELLS
Mayor -- City of Valdez

Stella R. Lindberg
STELLA R. LINDBERG
City Clerk

Notary's Acknowledgement

STATE OF ALABAMA
IN SENATE,
JANUARY 11, 1907.

REPORT
OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 11, 1906.

ALBANY, N. Y.:
J. B. LIPPINCOTT COMPANY,
PRINTERS.
1907.

IN THE COURT OF APPEALS, 3rd Circuit, at Harrisburg, Pa., May 19, 1997.

Certificate Of Engineer

7. **EDMOND C. ALLISON**, a Registered Civil Engineer, Registration No. 345-11, hereby certifies that the plans submitted for review prepared by me, or under my direction, and that all **ALLISON**, including, but not limited to, my firm, **ALLISON**, Inc., and its subsidiaries, are



COORDINATED BY: STATE PLANS COORDINATOR, LONG BEACH, ALABAMA

This plat conforms to the Charter of Village Incorporation No. 100,000 and is hereby approved by the Planning and Zoning Commission of the City of Chicago.

By: Sidney A. Kane
Chairman, Planning and Zoning Commission,
Chicago, February 20, 1968. City of Chicago.



First American

First American Title Insurance Company

3035 C Street

Anchorage, AK 99503

Phone: (907)561-1844 / Fax: (907)562-0540

PR: NWEST

Ofc: 0209 (3426)

Invoice

To: McClintock Land Associates
16942 North Eagle River Loop Road
Eagle River, AK 99577

Invoice No.: 3426 - 20955537

Date: 06/10/2020

Our File No.: 0209-3486152

Title Officer: Jessica Villers

Escrow Officer:

Customer ID: AKEAMC0001

Attention: Matt Hayden

Liability Amounts

Owner 1: \$300.00

Your Ref.: 127 South Meals Avenue

RE: Property:
127 South Meals Avenue, Valdez, AK 99686

Buyers:

Sellers: South Central Group, Inc.

Description of Charge	Invoice Amount
Guarantee: Subdivision/Plat Certificate	\$300.00

INVOICE TOTAL \$300.00

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

PO Box 31001-2281

Pasadena, CA 91110-2281