

BGES, INC.

ENVIRONMENTAL CONSULTANTS

**3680 & 3700 EAST OLD MATANUSKA ROAD
WASILLA, ALASKA**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

AUGUST 2020

Submitted to:

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Submitted by:

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1.0 INTRODUCTION

BGES, Inc. (BGES) was retained by Amanda Matson of Cook Inlet Housing Authority to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 3680 and 3700 East Old Matanuska Road in Wasilla, Alaska (hereafter referred to as the subject property). The purpose of this assessment was to evaluate the potential for environmental impacts to the subject property from potential on-site or off-site sources, and to assess related environmental conditions at the property.

This report presents the results of our findings. Aerial photographs of the subject property are included as figures at the end of the report text. Recent photographs of the property are included in Appendix A; an environmental questionnaire completed by the owner of the subject property is included in Appendix B; a copy of the Commitment for Title Insurance is included in Appendix C; and a copy of our proposal is included in Appendix D.

This Phase I ESA was performed during August of 2020, in accordance with the provisions in our term contract proposal with CIHA, dated February 2018. The Phase I ESA was conducted in general accordance with American Society for Testing Materials (ASTM) Standard E 1527-13 and the local standards of practice. The assumptions made while performing this Phase I ESA and the limitations of our scope of work are detailed in Section 6.0 (Exclusions, Considerations, and Qualifications) of this report. Exceptions to the ASTM-prescribed procedures include the following:

- The ASTM specifies that the Federal Resource Conservation and Recovery Act (RCRA) generators list be researched. For this assessment, we researched the U.S. EPA EnviroMapper database.
- The U.S. EPA Federal List of Institutional Controls (IC) sites database is currently undergoing reconfiguration. As such, site reports are not currently searchable by location; however, it is our opinion that sites which have Federal ICs in place are likely to be listed in the ADEC Contaminated Sites database as well. Therefore, the inability to search the Federal IC sites database does not constitute a data gap that materially affects our interpretation of the environmental condition of the subject property.
- The ASTM standard practice minimum search distance for the Federal Emergency Response Notification System (ERNS) list is just for the subject property. For this assessment, we attempted to utilize the U.S. National Response Center (NRC) database, which has replaced the ERNS list; however, at the time of preparation of this report, the NRC database was unavailable in a format that was reasonably-ascertainable for review. The Center for Effective Government, which maintains a

third-party database referred to as the Right to Know Network (RTKNet), compiles the NRC records in a more accessible format, which was reviewed for the subject property and adjoining properties.

- An evaluation of the presence of wetlands on the subject property was performed, although the ASTM does not require this information.

Our Phase I ESA included a combination of research, interviews, and site reconnaissance. Based on the conditions observed during our site activities and our research, no recognized environmental conditions with respect to the subject property were identified.

2.0 SITE DESCRIPTION

The property consists of an irregularly-shaped parcel located to the southeast of the intersection of East Old Matanuska Road and Seward Meridian Road; in the southeast portion of Wasilla, Alaska (Figure 1). According to the Matanuska Susitna Bureau (MSB) property information database, the property is listed as being approximately 7.33 acres in size. The property is listed as being owned by Food Bank of Alaska.

2.1 Legal Description

The legal description of the subject property is listed by the Matanuska-Susitna Borough (MSB) Property Information database as “Township 17N, Range 1E, Section 18, Lot B5”. The subject property is located in the Southwest Quarter of the Northwest Quarter, Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska.

2.2 Geologic and Surface Description

According to maps published in the United States Geological Survey National Geologic Map Database, prepared in 1981, the surficial geology at the subject property is characterized as “abandoned meltwater channel alluvium”, and “elongated channel fillings of well-sorted pebble-cobble gravel and gravelly medium-coarse sand with rare to occasional boulders laid down by former streams from melting glacial ice”. The surrounding area is mostly “abandoned meltwater channel alluvium”.

According to flood maps that were last updated in 1985, and were published by the United States Federal Emergency Management Agency on [msc.fema.gov](https://www.fema.gov); the subject property was not located within 100-year or 500-year floodplains. The property is located within Flood Map 02170C, Panel 8105, (effective date of September 27, 2019).

No wetlands were located on the subject property, according to the U.S. Fish and Wildlife Service

Wetlands Online Mapper. The nearest wetlands identified were freshwater/shrub wetlands located approximately 100 feet to the south. A freshwater emergent wetland is 0.26 mile to the southeast. A wetlands map depicting the nearby wetlands areas is included as Figure 2.

2.3 Vicinity Description

The area surrounding the subject property was comprised mainly of forested areas to east, west, and south. The subject property was bordered by East Old Matanuska Road to the north, and railroad tracks further to the south. A storage company was present further to the east of the subject property, across East Old Matanuska Road. Additional information pertaining to surrounding properties is included in Section 4.2, below.

2.4 Past and Current Usage

According to the MSB Property Information Database, the property is listed as being owned Food Bank of Alaska. At the time of our site reconnaissance, the property contained a vacant lot with various debris scattered throughout the property.

At the time of preparation of this report, we were unable to view the Polk City Directories (Directories), to evaluate the history of the occupancy of addresses in the general vicinity of the subject property, due to the closure of the public library during the COVID-19 pandemic. Our inability to view the Directories constitutes a data gap. In our opinion, however, it is unlikely that this data gap impacts the findings of this Phase I ESA, as stated in this report. An online search for the addresses associated with the subject property showed the property as being operated as “Duane’s Dirt” in the mid 2000’s.

2.5 Review of Aerial Photographs

Aerial photographs of the vicinity of the subject property taken in 1950, 1978, 1984, 1995, 2002, 2008, and 2011 were reviewed and chosen to print. They are included as Figures 3, 4, 5, 6, 7, 8, and 9; respectively.

The August 7, 1950 aerial photograph, included as Figure 3, showed the subject property as being undeveloped and possibly being used as farm land or pasture. East Old Matanuska Road and East Fairview Loop were present, but appeared to be unpaved at the time this photograph was taken. The Alaska Railroad is also visible in this aerial photograph, and it borders the subject property to the south. The surrounding parcels to the east, south and west were also undeveloped. The neighboring property to the north appears to be a farm.

The August 25, 1978 aerial photograph, included as Figure 4, showed the subject property as containing more substantial vegetation (trees) growth. What appear to be some small trails are also present throughout the property. East Old Matanuska Road and East Fairview Loop were present, and appeared to still be unpaved at the time this photograph was taken. Small structures to the east and north of East Fairview Loop are present. The land to the south and west of the subject property is largely undeveloped and covered with vegetation.

The August 14, 1984 aerial photograph, included as Figure 5, showed the subject property as being similar to its appearance in the 1978 aerial photograph, except for an area in the middle of the subject property which had been cleared of vegetation, and what appeared to be driveways leading north and east of this clearing to East Old Matanuska Road were visible. It is also possible that a building is present near the center of the driveway; however, the resolution of the photograph is too poor to be certain. East Old Matanuska Road and East Fairview Loop were present, and appeared to still be unpaved at the time this photograph was taken. What appeared to be a small gravel mining operation was visible on land just to the northeast of the eastern end of the property (across East Old Matanuska Road).

The May 9, 1995 aerial photograph, included as Figure 6, showed the subject property as having been further developed since the 1984 photograph. A structure (possibly a residence) can be seen near the middle of the subject property, and what appear to be possible mobile homes/trailers are present on the northern portion of the lot. Numerous dilapidated vehicles are present in the northern, western, and central portions of the lot; as is various scattered debris. The neighboring property to the east, beyond East Old Matanuska Road, contains multiple structures and debris throughout the lot.

The August 3, 2002 aerial photograph, included as Figure 7, showed the subject property as being similar to its appearance in the 1995 aerial photograph. The subject property appears to have multiple structures and Quonset huts located near the central portion of the property. It appears that there are less vehicles on the subject property as compared to what was noted in the 1995 photograph.

The May 22, 2008 aerial photograph, included as Figure 8, showed the subject property has having been cleared of much of its vegetation, and it appears that the property was being scraped/mined for gravel and fill. Various piles of gravel/fill were located on the subject property. At least two structures can be seen on the central portion of the subject property. The extreme southeastern end of the property was undeveloped and covered with vegetation. What appears to be some vehicles and debris (possibly some of the same that were visible in the 1995 aerial photograph) are present in the southwest corner of the property. The City of Wasilla's (COW's) Water Utility Station that was present within the northern

portion of the subject property at the time of our site reconnaissance (surrounded by fencing), can also be seen in this photograph. The property to the east of the subject property, across East Old Matanuska Road, shows the property as containing two long buildings of storage units, numerous vehicles and stored items/debris, and other small commercial and residential buildings throughout the eastern half of the property.

The April 14, 2011 aerial photograph, included as Figure 9, showed the subject property as being similar to what was observed in the 2008 photograph. Heavy equipment can be seen on the subject property. Further to the northwest a large commercial parking lot was present. Commercial buildings are present to the north of the subject property, and the property to the east of the subject that contains the storage units shows even more stored items/debris than was visible in the 2008 photograph.

3.0 RECORDS REVIEW

BGES conducted a review of numerous records and databases to research the potential for known contamination on or near the subject property. The following sections describe the results of these reviews.

3.1 U.S. EPA National Priority List (NPL)

The EPA's NPL, updated as of April 2, 2020, was reviewed on July 29, 2020. No sites were listed on the NPL for the Matanuska-Susitna Borough area.

3.2 U.S. EPA Delisted NPL Sites

The EPA's delisted NPL sites database, updated as of April 2, 2020, was reviewed on July 29, 2020. No Delisted NPL sites were listed for the Matanuska-Susitna Borough area.

3.3 U.S. EPA Federal List of IC Sites

An attempt to review the EPA's Federal List of IC Sites was made on July 29, 2020. This database was not available, as the EPA websites were undergoing reconfiguration at the time of preparation of this Phase I ESA.

3.4 U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List

The U.S. EPA CERCLIS list, which was retired in October of 2013, was replaced by the Superfund

Enterprise Management System (SEMS) database. The SEMS database, which was last updated on November 25, 2019, was reviewed on July 29, 2020. No sites listed in this database were located within ½ mile of the subject property.

3.5 U.S. EPA CERCLIS No Further Remedial Action Planned (NFRAP) List

The U.S. EPA CERCLIS NFRAP list was retired in October of 2013 and was replaced by the SEMS database. The SEMS database, which was last updated on November 25, 2019, was reviewed on July 29, 2020. No sites listed in this database were located within ½ mile of the subject property.

3.6 U.S. EPA RCRA Corrective Action Detail Report (CORRACTS)

The U.S. EPA RCRA CORRACTS for Alaska, which is updated on a daily basis, was reviewed on July 29, 2020. No sites were identified within 1 mile of the subject property.

3.7 U.S. EPA RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities

The U.S. EPA RCRA Non-CORRACTS TSD Facilities for Alaska, which is updated regularly, was reviewed on July 29, 2020. No sites were listed within ½ mile of the subject property.

3.8 ADEC Registered Underground Storage Tank (UST) Database

The ADEC Registered UST database, which is updated regularly, was reviewed on July 30, 2020. The subject property and adjacent properties were not listed in this database.

3.9 ADEC Contaminated Sites Database

The ADEC Contaminated Sites Database, which is updated regularly, was reviewed on July 30, 2020; and listed no Contaminated Sites as being located within ½ mile of the subject property.

3.10 ADEC Statewide Oil and Hazardous Substance Spills Database

The ADEC Statewide Oil and Hazardous Substance Spills Database contains records concerning spills of oils and other hazardous substances that have occurred throughout Alaska. Records of spills that have occurred since July of 1995 are included in this database. The database is updated regularly and was reviewed on July 30, 2020. No Spills events were documented as having occurred within ¼ mile of the subject property.

3.11 State of Alaska Voluntary Cleanup and Brownfields Sites

The State of Alaska does not maintain specific databases of voluntary cleanup sites or Brownfields sites that are not also included within the ADEC Contaminated Sites database. This database was reviewed, and the results of that review are discussed in Section 3.9, above.

3.12 NRC

The ERNS, which is operated through the NRC and is managed as a division of the United States Coast Guard (USCG), maintains records of releases of toxic and hazardous substances in a format that is not reasonably ascertainable for review. However, the Center for Effective Government maintains a third-party database, which is referred to as the RTKNet, that compiles the NRC records in a more efficient format, and this database was reviewed. A review of incidents which were reported to ERNS and NRC, which occurred in the State of Alaska from 1982 through mid-2018, was conducted on July 30, 2020. No incidents were identified as occurring on the subject property or adjoining properties.

3.13 U.S. EPA Envirofacts/Enviromapper

In response to the Emergency Planning and Community Right to Know Act (EPCRA) [42 U.S.C. 11001 et seq. (1986)], also known as Title III of Superfund Amendments and Reauthorization Act (SARA), EPA maintains a database of hazardous material transporters, storage facilities, solid waste, air, and water pollution generators. The database, which is updated regularly, was reviewed on July 30, 2020 for the subject property and adjoining properties. The sites identified in the Enviromapper database are operated by transporters or generators of hazardous waste, used oil, etc.; and these listings do not indicate the presence or absence of contamination within the surface or subsurface at these sites. The subject property and adjoining properties were not listed in this database.

3.14 U.S. EPA Toxic Release Inventory (TRI) Sites Database

The TRI is a publicly-available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain industry groups as well as federal facilities. This inventory was established under the EPCRA and was expanded by the Pollution Prevention Act of 1990. The TRI sites database was reviewed on July 30, 2020 for any sites located within ¼ mile of the subject property. The TRI database includes information for the years 1988 to 2018, and no sites were listed as being located within ¼ mile of the subject property.

3.15 Alaska State List of Landfills and Solid Waste Facilities

The ADEC Division of Environmental Health, Solid Waste Management list of currently and formerly permitted facilities, which was last updated on February 2, 2017, was reviewed on July 30, 2020. No landfills or solid waste facilities were listed as being located within ½ mile of the subject property.

3.16 Alaska Department of Natural Resources (DNR) Recorder's Office Records Database

The Alaska DNR Recorder's Office Records Database, which is updated regularly, was reviewed on July 29, 2020 for records of environmental liens against the subject property. No records of any environmental liens against the subject property were identified during our search of this database.

3.17 Sanborn Fire Maps

No Sanborn Fire Maps that depicted the area of the subject property could be located during the preparation of this Phase I ESA.

3.18 Vapor Encroachment Screening

Sites with a potential adverse environmental impact to the subject property stemming from documented and/or remediated releases were evaluated for the potential impact of vapor migration to the subject property. The ADEC has issued guidelines for evaluating potential vapor intrusion concerns (*Vapor Intrusion Guidance for Contaminated Sites, November, 2017*). These guidelines indicate that additional soil vapor assessment may be warranted in instances where the distance of a receptor (in this case, the boundaries of the subject property) is within 30 feet of a petroleum contaminant source, or within 100 feet of a non-petroleum (typically solvents) contaminant source. Based on the information obtained and presented above, in accordance with the ADEC guidelines described above, BGES did not identify any vapor encroachment concerns with respect to the subject property, stemming from identified sources of contamination.

3.19 Commitment for Title Insurance

Commitment for Title Insurance was reviewed on August 3, 2020 for any environmental liens or environmental-related activity use limitations. No records of any environmental liens or environmental-related activity use limitations against the subject property were identified during our search of the Commitment for Title Insurance. Copies of the reviewed documents are included in Appendix C.

4.0 SITE RECONNAISSANCE AND INTERVIEWS

Reconnaissance of the subject property was conducted on July 31, 2020. Weather conditions were overcast with a light wind, with an ambient temperature of approximately 63 degrees Fahrenheit. One representative from BGES was onsite to perform the reconnaissance. The following paragraphs discuss our findings and observations with respect to the site reconnaissance.

4.1 Subject Property

The subject property consisted of an irregularly-shaped parcel, which was accessed from East Old Matanuska Road (Photographs 1 and 2 in Appendix A). The subject property consisted of an empty lot with trees scattered throughout the property. Various debris were also scattered throughout the property (Photographs 3 through 6 in Appendix A). Thick vegetation was present at the western, southern, and eastern borders (Photographs 7 and 8 in Appendix A). Located in the central portion of the subject property were areas cleared of vegetation, possibly in areas that once had structures present (Photographs 9 and 10 in Appendix A). A large steel chain was observed on the northern edge of the subject property. Mounds of soil and rocks were present throughout the subject property (Photograph 11 in Appendix A). At the northern border of the subject property was the City of Wasilla's water utility station (Photograph 12 in Appendix A).

4.2 Surrounding Properties

The area surrounding the subject property was comprised of a mixture of commercial and undeveloped land. The subject property was bordered by East Old Matanuska Road to the north, railroad tracks to the south (Photographs 13 and 14 in Appendix A), and undeveloped land to the east and west. Further northeast of the subject property, across East Old Matanuska Road was Aurora Self Storage (Photograph 15 in Appendix A). Further to the northwest was Extreme Fun Center (Photograph 16 in Appendix A). No evidence of recognized environmental conditions with respect to the subject property was observed on any of the surrounding properties at the time of our site reconnaissance; as viewed from our vantage points on the subject property.

4.3 Interviews

Interviews were conducted with individuals knowledgeable about current or historic site conditions. The following sections provide pertinent information gathered from the interviews.

4.3.1 Jim Baldwin, CEO of Food Bank of Alaska, Inc. (Subject Property Owner)

An environmental questionnaire was completed by Jim Baldwin, CEO of Food Bank of Alaska Inc. and current owner of the subject property. Mr. Baldwin indicated that Food Bank of Alaska Inc. has owned the subject property for 5 years, and it purchased the property from Old Matanuska, LLC. He stated that the subject property is a “proposed future building site”. and is unaware of previous uses at the subject property. He was unaware of any spills having occurred on the subject property.

Mr. Baldwin was not aware of any environmental liens outstanding against the subject property, or any aboveground or underground storage tanks located on the subject property. He indicated that he is not aware of any fill having been brought onto the property from an offsite fill material; and he was unaware of any pits, ponds, or lagoons on the property. Mr. Baldwin did not know of any underground injection wells or dry wells on the property. He did state that a septic tank system and a water supply well are located on the subject property. He indicated that the subject property is not connected to municipal water and sewer services or natural gas service.

Mr. Baldwin stated that he has not observed staining on the subject property, and he was unaware of any engineering controls or land use restrictions associated with the subject property, and that there are no signs of contamination on the subject property. A copy of the environmental questionnaire completed by Mr. Baldwin is included in Appendix B.

4.3.2 ENSTAR Natural Gas Company (ENSTAR)

An emailed request for information concerning the connection of the subject property to natural gas was made to ENSTAR on July 29, 2020. In an emailed response, ENSTAR indicated that a service line was installed on the subject property in 2006.

4.3.3 Field Service Office [Public Works for the City of Wasilla]

An emailed request for information concerning the connection of the subject property to municipal water and sewer services was made to Public Works for the City of Wasilla on July 29, 2020. In an emailed response, Public Works indicated that public water and sewer services have “not been stubbed to this property”.

5.0 FINDINGS AND CONCLUSIONS

5.1 Subject Property

Research and reconnaissance were performed of the grounds at the subject property. The following paragraphs summarize our findings.

Based on a review of historical aerial photographs, the subject property may have been utilized as farm land at least as early as 1950. It appears that the first structures may have been constructed at the subject property in the early to mid-1980s. Those structures were removed from the subject property sometime between 2011 to the 2020, as no structures were observed on the subject property during the site reconnaissance. According to ENSTAR, the subject property was connected to natural gas service in 2006; and according to the COW Public Works Department, the subject property has never been connected to public water and sewer services.

Because of the presence of structures that were constructed possibly as early as 1984 (or earlier), and before the earliest-known connection of the subject property to natural gas service, it is likely that an alternative heating system was utilized at the subject property prior to the availability of natural gas; such as coal, wood, electricity, or heating oil. If heating oil was used, it is likely that an UST or aboveground storage tank would have been a part of that system. Care should be exercised during any future excavation or construction activities on the subject property, should any heating oil USTs be present at the subject property.

Similarly, it is likely that the subject property utilized onsite water supply well(s) and septic system(s), which do exist at the subject property (according to the current subject property owner), and care should be exercised during any future excavation or construction activities at the property, should these features remain below the surface at the subject property. The onsite water supply well should be properly decommissioned, if it is to be of no further use.

Some scattered debris was present on the subject property at the time of our site reconnaissance. The debris and solid waste at the subject property should be handled and disposed of properly.

Numerous dilapidated vehicles and indiscernible debris were noted on the subject property in previous aerial photographs. Additionally, evidence of prior gravel mining operations having occurred at the subject property was noted during our review of historical aerial photographs. In our experience, there is often an increased potential for releases of hazardous substances (petroleum, oil, lubricants, solvents, etc.) to soil in areas where these items have existed/activities have occurred. However, because we did not

observe any direct evidence of releases having occurred at the subject property, this potential does not constitute a recognized environmental condition with respect to the subject property.

Based on our on-site observations and our research as described above, no recognized environmental conditions with respect to the subject property stemming from onsite sources were identified.

5.2 Surrounding Properties

The area surrounding the subject property was comprised of a mixture of commercial and undeveloped properties. No evidence of recognized environmental conditions with respect to the subject property was visually identified on any of the adjoining properties during our reconnaissance, as viewed from our vantage points on the subject property.

No sites were identified within any of the reviewed databases (as discussed in Section 3.0, above), as being within the respective prescribed search distances for these resources.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 at 3680 and 3700 East Old Matanuska Road in Wasilla, Alaska; the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.0 and 6.0 of this report. This assessment has revealed no recognized environmental conditions with respect to the subject property.

6.0 EXCLUSIONS, CONSIDERATIONS AND QUALIFICATIONS

This Phase I ESA did not include a title search or sampling to identify the potential presence of asbestos, lead-based paint, radon or other contaminants at this property. Further, subsurface evaluation, including soil and groundwater sampling was not part of the scope of work.


This report was prepared for our client, Mark Fineman of Cook Inlet Housing Authority. The scope of work and level of effort were in accordance with the provisions in our term contract with CIHA, dated March 28, 2018. It is not intended for third parties to rely on the information provided in this report, except at their own risk. This report presents facts, observations, and inferences based on conditions observed during the period of our project activities, and only those conditions that were evaluated as part of our scope of work. Our conclusions and recommendations are based on our observations and the results of our research, and as such, rely on the accuracy of the databases that were reviewed, and the information provided by the individuals that were interviewed. In addition, changes to site conditions may have occurred since we completed our initial project activities. These changes may be from the actions of man

or nature. Changes in regulations may also impact the interpretation of site conditions. BGES will not disclose our findings to any parties other than our client as listed above, except as directed by our client, or as required by law.

This Phase I ESA was completed by Chris Pepe, Environmental Scientist of BGES; was reviewed by Brian Braunstein, Senior Environmental Scientist of BGES; and was approved by Robert N. Braunstein, C.P.G., Principal of BGES. Mr. Pepe has conducted several Phase I ESAs throughout Alaska. Mr. Brian Braunstein has over 15 years of environmental consulting experience and has performed or managed hundreds of Phase I ESAs throughout Alaska. Mr. Robert Braunstein is a Certified Professional Geologist, has over 35 years of professional geologic and environmental experience, and has performed or managed thousands of Phase I and II ESAs in Alaska and the lower 48 States. He has extensive knowledge and experience with contaminated sites and remediation.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



Chris Pepe
Environmental Scientist

Reviewed by:

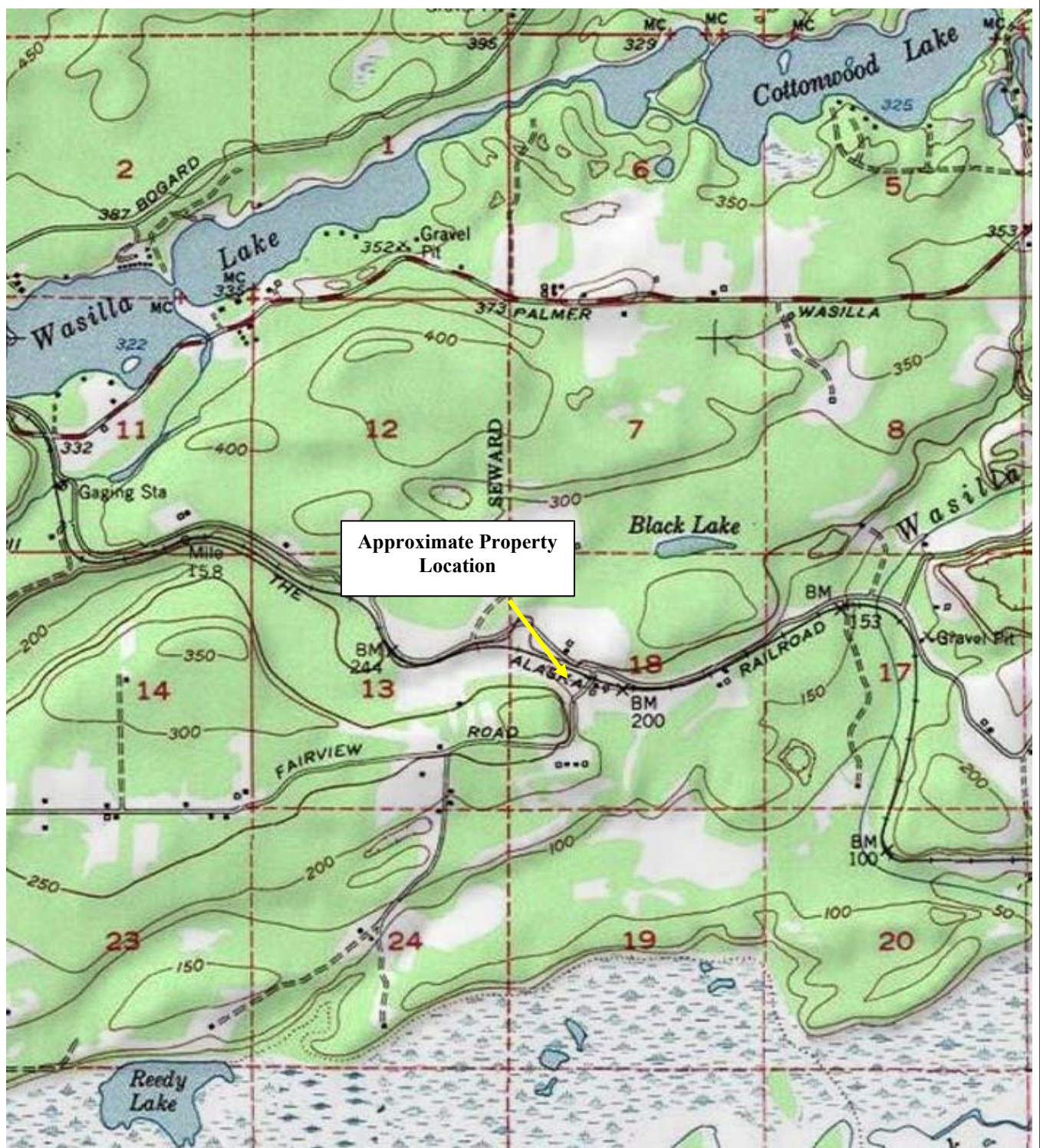


Brian Braunstein
Senior Environmental Specialist

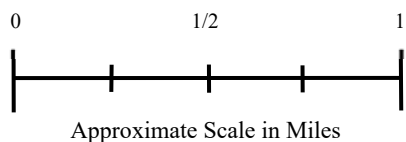
Reviewed by:



Robert Braunstein, C.P.G.
Principal Geologist



Source: Matanuska-Susitna Borough Parcel Viewer



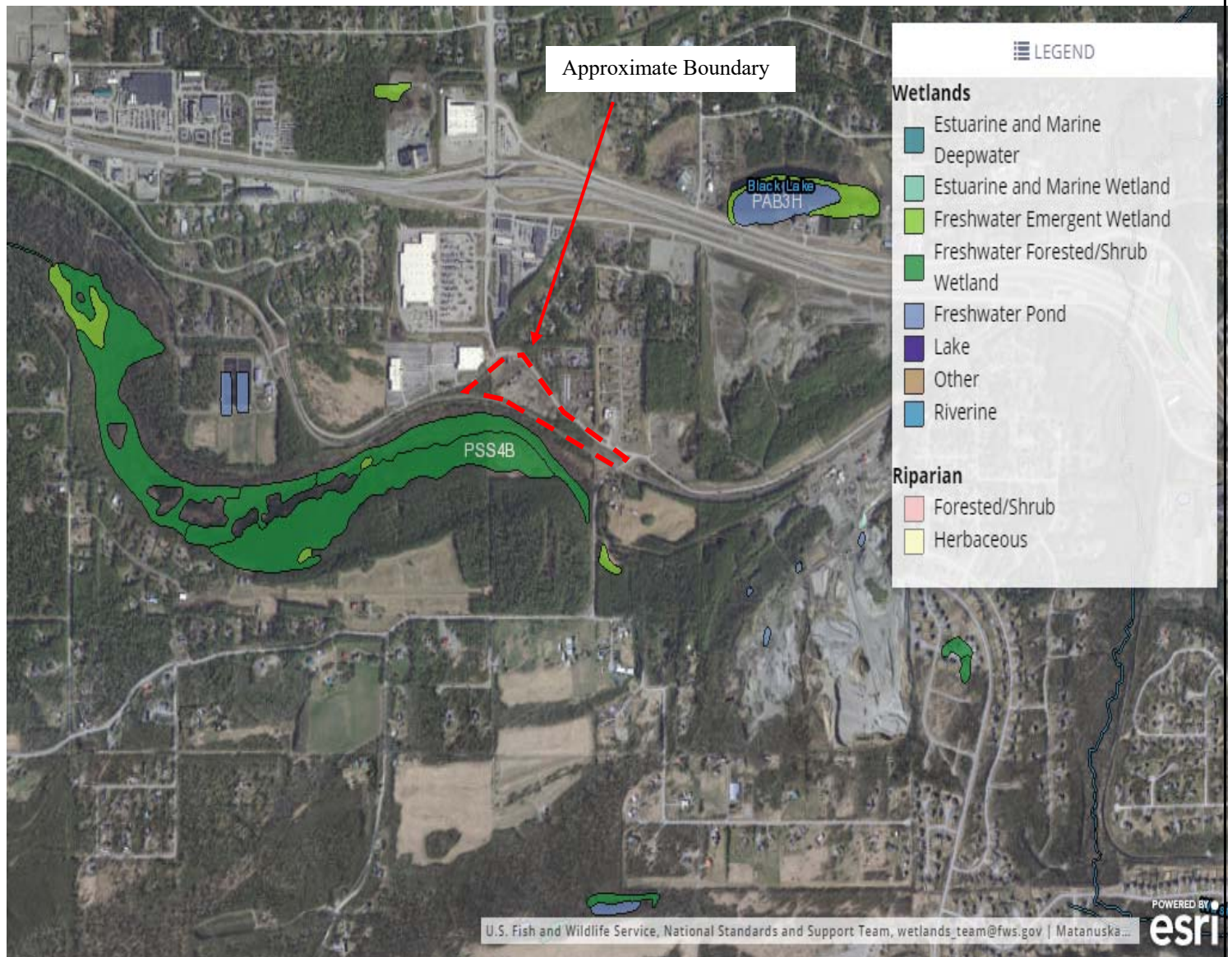
3680 & 3700 East Old Matanuska Road
Wasilla, Alaska

Property Vicinity Map

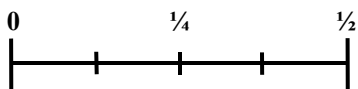
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August 2020

Figure 1



Source: USGS Fish and Wildlife Service



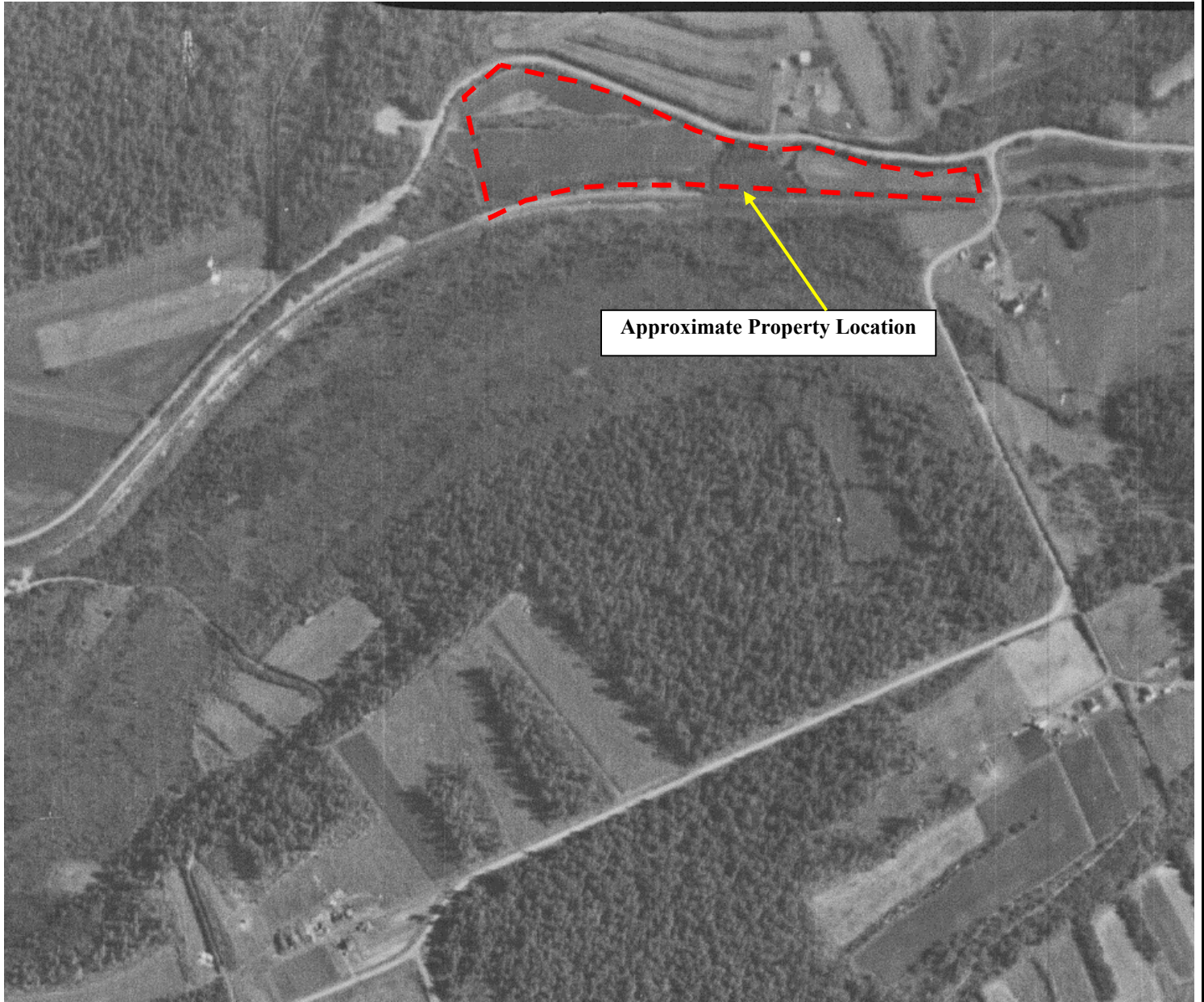
Approximate Scale (in miles)

3680 & 3700 East Old Matanuska Road
Wasilla, Alaska
Wetlands Map

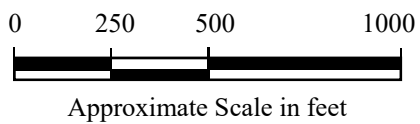


August 2020

Figure 2



Source: USGS Earth Explorer



3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

August 7, 1950 Aerial Photograph



August 2020

Figure 3



Source: USGS Earth Explorer

0 250 500 1000
Approximate Scale in feet



3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

August 25, 1978 Aerial Photograph

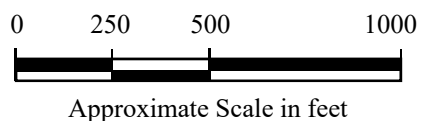
BGES, INC.

August 2020

Figure 4



Source: USGS Earth Explorer



3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

August 14, 1984 Aerial Photograph

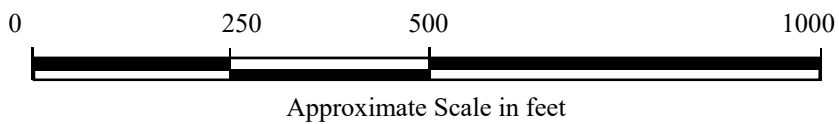


August 2020

Figure 4



Source: Quantum Spatial



3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

May 9, 1995 Aerial Photograph

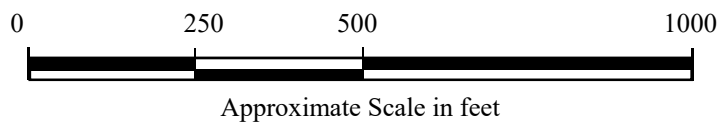


August 2020

Figure 6



Source: Google Earth Pro



3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

August 3, 2002 Aerial Photograph

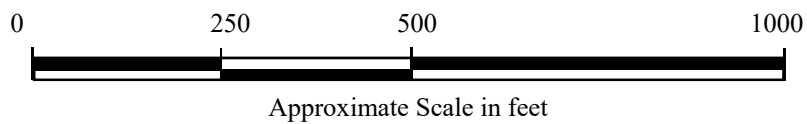


August 2020

Figure 7



Source: Quantum Spatial



3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

May 22, 2008 Aerial Photograph

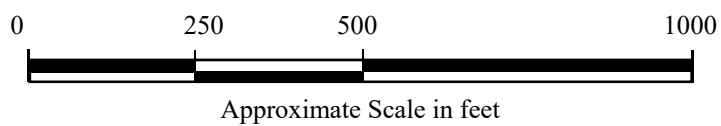


August 2020

Figure 8



Source: Google Earth Pro



3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

April 14, 2011 Aerial Photograph



August 2020

Figure 9

APPENDIX A
PROPERTY PHOTOGRAPHS



Photo 1. Subject property from the main driveway, looking south



Photo 2. Subject property from the main driveway, looking east



Photo 3. Mound of rocks, soil, and debris; central portion of the subject property



Photo 4. Debris pile near the north-central portion of subject property



Photo 5. A pipe observed near the central portion of the subject property.



Photo 6. Wooden platform near the central portion of the property

3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

Property Photographs


BGES, INC.

August 2020

Figure A-1



Photo 7. Thick vegetation along the subject property's western border, looking northwest



Photo 8. Thick vegetation along the subject property's eastern border, looking east



Photo 9. Cleared area, near the central portion of the subject property, looking south



Photo 10. Rock piles located near the eastern-central portion of the subject property, looking south



Photo 11. Large steel chain along the subject property's northern border, looking east



Photo 12. City of Wasilla's water utility station, along the subject property's northern border

3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

Property Photographs



Photo 13. Railroad tracks bordered the subject property to the south, looking west



Photo 14. Railroad tracks bordered the subject property to the south, looking east



Photo 15. Self storage lot northeast of subject property, looking to the northeast



Photo 16. Extreme Fun Center northwest of subject property, looking to the west

3680 & 3700 E. Old Matanuska Road
Wasilla, Alaska

Property Photographs



August 2020

Figure A-3

APPENDIX B
COMPLETED ENVIRONMENTAL QUESTIONNAIRE

Phase I Environmental Site Assessment (ESA)

Property Owner Questionnaire

- 1. What is the address/location of the subject property?**

3700 E Old Matanuska Rd. , Wasilla AK 99654

- 2. How long have you owned the subject property?**

5 years

- 3. From whom was the property purchased?**

Old Matanuska, LLC

- 4. Please list any previous property owners that you are aware of, and include contact information if available.**

Unknown

- 5. What are the main uses of the subject property?**

Proposed future building site

- 6. Do you know of any previous uses for the subject property?**

Unknown

- 7. Are you aware of any spills or hazardous materials having occurred or existing on the subject property or surrounding properties?**

Unknown

- 8. Are you aware of any underground or aboveground storage tanks that are currently or were formerly located on the subject property?**

Unknown

- 9. Are you aware of any environmental liens against the subject property?**

Unknown

- 10. Are you aware of any fill having been brought onto the property from an offsite source? What was the source?**

Unknown

11. Are there any pits, ponds, or lagoons on the property?

No

12. Are you aware of any underground injection wells or dry wells on the property?

Unknown

13. Are you aware of any current or former septic systems on the property?

Yes

14. Are you aware of any current or former water supply wells on the property?

Yes

15. Is the property currently connected to municipal water and sewer service? If so, do you know when it was connected?

No

16. Is the property currently connected to natural gas? If so, do you know when it was connected?

No

17. Are there any subfloor hydraulic lifts on the property?

No

18. Are there any current or previous floor drains in the building(s)? Are they connected to the sanitary sewer system?

Unknown

19. Are there any oil/water separators on the property? If so, what are they connected to? How, and how often are they cleaned?

No

20. Have you ever observed any staining on the grounds of the subject property? Do you know the source of the staining?

NO

21. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property or that have been filed or recorded in a registry under federal, tribal, state or local law?

Unknown

22. Are there any other signs that contamination may be present at the subject property?

Unknown

23. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes

24. Do you know of others who may have knowledge of the subject property?

No

I certify that the information provided above is accurate to the best of my knowledge.

Food Bank of Alaska Inc.
Name of Property Owner/User of Report


Signature of Property Owner/User of Report

8/3/2020
Date

Owner
Relationship to this property transaction (example: owner, past owner, buyer, realtor, renter, knowledgeable person, etc.)

APPENDIX C
COMMITMENT FOR TITLE INSURANCE



MAT-SU TITLE

1981 E. Palmer-Wasilla Highway,
Wasilla, AK 99654

Mat-Su Title Agency, LLC

Phone: (907) 376-5294
Title Fax: (907) 376-5393
Escrow Fax: (907) 376-1237

State License #AK0110097

COMMITMENT FOR TITLE INSURANCE **MS210615**

DATE: July 20, 2020

TO: Fidelity Title Agency of Alaska
3150 C Street #220
Anchorage, AK 99503
Attn: Hanna Dickinson
hannad@fidelityak.com
Reference: F-78000

TITLE: **Mat-Su Title Agency, LLC**
Title Officer: Lisa Phillips
State License #: AK0018041
Direct Phone: (907) 376-1826
Email: lisap@matsutitle.com

<u>RE:</u>	File Number:	MS210615
	Seller:	Food Bank of Alaska
	Buyer:	YENLO II Limited Partnership
	Property Address:	3700 and 3680 E. Old Matanuska Road, Wasilla, AK 99654
	Legal Description:	17N01E18B005
	Tax Account No.:	17N01E18B005



1981 E. Palmer-Wasilla Highway
Suite 100
Wasilla, AK 99654
Tel: (907) 376-5294
Title Fax: (907) 376-5393
Escrow Fax: (907) 376-1237

INVOICE

Billed To:
Fidelity Title Agency of Alaska
3150 C Street #220
Anchorage, AK 99503
Attn: Hanna Dickinson

Invoice Date: July 20, 2020
PLEASE PAY BY: 30 days
Escrow File Number: MS210615
Title File Number: MS210615
Reference Number: F-78000
Reference Buyer's Name: YENLO II Limited Partnership
Reference Seller's Name: Food Bank of Alaska

Property:
3700 and 3680 E. Old Matanuska
Road, Wasilla, AK 99654

Brief Legal: 17N01E18B005

DESCRIPTION	AMOUNT
Standard Owner's Policy	\$1,593.00

NOTE: MST/Fidelity 70/30 Split

Minimum Work Fee Due

\$250.00

Pursuant to the Director of Insurance Order No. R92-1, a non-refundable minimum deposit of \$250.00 is due within 30 days of the date of issuance of this report and will be applied to any premium charged at closing or toward the cancellation fee should said transaction fail to close.

Please write the order number on all payments to our office and remit payment to the above address.

Please return a copy of this invoice with remittance

COMMITMENT FOR TITLE INSURANCE
ISSUED BY
Stewart Title Guaranty Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **Stewart Title Guaranty Company** (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 1 year after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

MS210615

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by Stewart Title Guaranty Company This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

ALTA Commitment (6/17/06)

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE

Issued by



Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned:

A handwritten signature in black ink, appearing to be "Linda Hill", written over a horizontal line.

Authorized Countersignature

FIDELITY TITLE AGENCY OF ALASKA, LLC
Company NameAnchorage, AK
City, State

The logo for Stewart Title Guaranty Company, featuring the word "stewart" in a bold, lowercase, sans-serif font, with "title guaranty company" in a smaller, lowercase, sans-serif font below it. A small square icon is to the left of the word "stewart".



A handwritten signature in black ink, appearing to be "Steven J. Morris", written over a horizontal line.

Senior Chairman of the Board

A handwritten signature in black ink, appearing to be "William S. Morris", written over a horizontal line.

Chairman of the Board

A handwritten signature in black ink, appearing to be "Michael Stull", written over a horizontal line.

President

004-UN ALTA Commitment (6/17/06)

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) “Knowledge” or “Known”: Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) “Land”: The land described in Schedule A and affixed improvements that by law constitute real property. The term “Land” does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) “Mortgage”: A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) “Proposed Policy Amount”: Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) “Public Records”: Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) “Title”: The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; [and]
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company’s written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

MS210615

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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[Transaction Identification Data for reference only:]

Issuing Agent: **Mat-Su Title Agency, LLC**
Issuing Office: **1981 E. Palmer-Wasilla Highway, Suite 100, Wasilla, AK 99654**
Issuing Office's ALTA® Registry ID: **1120831**
Commitment Number: **MS210615**
Issuing Office File Number: **F-78000**
Property Address:] **3700 and 3680 E. Old Matanuska Road , Wasilla, AK 99654**

SCHEDULE A

1. Commitment Date: July 15, 2020 at **8:00 AM**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy STANDARD
Proposed Insured: **YENLO II Limited Partnership**
Proposed Policy Amount: **\$437,000.00** Premium Amount: **\$1,593.00**
3. The estate or interest in the Land described or referred to in this Commitment is **fee simple**.
4. The Title is, at the Commitment Date, vested in:

Food Bank of Alaska

5. The Land is described as follows:

A parcel of land located within the U.S. Government 2, Section 18, Township 17 North, Range 1 East, Seward Meridian, located in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

Commencing at the Northwest one-sixteenth (NW1/6) corner of said Section 18; thence South 00°05'40" East, along the North-South one-sixteenth subdivisional line, a distance of 903.34 feet to the centerline of the Old Matanuska-Wasilla Road and True Point of Beginning; thence North 53°55'22" West, along the centerline of said road, a distance of 212.18 feet; thence North 63°53'55" West, continuing along said centerline, a distance of 201.51 feet; thence North 46°49'43" West, continuing along said centerline, a distance of 194.46 feet; thence North 42°00'00" West, continuing along said centerline, a distance of 481.27 feet to the P. C. of a curve to the left having a delta of 89°54'54" and a radius of 340.00; thence along said curve 533.57 feet to the section line common to Section 18 and Section 13; thence leaving said centerline along said section line South 00°00'00" East, a distance of 274.56 feet, to the Northerly right-of-way line of the Alaska Railroad and P. C. of a curve to the right having a tangent bearing of South 81°48'56" East, delta of 17°03'24" and a radius of 2150.00; thence along said curve and said Northerly right-of-way a distance of 640.04 feet; thence South 64°45'32" East, along said right-of-way, a distance of 757.80 feet to the North-South one-sixteenth subdivisional line of Section 18; thence North 00°05'40" West, along said one-sixteenth line, a distance of 51.28 feet, to the True Point of Beginning and centerline of said Old Matanuska-Wasilla Road.

Stewart Title Guaranty Company
Mat-Su Title Agency, LLC

By: 
Lisa Phillips, Title Officer

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the Land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
5. Release(s) or Reconveyance(s) of appropriate items.
6. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the contemplated Power of Attorney form should be submitted for review prior to closing.
7. The State of Alaska, Division of Insurance has issued its Order R92-1. The order in part requires the immediate billing and collection of the minimum charge for this commitment within 30 days of the first billing. In the event this transaction fails to close, the minimum billing will be the cancellation fee in accordance with our filed rate schedule.

**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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GENERAL EXCEPTIONS

- a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b) Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- c) Easements, claims of easement or encumbrances which are not recorded in the public records.
- d) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- e) (a) Unpatented mining claims; or (b) water rights, claims or title to water, whether or not the matter excepted under (a) or (b) are shown by the public records.
- f) Any lien, or right to a lien, for services, labor, or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- g) Rights of the State or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS2477 (AKA 43 USC 932) whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way.

SPECIAL EXCEPTIONS

- 1. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof, said patent was recorded September 23, 1919 in Book 8 at Page 311.
- 2. **Taxes and/or assessments**, if any, due the Matanuska-Susitna Borough.
Tax Account No.: 17N01E18B005
- 3. **Matters as** disclosed on United States Survey No. 9024.
Affects: Alaska Railroad Right of Way
- 4. **Rights of the Public and/or governmental agencies**, in and to any portion of said land lying within the boundaries of Alaska Railroad.
- 5. **Rights of the Public and/or governmental agencies**, in and to any portion of said land lying within the boundaries of E. Old Matanuska Road.

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6. **Easement** for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:
Granted To: Matanuska Electric Association, Inc.
Recorded: October 21, 1982
Book: 279 Page: 437
Affects: Blanket Easement
7. **Easement**, including terms and provisions thereof, for the purpose set out therein, to the record of which reference is hereby made:
In Favor of: City of Wasilla
For: Garden Terrace Estates Permanent Water Main Line Easement
Recorded: February 14, 2006
Reception No.: 2006-003844-0
Affects: As described therein
8. **Easement** for electrical transmission and/or telephone distribution, telecommunication purposes and incidental purposes, including terms and provisions thereof:
Granted To: Matanuska Telephone Association, Inc.
Recorded: October 6, 2006
Reception No.: 2006-028982-0
Affects: A 15 foot wide easement along the Northerly boundary
9. **Easement** for electrical transmission and/or telephone distribution, telecommunication purposes and incidental purposes, including terms and provisions thereof:
Granted To: Matanuska Electric Association, Inc.
Recorded: October 12, 2006
Reception No.: 2006-029563-0
Affects: As depicted on attached sketch
10. **The State of Alaska corporation** records show that **Food Bank of Alaska, a(n) Alaska corporation is in non-compliant status.** We will require submission for our review, evidence of good standing prior to closing, as well as a Corporate Resolution which establishes the present authority of the party or parties acting on behalf of said entity for the proposed transaction.
11. **Proof that Yenlo II Limited Partnership is a partnership.** The Company will require a copy of the Partnership Agreement and any amendments thereto for its review. Such review will determine any further requirements to be met to complete the proposed transaction.

Note: Said land is also described as Parcel # 3 in Matanuska-Susitna Borough Waiver Resolution Serial No. 84-99-PWm, filed October 24, 1984, as Waiver No. 84-235W.

MS210615

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by Stewart Title Guaranty Company This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

NOTE NO. 1: The street address of the property described herein according to the taxing authority records is as follows:
3700 and 3680 E. Old Matanuska Road, Wasilla, AK 99654
Tax Account Number: 17N01E18B005

TITLE TO VEST IN: YENLO II Limited Partnership, and we find no unsatisfied judgments or tax liens of record against same.

(No further exceptions)

MS210615

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by Stewart Title Guaranty Company This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 17N01E18B005

Site Information

Account Number	17N01E18B005	Subdivision	
Parcel ID	44271	City	None
TRS	S17N01E18	Map	WA10
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1E SECTION 18 LOT B5	Tax Map	

Site Address 3700 E OLD MATANUSKA RD
 Site Address 3680 E OLD MATANUSKA RD

Ownership

Owners	FOOD BANK OF ALASKA	Buyers	
Primary Owner's Address	2121 SPAR AVE ANCHORAGE AK 99501-1855	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2020	\$255,400.00	\$0.00	\$255,400.00	2020	\$255,400.00	\$0.00	\$255,400.00
2019	\$255,400.00	\$125,300.00	\$380,700.00	2019	\$255,400.00	\$125,300.00	\$380,700.00
2018	\$255,400.00	\$123,700.00	\$379,100.00	2018	\$255,400.00	\$123,700.00	\$379,100.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year	Certified	Zone	Mill
2020	Yes	0006	15.763
2019	Yes	0006	15.889
2018	Yes	0006	15.809
Recorded Documents			
Date	Type	Recording Info (offsite link to DNR)	
9/18/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-019878-0	
2/12/2015	QUITCLAIM DEED (ALL TYPE)	Palmer 2015-002523-0	
12/15/2011	WARRANTY DEED (ALL TYPES)	Palmer 2011-024804-0	

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$4,025.87		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
7.33	7.33	Assembly District 003	<u>12-200</u>	130 Central Mat-Su	009 Midway RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

Last Updated: 7/15/2020 12:00:27 AM



Privacy Policy

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

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

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

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

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

Our Policies and Practices Regarding the Sharing of Your Personal Information

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

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

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

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

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

MS210615

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by Stewart Title Guaranty Company This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



③

**MAT-SU TITLE AGENCY, LLC**

1981 E Palmer-Wasilla Highway, Suite 100, Wasilla, Alaska 99654

Phone: (907) 376-5294 Fax: (907) 376-1237

MS102619

**STATUTORY WARRANTY DEED
A.S. 34.15.030**

The Grantor(s),

Old Matanuska, LLC, whose address is:
PO Box 872650, Wasilla, AK 99687,

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee(s),

Food Bank of Alaska, whose address is:
2121 Spar Avenue, Anchorage, AK 99501,

the following described real property:

A parcel of land located within U.S. Government 2, Section 18, Township 17 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska and being more particularly described as follows:

Commencing at the Northwest one-sixteenth (NW1/16) corner of said Section 18; thence South 00°05'40" East, along the North-South one-sixteenth subdivisional line, a distance of 903.34 feet to the centerline of the Old Matanuska-Wasilla Road and True Point of Beginning; thence North 53°55'22" West, along the centerline of said road, a distance of 212.18 feet; thence North 63°53'55" West, continuing along said centerline, a distance of 201.51 feet; thence North 46°49'43" West, continuing along said centerline, a distance of 194.46 feet; thence North 42°00'00" West, continuing along said centerline, a distance of 481.27 feet to the P. C. of a curve to the left having a delta of 89°54'54" and a radius of 340.00; thence along said curve 533.57 feet to the section line common to Section 18 and Section 13; thence leaving said centerline along said section line South 00°00'00" East, a distance of 274.56 feet, to the Northerly right-of-way line of the Alaska Railroad and P. C. of a curve to the right having a tangent bearing of South 81°48'56" East, delta of 17°03'24" and a radius of 2150.00; thence along said curve and said

covenants, conditions, notes on plat, by-laws and rights-of-way of record, and all other restrictions of record, if any.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the heirs and assigns of the Grantee, FOREVER.

The Grantor warrants to Grantee(s) that the above-described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S. 34.15.010.

Date: September 17, 2015

Grantor(s):

Old Matanuska, LLC

BY: Sherah Adams
Sherah Adams
Member

BY: Jeremy Packa
Jeremy Packa
Member

BY: Jessica Packa
Jessica Packa
Member

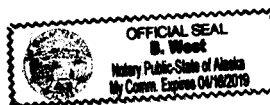
STATE OF ALASKA

THIRD JUDICIAL DISTRICT

The foregoing instrument was acknowledged before me this 17 day of September, 2015, by Sherah Adams, the Members of Old Matanuska, LLC, on behalf of the company.

Jeremy Packa and
Jessica Packa

[Signature]
Notary Public in and for Alaska
My commission expires:



Return to:
Food Bank of Alaska
2121 Spar Avenue
Anchorage, AK 99501

NOTICE OF LOCATION OF QUARTZ CLAIM.

NOTICE is hereby given that the undersigned, having complied with the requirements of Chapter Six of Title Thirty-two of the Revised Statutes of the United States of America, and local custom laws and regulations, has located fifteen hundred (1500) lineal feet on the following described mineral bearing lide, ledge, vein or deposit, with all its dips, angles, spurs and variations allowed by law, together with 300 lineal feet on each side of the center of said vein, and all other quartz deposits and surface grounds within the lines of said claim, more fully described as follows:

Beginning at a place where this notice is posted upon a monument near the point of discovery, in the Willow Creek, Knik Precinct Mining District, Alaska, and running as follows:

Beginning at discovery monument and running in a westerly direction about 200 feet to the north end line of the Doctor Lode claim and from Discovery in a south easterly direction 1300 ft. to the west side line of the gold Dust Lode claim, this claim is located on a tributary of Craiggle Creek on the east side and runs to the pass going to Willow Creek, with 300 feet on each side to corners.

This claim shall be known as Doctor No. 1 Lode claim
Discovered July 25, A. D. 1919.

Located July 25, A. D. 1919.

Witness

T. R. Wilson Locator

The above and foregoing instrument was filed for record at the request of T. R. Wilson at 4. P. M. Sept. 25, 1919.

Henry David

District Recorder.

Juneau 02450.

THE UNITED STATES OF AMERICA,
To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Register of the Land Office at Juneau, Alaska, has been deposited in the General Land Office whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To secure Homesteads to actual settlers on the Public Domain" and the acts supplemental thereto, the claim of SOPHUS ANDERSEN, has established and duly consummated, in conformity to law, for the southeast quarter of the northwest quarter, the east half of the southwest quarter and Lots two, three and four of Section eighteen and the northeast quarter of the northwest quarter and the Lot one of Section nineteen in Township seventeen north of Range one east of the Seward Meridian, Alaska, containing three hundred sixteen and seventy-five-hundredths acres, according to the Official Plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE by the Surveyor-General:

NOW KNOW YE, That there is therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. And there is also reserved to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat., 305).

Book 8

General Land
Office
(SEAL)

IN TESTIMONY WHEREOF, I, Woodrow Wilson, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the Twenty-first day of April in the year of our Lord one thousand nine hundred and nineteen and of the Independence of the United States the one hundred and forty-third.

By the President:

Woodrow Wilson

By.

M. P. LeRoy

Secretary.

L. T. C. Samar

Recorder of the General Land Office.

Recorded:

Patent Number 674920

The above and foregoing instrument was filed for record at the request of S. Andersen at 4. P. M. Sept. 23, 1919.

S. Andersen

District Recorder.

NOTICE OF LOCATION OF QUARTZ CLAIM.

NOTICE is hereby given that the undersigned, having complied with the requirements of Chapter Six of Title Thirty-two of the Revised Statutes of the United States of America, and local customs laws and regulations, has located fifteen hundred (1500) lineal feet on the extreme head of Shorty Creek tributary to Willow Creek, mineral bearing lode, ledge, vein or deposit, with all its dips, angles, spurs and variations allowed by law, together with 300 lineal feet on each side of the center of said vein, and all other quartz deposits and surface grounds within the lines of said claim, more fully described as follows.

Beginning at a place where this notice is posted upon a stone monument near the point of discovery, in the Knik Mining District, Alaska, and running as follows:
300 feet westerly direction to the S. W. corner; thence 1500 feet northerly direction to the N. W. corner; thence 600 feet easterly direction to the N. E. corner; 1500 feet Southerly direction to the S. E. corner; 300 feet westerly direction back to the beginning where this notice is posted joining the Little Bird No. 2 on the west side.

This claim shall be known as Little Bird Lode claim #1.

Discovered July 13

A. D. 1919.

Discovered July 14, 1919.

Witness E. G. Botts

Erio Burman . Locator

The above instrument was filed for record at the request of E. Burman at 5: P. M. Sept. 23, 1919.

S. Andersen

District Recorder

NOTICE OF LOCATION OF QUARTZ CLAIM

NOTICE IS HEREBY given that the undersigned, having complied with the requirements of Chapter Six of Title Thirty-two of the Revised Statutes of the United States of America, and local customs laws and regulations, has located fifteen hundred (1500) lineal feet on the Shorty Creek tributary to Willow Creek extreme head of Shorty Creek mineral bearing lode, ledge, vein or deposit, with all its dips

Matanuska Electric Association, Inc.

BOOK 279 PAGE 437

ELECTRIC LINE RIGHT OF WAY EASEMENT 4/0 14040 ©

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Marelene June Cottle

(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the

Recording District, State of Alaska, and more particularly described as follows:

SEC. LT 2

GOVERNMENT LOT 2

Being in Section 18, Township 17N, Range 1E, S.M., and to construct, reconstruct, replace, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within _____ 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); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the line, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 10th day of

Sept, 1982

Marelene June Cottle L.S.

L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 10th day of Sept, 1982, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Marelene June Cottle, each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily 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 in this certificate first above written.

82-016398

RECORDED
PALMER REC.
DISTRICT

OCT 21 1 28 PM '82

REQUESTED

ADDRESS

Richard Thibault
NOTARY PUBLIC in and for Alaska
My commission expires: 5-5-86

MATANUSKA ELECTRIC ASSN. INC.

P.O. Box 1148

Palmer, Alaska 99646

Officially Filed
DATE JANUARY 17, 1992

ORIGINAL

Sheet 1 of 10 Sheets

U.S. SURVEY
No. 9024, ALASKA

COMPRISING 13 LOTS.
THE DEPENDENT RESURVEY OF
A PORTION OF THE FOURTH STANDARD PARALLEL NORTH
THROUGH RANGE 1 EAST, IDENTICAL WITH
LINE 2-3, LOT 8, U.S. SURVEY NO. 9023,
ON THE SOUTH BOUNDARY,
A PORTION OF THE SEWARD MERIDIAN
THROUGH TOWNSHIP 17 NORTH
ON THE WEST BOUNDARY,
LINE 1-4, LOT 1, U.S. SURVEY NO. 9025,
ON THE EAST BOUNDARY,
A PORTION OF THE SUBDIVISION LINES,
A PORTION OF U.S. SURVEY NO. 1169
(NATANUSKA TOWNSITE)
AND THE SURVEY OF SECTIONS 22 AND 24,
TOWNSHIP 17 NORTH, RANGE 1 EAST, SEWARD MERIDIAN
SITUATED ON THE ALASKA RAILROAD,
APPROXIMATELY 8 MILES SOUTHEASTERLY FROM WASILLA,
THE GEOGRAPHIC POSITION OF
CORNER NO. 1, LOT 1, IDENTICAL WITH
CORNER NO. 2, LOT 8, U.S. SURVEY NO. 9023, IS:
LATITUDE: $61^{\circ}30'47.92''$ NORTH
LONGITUDE: $149^{\circ}14'32.59''$ WEST
NAD 27
AREA: LOTS 1 THROUGH 13: 237.26 ACRES
SURVEYED BY
RONALD J. DAVIS, CADASTRAL SURVEYOR
MAY 21, 1985, THROUGH OCTOBER 13, 1987
UNDER SPECIAL INSTRUCTIONS DATED MAY 16, 1984,
APPROVED JUNE 8, 1984, AMENDED SPECIAL
INSTRUCTIONS DATED AND APPROVED JUNE 15, 1984, AND
SUPPLEMENTAL SPECIAL INSTRUCTIONS DATED
MARCH 3, 1987, APPROVED APRIL 27, 1987.

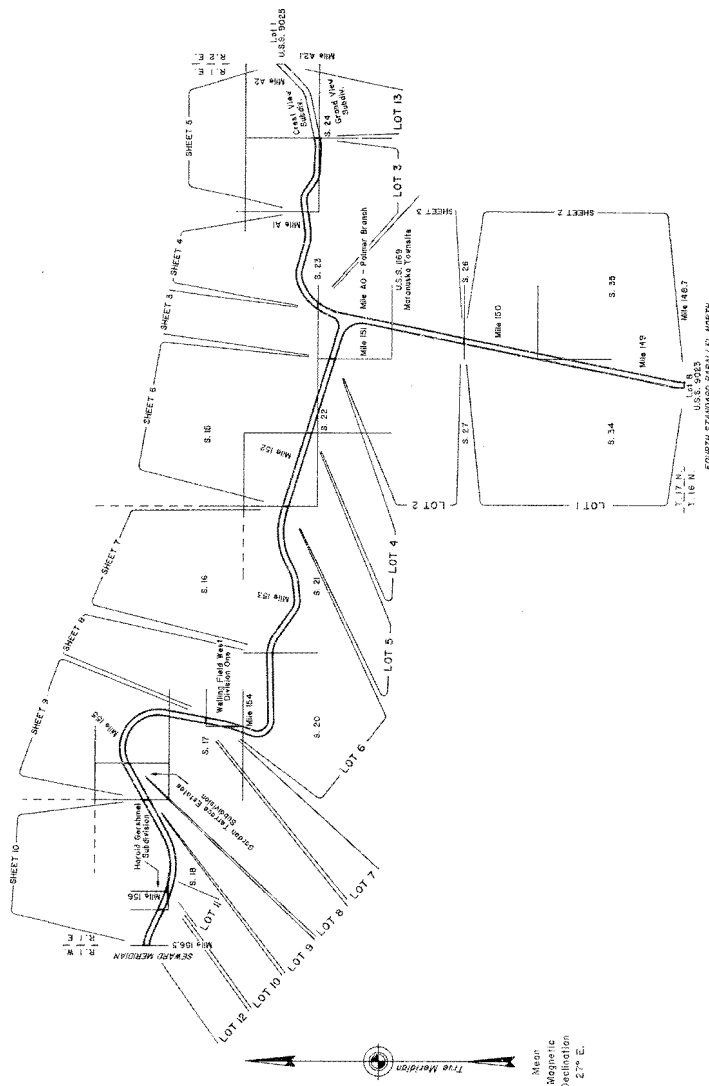
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

This plat is strictly conformable to the approved
field notes, and the survey, having been
checked and approved by the Bureau of
Requirement of law and the regulations of this
Bureau, is hereby accepted.

For the Director

George B. Smith 10 January 1992
1016

Deputy State Director for Cadastral Survey, Alaska

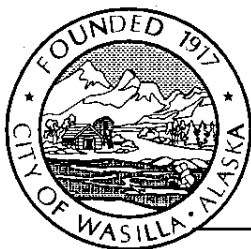




2006-003844-0

Recording Dist: 311 - Palmer
2/14/2006 2:49 PM Pages: 1 of 7

A
L
A
S
K
A



CITY OF WASILLA

• Public Works Department •
290 East Herning Avenue • Wasilla • Alaska • 99654 • 7091
Telephone 907-373-9010 • Fax 907-373-9011 •

Cover Page

Garden Terrace Estates Permanent Water Main Line Easement For:

Palmer Recording District

Portion of Tax Lot B4, Section 18, T17N, R1E, SM
Cottle

After Recording, Return To:

City of Wasilla
290 East Herning Avenue
Wasilla, AK 99654

OLD MATANUSKA ROAD PRV BUILDING PERMANENT EASEMENT

THIS AGREEMENT, made this 22nd day of November 2005, by and between **Mr. Duane Cottle**, hereinafter called the GRANTOR, and the **City of Wasilla**, Alaska, a municipal corporation under the laws of the State of Alaska, hereinafter called the GRANTEE.

WITNESSETH

For the sum of Eighteen Thousand Five Hundred Fifty-four Dollars and Ten Cents (\$18,554.10), the receipt of which is hereby acknowledged, and for forgiveness by the GRANTEE of any future assessment or payment in lieu of assessment (PILA) for municipal water service for Parcel 3 as described below, the GRANTOR does hereby grant easement and right-of-way in perpetuity, with the right, privilege and authority, to the GRANTEE, its successors and assigns, to construct, install, operate, maintain, service and repair water lines, a pressure reducing valve (PRV) building, and appurtenances to supply water, through, across, over and under the following described real property to wit:

Old Matanuska Road PRV Building Permanent Easement - A plot of land lying completely within the main parcel described below, and containing about eight thousand and sixty-seven (8,067) square feet. The north boundary of the said permanent easement shall be the centerline of Old Matanuska Road (also referred to as Old Matanuska-Wasilla Road) as described in the legal description of the main parcel. The east and west boundaries of the said permanent easement shall be two parallel lines, the east easement boundary line lying two hundred sixty-five feet (265.00') east of and parallel to the west property line of the main parcel, and the west easement boundary line lying one hundred ninety-five feet (195.00') east of and parallel to the west property line of the main parcel. The south boundary line of the said permanent easement shall be a line bearing East from the above described west easement boundary line to the above described east easement boundary property line, and being parallel to and forty feet (40.00') north of a line bearing East from a 2-inch aluminum survey monument on the west property line of the main parcel, said survey monument being stamped with the words "R&M CONSULTANTS, ROW, LS7843 2004". The permanent easement is shown on the attached drawing titled "City of Wasilla Old Matanuska Road PRV Building Permanent Easement" and dated November 22, 2005.

Main Parcel - The main parcel is as more fully described in the attached October 26, 2005 Quitclaim Deed from Donale Marie Leitch, Executrix for the Estate of the Marlene June Cottle, to Duane Cottle. The northerly property line of the main parcel is understood to match the southerly right-of-way line of the Alaska Department of Transportation and Public Facilities (AKDOTPF) right-of-way, as shown on Sheet T7, Project NH-0A4-1(12), Parks Highway, Seward Meridian Road to Crusey Street, dated August 2000, where the main parcel adjoins the AKDOTPF right-of-way along the centerline of Old Matanuska Road.

The grant created hereby includes only such rights in the land above-described as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, servicing and repair of said water lines, PRV building, and appurtenances, reserving unto the property owners the right to use said property for purposes not inconsistent with the rights hereby acquired; provided that Grantee shall have the right, without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purposes herein described; without incurring any legal obligation or liability therefore. The PRV building site shall be fenced by the Grantee.

The consideration herein above recited shall constitute payment in full for any damages to the land of the Grantor, its heirs, successors and assigns, by reason of the installation, operation, maintenance, service and repair of the water lines, PRV building, and appurtenances referred to herein. The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.



2 of 7

2006-003844-0

OLD MATANUSKA ROAD PRV BUILDING PERMANENT EASEMENT - continued

IN WITNESS WHEREOF, the duly authorized representative of the GRANTOR has hereunto set his hand and seal the day and year first above written.

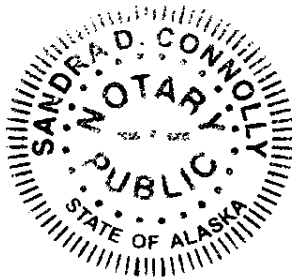
Duane Cottle
GRANTOR

STATE OF ALASKA)
)ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 22nd day of November, 2005, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared,

Duane Cottle, to me known to be the person describe in and that they executed the foregoing instrument, and acknowledged the said instrument to be a free and voluntary act and deed 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 hercinabove written.



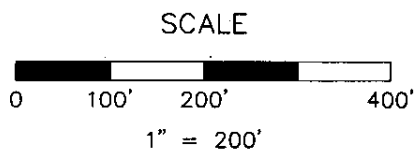
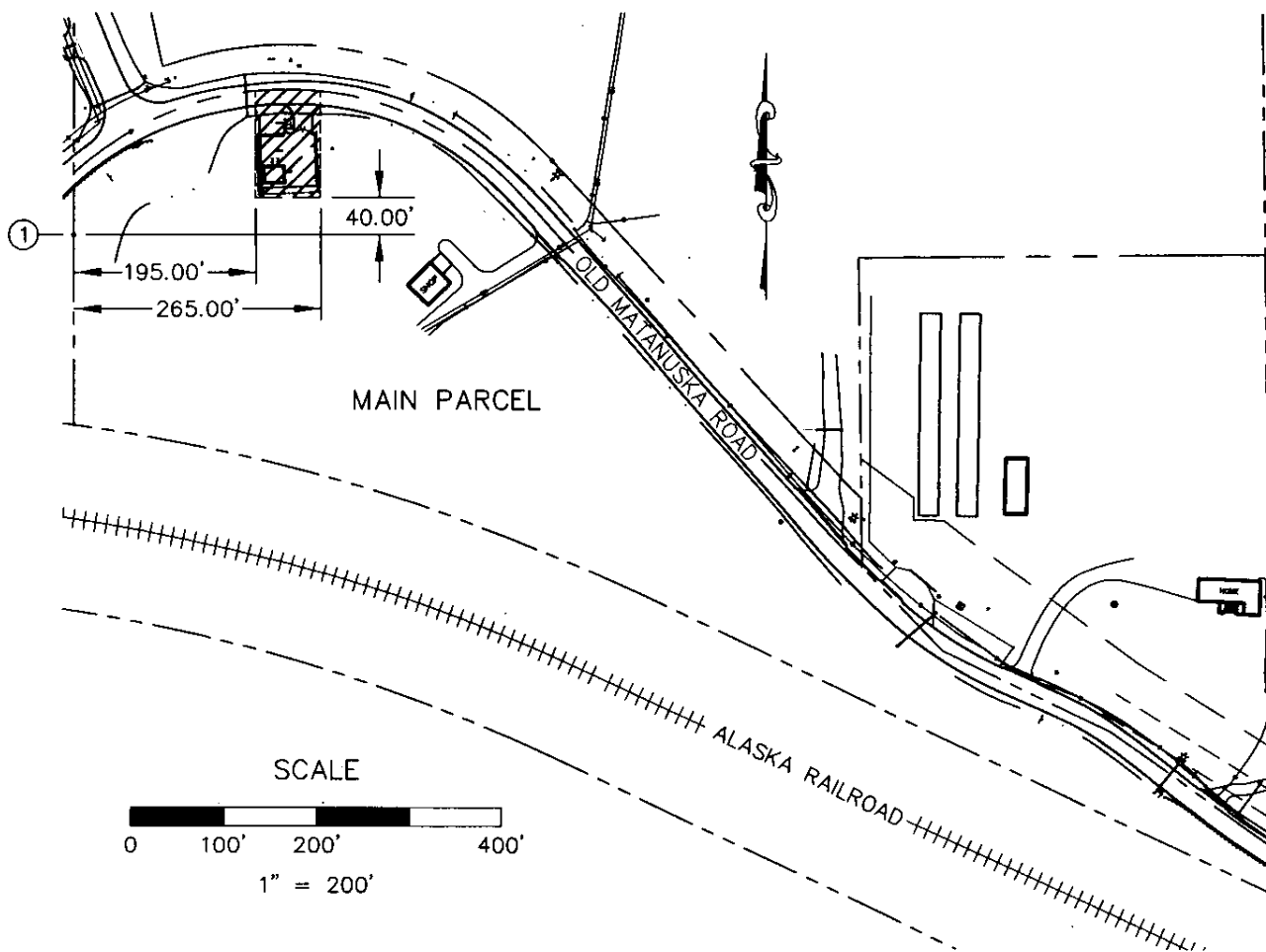
Sandra D. Connolly
Notary Public in and for the State of Alaska.

My commission expires 5-2-7



3 of 7

2006-003844-0



LEGEND	
	PRV BUILDING PERMANENT EASEMENT
	WATER LINE



4 of 7
2006-003844-0

① 2" ALUMINUM SURVEY MONUMENT STAMPED "R&M CONSULTANTS ROW LS7B43 2004"

Project No. DEJDS-1	REVISION	BY	DATE	RAVEN ENGINEERING INC. 3825 PALMDALE DRIVE WASILLA, AK 99654 PHONE: (907) 376-9614 FAX: (907) 376-9613 e-mail: raveneng@alaska.net	CITY OF WASILLA OLD MATANUSKA ROAD PRV BUILDING PERMANENT EASEMENT		Date: 11/22/05
File Name: crm1.survey.mxd							Sheet No.
Designed: SMU							1 OF 1
Drawn: SMU							
Approved:							

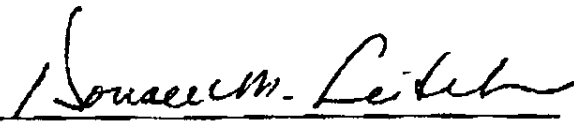
QUITCLAIM DEED

The Grantor, Donale Marie Leitch, of Anchorage Alaska, Executrix for the Estate of Marlene June Cottle, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable considerations to her in hand paid by the Grantee, Duane Cottle, the receipt of which is hereby acknowledged, convey and quitclaim to the Grantee, all interest which she has, if any in the following described real estate, situated in the Palmer Recording District, Third Judicial District, State of Alaska:

That portion of U.S. Government Lot 2, Section 18, Township 17 North, Range 1 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as Follows:

Commencing at the NW 1/16 corner of said Section 18; thence S00°05'40"E, along the north-south one-sixteenth subdivisional line, a Distance of 903.34 to the centerline of the Old Matanuska-Wasilla Road And True Point of Beginning; thence N53°55'22"W, along the centerline of said road, a distance of 22.18; thence N63°53'55"W, continuing along said centerline, a distance of 201.51, thence N46°49'43"W, continuing along said centerline, a distance of 194.46; thence N42°00'00"W, continuing along said centerline, a distance of 481.27 to the P.C. of a curve to the left having a delta of 89°54'54" and a radius of 340; thence along said curve 533.57 to the section line common to Section 18 and Section 13; thence, leaving said centerline along said section line S00°00'00"E, a distance of 274.56, to the northerly right-of-way line of the Alaska Railroad and P.C. of a curve to the right having a tangent bearing of S81°48'56"E, delta of 17°03'24" and a radius of 2150.00; thence along said curve and said northerly right-of-way a distance of 640.04; thence S64°45'32"E, along said right-of-way, a distance of 757.80 to the north-south one-sixteenth subdivisional line of Section 18; thence N00°05'40"W, along said one-sixteenth line, a distance of 51.28, to the True Point of Beginning and centerline of said Old Matanuska-Wasilla Road. Said parcel contains 7.334 acres more or less.

DATED this 26th day of October 2005.


Donale Leitch, as Executrix of the Estate of
Marlene June Cottle




5 of 7

2006-003844-0

STATE OF ALASKA)
) ss.
CITY OF ANCHORAGE)

THIS IS TO CERTIFY that on this 26th day of October, 2005, before me, the undersigned, a Notary Public in and for the State of Alaska duly commissioned and sworn as such, personally appeared Donale M. Leitch, known to me to be the person named in and who executed the within and foregoing instrument, and she acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first hereinabove written.


Notary Public in Alaska
My Commission Expires: 7-15-2006

GRANTEE'S ADDRESS:

Duane Cottle
HC 31 P.O. Box 5080C
Wasilla, AK 99654

State of Alaska
Notary Public
ANGELA M. HAMILTON
My commission expires 7-15-2006



6 of 7

2006-003844-0

Duane Cottle Old Matanuska Road PRV Building Permanent Easement

This easement is accepted by the GRANTEE.

City of Wasilla

BY:

Dianne M. Keller

NAME:

Dianne M. Keller

TITLE:

Mayor

ATTEST

BY:

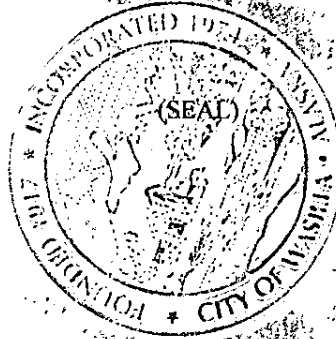
K. Smith

NAME:

Kristie Smithers, MMC

TITLE:

City Clerk



7 of 7

2006-003844-0

W/O 064376062

SUBD

PLAT

EASEMENT ADL

2006-028982-0

Recording Dist: 311 - Palmer

10/6/2006 12:47 PM Pages: 1 of 1

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Matanuska Telephone Association, Inc.

Grant of Easement

KNOW ALL BY THESE PRESENTS:

That the undersigned Duane Cottle, (hereinafter called Grantor, whether one or more) whose address is HC 31 Box 5080C, Wasilla, Alaska 99654, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 18 Township 17 North, Range 1 East, Seward Meridian, Alaska. Said easement is more particularly described as:

within a parcel of land described as Parcel 3, Matanuska Susitna Waiver No. 84-253W, filed in the Palmer Recording District, State of Alaska, a fifteen foot wide easement along the northerly boundary of said Parcel 3. Said easment lying adjacent to and running parallel with the southerly boundary of Old Matanuska Road.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners 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 person(s):

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 4th day of October, 2006.

Duane Cottle Grantor
Duane Cottle

Grantor

STATE OF ALASKA) SS
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 4th day of October, 2006 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared:

Duane Cottle

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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

Betsy Grew
Notary Public in and of Alaska
My commission expires: 04-20-07

Return to: MTA, PO Box 3550, Palmer, AK 99645

SEAL

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S
K
A**MATANUSKA ELECTRIC ASSOCIATION, INC.**
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

DUANE COTTLEwhose address is **HC 31 Box 5080C, Wasilla, AK 99654**

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the **Palmer** Recording District, State of Alaska, and more particularly described as follows:

within the parcel described on attachment A, an easement for an underground electric power line running along the south side of Old Matanuska Road as shown on attachment B.

being in **Section 18, Township 17 N, Range 1E, S.M.**, and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within **15 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); to keep the easement clear of all buildings, structures or other obstructions.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record as of the date set forth below, and those held by the following persons: _____

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 3 day of Oct, 2006.

Duane Cottle Grantor
Duane Cottle

Grantor

STATE OF ALASKA)SS-

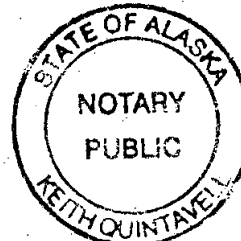
THIS IS TO CERTIFY that on this 3 day of Oct, 2006 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Duane Cottle

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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

Keith Quintavell SEAL
Notary Public in and of Alaska My commission expires 1-31-09



W/O 31876 Subd _____ Plat _____
P/S _____ Misc _____ Map _____ Quad _____
Pole _____ Easement _____

Return to: MEA, PO Box 2929, Palmer, AK 99645

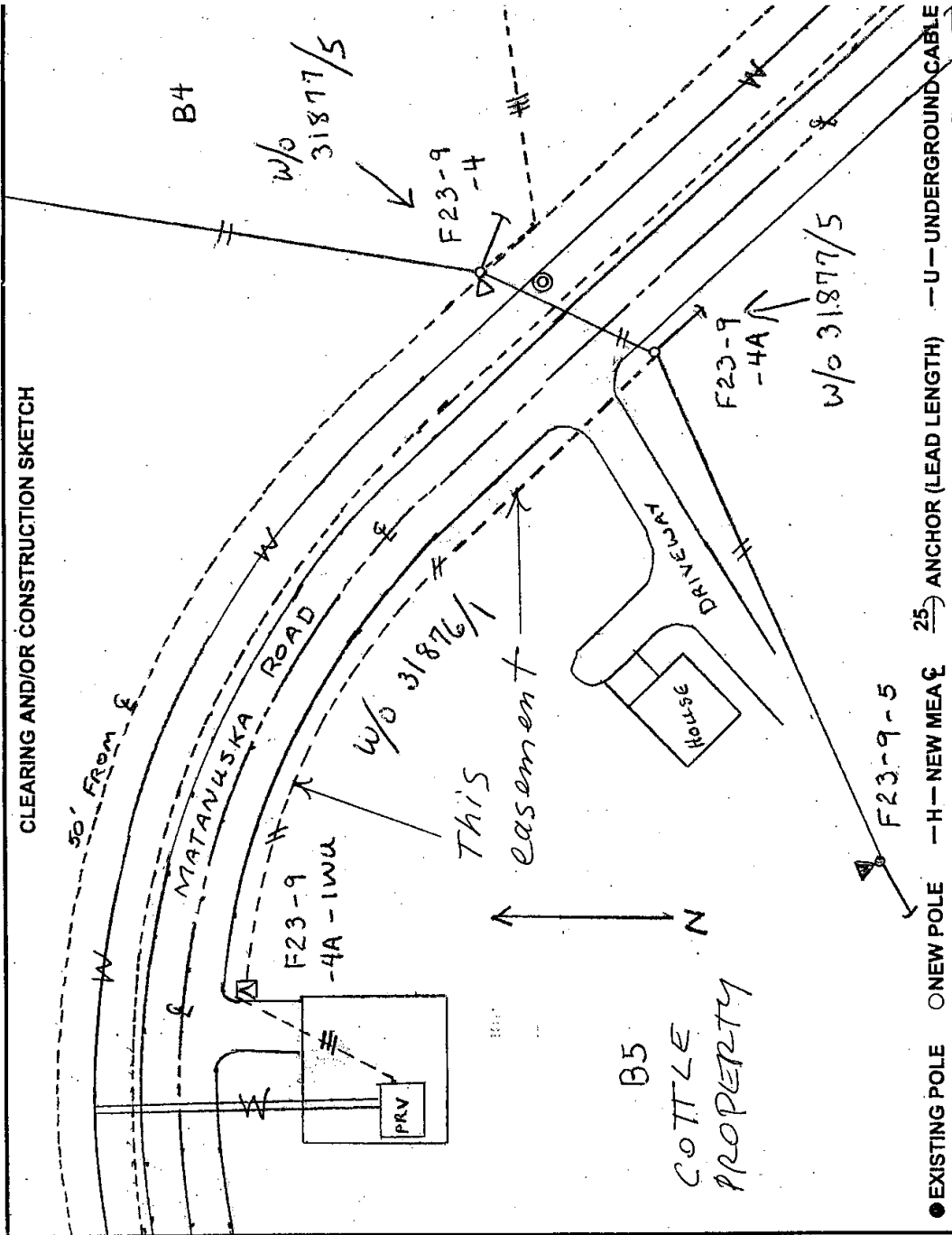
A parcel of land located within U. S. Government
2, Section 18, Township 17 North, Range 1 East, Seward Meridian,
Alaska and being more particularly described as follows:

Commencing at the NW 1/16 corner of said Section 18;
thence S00°05'40"E, along the north-south one-sixteenth
subdivisional line, a distance of 903.34 to the centerline
of the Old Matanuska-Wasilla Road and True Point of Beginning;
thence N53°55'22"W, along the centerline of said road, a
distance of 212.18; thence N63°53'55"W, continuing along
said centerline, a distance of 201.51; thence N46°49'43"W,
continuing along said centerline, a distance of 194.46;
thence N42°00'00"W, continuing along said centerline, a
distance of 481.27 to the P.C. of a curve to the left having
a delta of 89°54'54" and a radius of 340.00; thence along
said curve 533.57 to the section line common to Section
18 and Section 13; thence, leaving said centerline along
said section line S00°00'00"E, a distance of 274.56, to
the northerly right-of-way line of the Alaska Railroad and
P.C. of a curve to the right having a tangent bearing of
S81°48'56"E, delta of 17°03'24" and a radius of 2150.00;
thence along said curve and said northerly right-of-way
a distance of 640.04; thence S64°45'32"E, along said right-
of-way, a distance of 757.80 to the north-south one-sixteenth
subdivisional line of Section 18; thence N00°05'40"W, along
said one-sixteenth line, a distance of 51.28, to the True
Point of Beginning and centerline of said Old Matanuska-
Wasilla Road. Said parcel contains 7.334 acres more or
less.

"A"



CLEARING AND/OR CONSTRUCTION SKETCH



"B"



MATANUSKA SUSITNA BOROUGH
Platting Board

84-235W

WAIVER RESOLUTION SERIAL NO. 84-99-PWm

A RESOLUTION OF THE PLATTING BOARD WHICH APPROVES THE WAIVING OF THE PLATTING REQUIREMENTS SET FORTH IN MATANUSKA-SUSITNA BOROUGH CODE, TITLE 16 SUBDIVISION REGULATIONS, TO PERSONS NOTED BELOW, FOR THE DIVISION OF THAT PROPERTY DESCRIBED MORE PARTICULARLY HEREIN.

WHEREAS, the applicant(s) Estate of Gerald C. Cottle & Marlene June Cottle, did make application to waive the preparation, submission for approval and recording of a plat, following the proper procedures as established by the Planning Commission for processing such requests, and

WHEREAS, satisfactory evidence has been submitted that a conveyance of a part of a larger tract, described as: Government Lot 2 Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska LESS that portion lying within the Alaska Railroad Right of Way and containing approximately 32.805 acres more or less.

is not made for the purpose of, or in connection with a present or projected subdivision development, and

WHEREAS, the tract(s) created from the above described parcel are described as follows:

- *Parcel # 1 - See reverse side:
- *Parcel # 2 - See reverse side:
- *Parcel # 3 - See page 3:
- *Parcel # 4 - See page 3:

*Parcel # 1 access will be Via the two existing approaches. Access for the remaining parcels to be approved by permit at the time required.

which do not fall within the general intent of subdivision, and

WHEREAS, the applicant has complied with all the requirements set forth in Matanuska-Susitna Borough Code, Title 16, Chapter 16.05.020 B Waivers, except as indicated below, if any:

NOW THEREFORE, BE IT RESOLVED that the Platting Board for the Matanuska-Susitna Borough does grant a waiver of the Platting requirement for the aforescribed tract providing the following is accomplished:

N O N E

APPROVED AND ADOPTED BY THE MATANUSKA-SUSITNA
BOROUGH PLATTING BOARD THIS 23rd day
of October, 19 84.

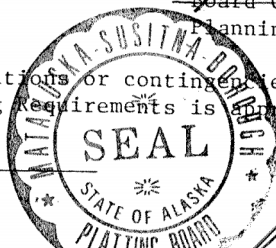
ATTEST:

Marilyn M. Quinn
Platting Clerk or
Platting Department Representative

Robert J. Strick
Board Chairman or
Planning Director

I hereby certify that all conditions or contingencies (if any) listed above have been met and that this waiver of Platting requirements is approved.

October 23, 1984
Date



PARCEL 1

A parcel of land located within U. S. Government Lot 2, Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska and being more particularly described as follows:

Commencing at the NW 1/16 corner of said Section 18; thence S00°05'40"E along the north-south one sixteenth subdivisional line, a distance of 268.11 to the True Point of Beginning; thence continuing on said one-sixteenth line, S00°05'40"E, a distance of 635.23 to the centerline of the Old Matanuska-Wasilla Road; thence N53°55'22"W, along the centerline of said road, a distance of 212.18; thence N63°53'55"W, continuing along said centerline, a distance of 201.51; thence N46°49'43"W, continuing along said centerline, a distance of 128.96; thence, leaving said centerline, N00°05'40"W, a distance of 333.40; thence East a distance of 446.00 to True Point of Beginning. Said parcel contains 5.000 acres more or less.

PARCEL 2

A parcel of land located within U. S. Government Lot 2, Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska and being more particularly described as follows:

Beginning at the NW 1/16 corner of said Section 18; thence S00°05'40"E, along the north-south one-sixteenth subdivisional line, a distance of 268.11; thence West, a distance of 446.00; thence S00°05'40"E, a distance of 333.40 to the centerline of the Old Matanuska-Wasilla Road; thence N46°49'43"W, along said centerline, a distance of 65.50; thence N42°00'00"W, continuing along said centerline, a distance of 481.27 to the P.C. of a curve to the left having a delta of 89°54'54" and a radius of 340.00; thence along said curve 533.57 to the section line common to Section 18 and Section 13; thence, leaving said centerline, along said section line N00°00'00"E, a distance of 177.99 to the N 1/16 corner of Section 18; thence S89°48'10"E, along the east-west one-sixteenth subdivisional line of said Section 18, a distance of 1294.62, to the True Point of Beginning. Said parcel contains 7.530 acres more or less.

84-235W

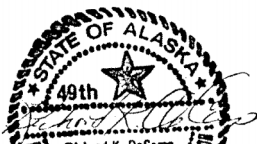
A parcel of land located within U. S. Government
2, Section 18, Township 17 North, Range 1 East, Seward Meridian,
Alaska and being more particularly described as follows:

Commencing at the NW 1/16 corner of said Section 18;
thence S00°05'40"E, along the north-south one-sixteenth
subdivisional line, a distance of 903.34 to the centerline
of the Old Matanuska-Wasilla Road and True Point of Beginning;
thence N53°55'22"W, along the centerline of said road, a
distance of 212.18; thence N63°53'55"W, continuing along
said centerline, a distance of 201.51; thence N46°49'43"W,
continuing along said centerline, a distance of 194.46;
thence N42°00'00"W, continuing along said centerline, a
distance of 481.27 to the P.C. of a curve to the left having
a delta of 89°54'54" and a radius of 340.00; thence along
said curve 533.57 to the section line common to Section
18 and Section 13; thence, leaving said centerline along
said section line S00°00'00"E, a distance of 274.56, to
the northerly right-of-way line of the Alaska Railroad and
P.C. of a curve to the right having a tangent bearing of
S81°48'56"E, delta of 17°03'24" and a radius of 2150.00;
thence along said curve and said northerly right-of-way
a distance of 640.04; thence S64°45'32"E, along said right-
of-way, a distance of 757.80 to the north-south one-sixteenth
subdivisional line of Section 18; thence N00°05'40"W, along
said one-sixteenth line, a distance of 51.28, to the True
Point of Beginning and centerline of said Old Matanuska-
Wasilla Road. Said parcel contains 7.334 acres more or
less.

PARCEL 4

A parcel of land located within U. S. Government Lot
2, Section 18, Township 17 North, Range 1 East Seward Meridian,
Alaska and being more particularly described as follows:

Beginning at the C-W 1/16 corner of said said section
18; thence N89°52'20"W, along the east-west centerline
of said Section 18, a distance of 1296.77 to the 1/4 corner
common to Section 18 and Section 13; thence N00°00'00"E,
along said common section line, a distance of 665.09 to
the southerly right-of-way line of the Alaska Railroad
and P.C. of a curve to the right having a tangent bearing
of 580°58'10"E, delta of 16°12'38" and a radius of 1950.00;
thence along said curve and said southerly right-of-way,
a distance of 551.70; thence S64°45'32"E, along said right-
of-way, a distance of 852.49 to the north-south one-sixteenth
subdivisional line of Section 18; thence S00°05'40"E, along
said one-sixteenthline, a distance of 142.45 to the True
Point of Beginning. Said parcel contains 12.941 acres.



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And 18

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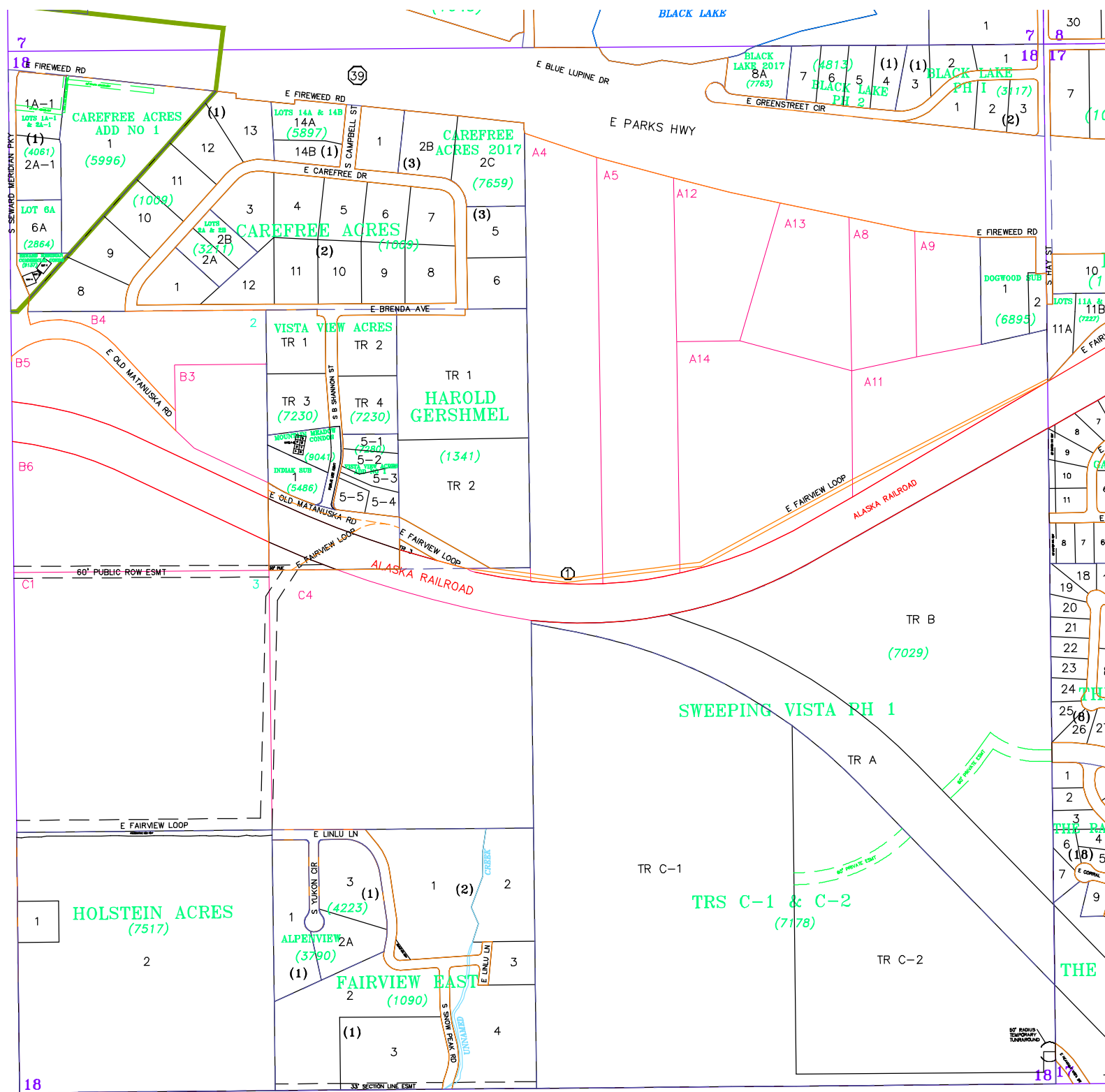
Palmer

OCT 24 1 14 PM '84

RECORDED
PALMER REG.
DISTRICT

84-028534

1400



APPENDIX D
BGES PROPOSAL DATED FEBRUARY 24, 2020

I ESAs, a Phase II ESA, 3 HBMI's, an AST survey, a noise assessment, preparation of a SWPPP and an Environmental Assessment (EA) under the NEPA.

The Phase I and II ESAs, the HBMI's, the AST survey, and the noise assessment required the same procedures as described above for the CIHA projects. The EA was completed in accordance with HUD guidelines, and covered the construction of six, single-family homes in the self-help program. The SWPPP is currently in production and will provide details on preventing, or minimizing impacts from erosion and sediment runoff during construction of six single-family homes.

As evidence of our exemplary performance on this project, we would like to offer the following references:

VII) Additional Projects for Housing Authorities

Project Descriptions:

BGES has conducted activities that will be required under this term contract for other housing authorities. For example, we conducted an air emissions study at Aleutian Housing Authority's proposed new office building in Anchorage in 2007. We also performed a Phase I ESA for Kodiak Island Housing Authority in 2013. Again, the services for these were similar to those described above for the CIHA projects.

As evidence of our exemplary performance on this project, we would like to offer the following reference:

8.0 PHASE I ESAs SCOPE OF WORK

We have developed the following scope of work for this program, which is in accordance with the requirements listed in the RFP, ASTM, EPA, and HUD guidelines; and the local standard of practice. Specifically, Phase I ESAs will be completed in accordance with ASTM E1527 standards, which are the most recently published standards by that organization.

Prior to conducting any Phase I ESA work, we will meet with or call CIHA personnel and/or your realtor representatives to develop a strategy for scheduling site visits in order to minimize disruption to any occupants, if applicable, and so that all project work can be coordinated. For occupied sites, we will contact the occupants with sufficient advance notice as possible, prior to conducting any onsite activities.

Our scope of work includes research, a site reconnaissance, and preparation of a report summarizing our findings. During the research phase of our assessment, we will contact numerous entities that may have knowledge of current and/or former property conditions. This information is typically obtained from a subset of the following sources: The Alaska Department of Natural Resources Recorder's office; the tax assessor's office, the ADEC's Contaminated Sites, Spills, Registered USTs, and Solid Waste Landfills databases; the USEPA National Priorities List (NPL); The USEPA Enviromapper database which lists air pollution sources and hazardous waste treatment, storage, and disposal facilities, among other items; the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database; the EPA Toxic Release Inventories; the EPA Corrective Action (CORRACTS) Detail Reports; the EPA non-CORRACTS Treatment Storage and Disposal Facilities database; the National Response Center; Polk City Directories; planning and zoning maps; Sanborn Fire Maps; the local electric

company, the local water and wastewater utility, ENSTAR, and other utilities; the MOA or other local agency; current and former site owners; neighboring property owners or occupants; and other persons potentially knowledgeable about the property.

We will purchase aerial photographs depicting property conditions prior to, during, and/or after development (if applicable), and any other pertinent property details. The photographs will be described in a narrative format in the text, and will be included as figures in the report. After this preliminary research is completed, we will visit the site and traverse the property grounds. During this site visit, our field personnel will look for evidence of USTs, aboveground storage tanks, drums and other containers, stained soils, stressed vegetation, site drainage patterns, and any other evidence of potential contamination. During this site reconnaissance, we will also walk through any structures on the site, where applicable. We will coordinate with CIHA as far as site access is concerned. Whenever possible, we will coordinate the interior walk-through with the HBMI work for efficiency. We will also coordinate this work closely with any occupants of the property in order to minimize the disruptions to these residents. Photographs will be taken to document the property conditions observed at the time of our site visit, and will be included in the report.



Upon completion of the above-described activities, we

will prepare a separate written report of our findings for each property. We will include an opinion of the potential for contamination on the property, both from potential on-site and off-site sources. We will also provide recommendations for additional activities if warranted. As requested in the past, we will be pleased to provide electronic copies of all reports for maximum efficiency, as well as hard copies if, and when required.

9.0 HAZARDOUS BUILDING MATERIALS INVENTORY SCOPE OF WORK

The HBMI will be conducted by BGES during the Phase I ESA whenever possible (assuming a Phase I ESA is also required for a particular property). All sampling personnel utilized by BGES will be EPA and AHERA-certified for conducting lead and asbestos sampling as described above. Our scope of work for the asbestos and lead inspections includes a surface by surface investigation of the various building materials throughout the building, including the collection of representative samples of identified potential asbestos-containing building materials (PACBM); submission of the collected samples to an accredited laboratory for analysis; and preparation of a report summarizing our findings. Samples will be collected in general accordance with applicable AHERA guidelines. Areas of flooring, wall coverings, etc.; where samples will be collected, will be patched with a non-asbestos containing spackle, when appropriate. Areas of insulation or pipe wrappings will be patched with duct tape, when appropriate.

As discussed previously, BGES maintains a Niton XRF unit in house, with which we will conduct non-destructive lead testing. The use of this technology is fully acceptable by HUD and the EPA, and is a more efficient method for the lead-based paint testing than collecting paint chips, resulting in a less destructive and less costly process. Additionally, this methodology