



First American

Limited Liability Report

Limited Liability Report

ISSUED BY

First American Title Insurance Company

REPORT NUMBER

File No.: 0239-2869660

Ref No.: 15860 Glacier Highway

To: City and Borough of Juneau Lands and Resources
155 S Seward ST
Juneau, AK 99801

Limitation of Liability for Informational Report

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

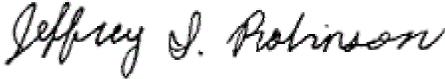
First American Title Insurance Company

Mary Gilbert, Title Officer

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

Effective Date: May 10, 2017 at 8:00 am

Fee: \$255.00

Title is vested in:

City and Borough of Juneau

The land referred to in this Report is situated in the State of Alaska and is described as follows:

A tract of land in Lot 24, U.S. SURVEY 3265, Records of the Juneau Recording District, First Judicial District, State of Alaska described as follows:

BEGIN at the West corner of said lot, run thence N 64° 10' E 404.78 feet to the North corner of said lot; thence S 25° 50' E, 165.00 feet; thence S 64° 10' W, 361.95 feet to the Southwest line of said lot; thence Northwesterly on said Southwest line on a 3° 51' 52" curve to the left, through an arc of 3° 35' 51" a distance of 93.09 feet (chord equals N 39° 34' W 93.07 feet); thence N 41° 22' W 77.42 feet to the point of beginning.

Known as Tract A, of Platting Waiver 76-13W, Records of the Juneau Recording District, First Judicial District, State of Alaska.

The title to the herein described land is subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in order of their priority.

EXCEPTIONS

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Taxes and/or assessments due the City and Borough of Juneau, if any.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. The effect of the notes which appear on the plat of said subdivision. (Copy attached)
5. Easement, including terms and provisions contained therein:
Recording Information: March 6, 1987 in Book 284 Page 190
In Favor of: Glacier Highway Electric Association
For: electric transmission

6. The terms and provisions contained in the document entitled "Easement Agreement"

Recorded: May 8, 2009

Recording No.: 2009-003167-0

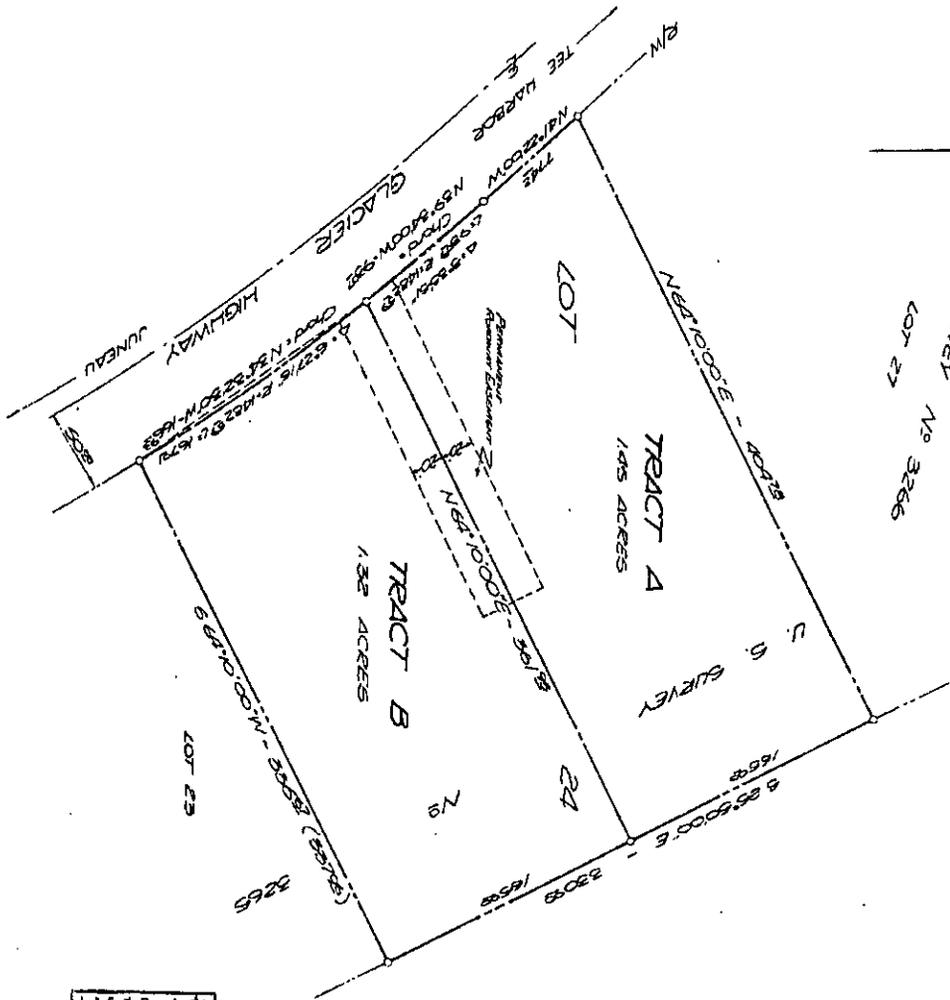
NOTE: The attached plat, if any, is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this plat for location or dimensions of the property and no liability is assumed for the correctness thereof.

LEGAL DESCRIPTIONS TRACTS A & B, LOT 24, U.S.S. 3265

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE WITHIN U.S.S. 3265, SECTION 19, T. 40S., R. 65W. & R.M., FIRST JUDICIAL DISTRICT, STATE OF ALASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, LOT 24, BEGINNING AT THE WESTERMOST COR. OF TRACT A, LOT 24, U.S.S. 3265, COMMON TO COR. 1, LOT 24, U.S.S. 3265, THENCE S. 64°10'00" E. 646.74' TO THE NORTHEAST COR. OF TRACT A, LOT 24, U.S.S. 3265, COMMON TO COR. 3, LOT 24, U.S.S. 3265, THENCE S. 25°50'00" E. 155.00' TO THE EASTERMOST COR. OF TRACT A, LOT 24, U.S.S. 3265, THENCE S. 64°10'00" W. 361.95' TO A POINT ON THE WESTERMOST R/W OF GLACIER HIGHWAY, THENCE NORTH, 118' 12" (FROM SAID R/W ALONG A 351.52' CURVE TO THE LEFT, THROUGH A ARC OF 1) 35.51' 2" AND A RADIUS OF 510.00' ALONG SAID R/W, 17.42' TO COR. 2, LOT 24, U.S.S. 3265, THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING 1.45 ACRES.

TRACT B, LOT 24, BEGINNING AT THE EASTERMOST COR. OF TRACT B, LOT 24, U.S.S. 3265, COMMON TO COR. 4, LOT 24, U.S.S. 3265, THENCE S. 64°10'00" W. 338.64' TO THE NORTHEAST COR. OF TRACT B, LOT 24, U.S.S. 3265, COMMON TO COR. 1, LOT 24, U.S.S. 3265, THENCE NORTHWESTERLY ALONG SAID R/W ALONG A 351.52' CURVE TO THE LEFT, THROUGH AN ARC OF 6727.15" AN ARC LENGTH OF 167.01' (CHORD = N 54°32'30" W. 166.931' TO THE WESTERMOST COR. OF TRACT B, LOT 24, U.S.S. 3265, COMMON TO COR. 3, LOT 24, U.S.S. 3265, THENCE ALONG THE COMMON PROPERTY LINE N 64°10'00" E. 241.55' TO THE NORTHEAST COR. OF TRACT B, COMMON TO COR. 1, LOT 24, U.S.S. 3265, THENCE ALONG THE COMMON PROPERTY LINE N 64°10'00" E. 241.55' TO THE NORTHEAST COR. OF TRACT B, COMMON TO COR. 1, LOT 24, U.S.S. 3265, THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING 1.32 ACRES.



SUBDIVISION OF LOT 24, U.S.S. 3265 INTO TRS. A & B

SCALE: 1"=50'

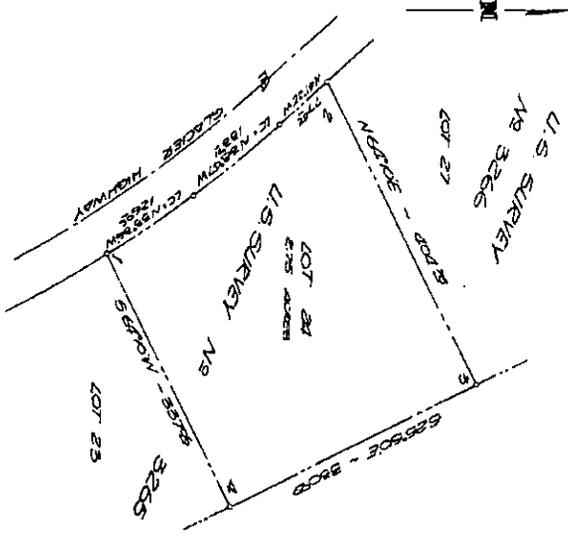
RECORDED - FILED 30
 ALASKA DEPT. OF REVENUE
 DATE 4/28/76 BY WLC
 TITLE 2-1-B
 INDEXED BY P



#76-13W

NOTE: This plat does not represent a field survey. Data shown hereon was derived from existing records.

LOT 24, U.S.S. 3265
 SCALE: 1"=100'



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS AN OFFICE SURVEY MADE BY ME, AND THAT THE MEASUREMENTS, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE IN ACCORDANCE WITH THE EXISTING RECORDS.
 DATE 4/22/76
 REGISTERED LAND SURVEYOR
 NO. 40183

R.M. CONSULTANTS, INC.	
A SUBDIVISION OF LOT 24, U.S.S. 3265 INTO TRACTS A & B	
DRAWN BY: M.G.S.	DATE: 4/22/76
CHECKED BY: M.J.	SCALE: AS SHOWN
PROJECT NO. 657726	SHEET NO. 1

76-13W

QUIT CLAIM
ELECTRIC UTILITY EASEMENT

Know all men by these presents, that the undersigned, Charles Y. Walls, General Manager and agent for the Glacier Highway Electric Association, Inc. does hereby abandon the utility Easement over and across all of Lot 24A, USS 3265; said easement being Recorded on Page 927 of Book 223, Juneau Recording District.

This quit claim of the entire lot easement is in favor of a described easement of 2,179.2 square feet along the Glacier Highway frontage of Lot 24, Tract A, USS 3265.

2/26/87

Return to → Charles Y. Walls
Charles Y. Walls, General Manager
Glacier Highway Electric Association, Inc.
Box 210547 Anchorage, Alaska 99581

STATE OF ALASKA

FIRST JUDICIAL DISTRICT

This is to certify that on this 26 day of February 1987 in Juneau, Alaska, before me the undersigned, a Notary Public in and for the State of Alaska duly commissioned and sworn, personally appeared Charles Y. Walls to me known and known to me to be the person who executed the above and foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily for the purposes therein mentioned.

Witnessed my hand and official seal the date, month and year as this certificate first above written.



Andrew J. Eggen
Notary Public for the State of Alaska
My commission expires 5/31/88

87-1596

10-
RECORDED-FILED
JUNEAU REC
DISTRICT

MAR 6 11 47 AM '87
REQUESTED BY SHEA
ADDRESS _____

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2009-003167-0

Recording Dist: 101 - Juneau
5/8/2009 2:14 PM Pages: 1 of 9



EASEMENT AGREEMENT

THIS AGREEMENT IS MADE between JEFFREY T. FUJIOKA and CAROL A. FUJIOKA, husband and wife, of P.O. Box 210628, Auke Bay, Alaska 99821 (hereinafter "Fujioka") and J. MITCHEL LORENZ AND CARMENZITA M. LORENZ, husband and wife, of P.O. Box 210466, Auke Bay, Alaska 99821 (hereinafter "Lorenz")

RECITALS

A. Fujioka is the owner of the following described real property:

A tract of land in Lot Twenty-Four (24), U.S. Survey 3265, Juneau Recording District, First Judicial District, State of Alaska, described as:

BEGINNING at the easterly most corner of Tract B, Lot 24; U.S. Survey 3265, common to Corner 4, Lot 24, U.S. Survey 3265, from which Corner 3, Lot 24, bears N 25° 50' 00" W 330.00 feet; thence S 64° 10' 00" W, 336.67 feet to a point on the northeasterly right-of-way of Glacier Highway and Corner 1 of Lot 24, U.S. Survey 3265; thence Northwesterly along said right-of-way along a 3° 51' 52" curve to the left, through an arc of 6° 27' 15", an arc length of 167.01 feet (chord = N 34° 32' 30" W 166.93 feet) to the westerly most corner of Tract B, Lot 24, common to the southerly most corner of Tract A, Lot 24; thence along the common property line N 64° 10' 00 " E 361.95 feet to the northerly most corner of Tract B common to the easterly most corner of Tract A: thence S 25° 50' 00" E 165.00 feet to the easterly most corner of Tract B, Lot 24, U.S. Survey 3265, the true point and place of beginning.

Commonly referred to as Tract B of Lot 24, U.S. Survey 3265, according to Platting Waiver 76-13W.

(hereinafter "Tract B")

B. J. Mitchel Lorenz is the owner of the following described real property:

A tract of land in Lot 24, U.S. Survey 3265, Juneau Recording District, First Judicial District, State of Alaska, described as:

BEGIN at the West corner of said lot, run thence N 64° 10' E 404.78 feet to the North corner of said lot; thence S 25° 50' E 165.00 feet; thence S 64° 10' W 361.95 feet to the Southwest line of said lot; thence Northwesterly on said Southwest line, on a 3° 51' 52" curve to the left, through an arc of 3° 35' 51" a distance of 93.09 feet (chord equals N 39° 34' W, 93.07 feet); thence N 41° 22' W 77.42 feet to the point of beginning.

Commonly referred to as Tract A of Lot 24, U.S. Survey 3265, according to Platting Waiver 76-13W.

(hereinafter "Tract A").

C. Access to the above described parcels was originally gained via the "Permanent Roadway Easement" delineated on Platting Waiver 76-13W. Subsequently, the Department of Transportation and Public Facilities of the State of Alaska widened Glacier Highway and the parties relocated the common driveway that had been located on the Permanent Roadway Easement. Since the relocation of the driveway, both parties have used the driveway for access to their parcels and have shared in the common maintenance of the driveway.

D. The parties also desire to extend the easement along the common boundary line between Tracts A and B to the Northeasterly boundary line of their parcels for the purpose of facilitating future access to their respective parcels, including but not limited to permitting intermittent use of a turnaround area for oversized vehicles at the point where the driveways to the respective parcels split and for access that would be required should either party elect to construct a garage.

E. Additionally the parties desire to establish an easement for the waterlines used by each party to bring City and Borough of Juneau water to its respective parcel.

F. The parties desire to formally establish in writing and as a matter of record, the right of Fujioka, and their successors and assigns to access Tract B from a portion of Tract A for a driveway and for a turnaround as described herein and for their use of a waterline easement as hereinafter provided.

AGREEMENT

1. **Incorporation of Recitals.** The above referenced recitals set forth in Paragraphs A, B, C, D, E, and F above are hereby restated and incorporated by reference.



2. **Granting of Common Access Easement.** Lorenz hereby grants to Fujioka, their heirs, successors, assigns, guests and invitees, and Fujioka hereby grants to Lorenz, their heirs, successors, assigns, guests and invitees, a perpetual easement for ingress and egress across the following described portion of Tracts A and B:

A forty foot (40.0') wide driveway, as the same exists as of January 31, 2007, providing access from Glacier Highway as delineated on the diagram attached hereto as Exhibit A.

3. **Purpose of Common Access Easement.** The purpose of the easement granted from Lorenz to Fujioka is to allow ingress and egress on that portion of Lorenz's property described in Paragraph 2 above, so that Fujioka may access Tract B. Both parties agree that at no time will cars, boats, trailers or vehicles of any kind be parked or any items or materials be placed in such a manner as to block any part of the driveway located on the easement. The parties acknowledge that delivery of heating oil, construction materials, or similar items, by large delivery trucks can temporarily block a portion of the driveway. The parties consent to such temporary blockage so long as such periods are for thirty (30) minutes or less once in any given day. In the event it is necessary for the driveway to be blocked for more than thirty (30) minutes or numerous times in a given day, prior notice and written consent shall be obtained prior to blocking the driveway. The parties further acknowledge that the "T" where the driveways to the respective parcels split has been used in the past by both parties to turn around oil trucks, construction equipment, boat trailers and similar vehicles necessitating one party or the other to momentarily drive up to several feet beyond the boundaries of the Access Easement as depicted on Exhibit A. It is the intention of the parties to allow that practice to continue as a part of the reasonable use of the easements granted by this document.

4. **Abuse of Easement as Grounds for Termination.** The easement shall be used in a safe and responsible manner. A party whose unsafe or irresponsible use of the easement breaches this agreement or causes damage to the real or personal property of the other party shall be liable for the costs of repairing the damage. Breach of this agreement or the failure of a party who is liable for such damage to cure it within a reasonable time shall be grounds for a legal action to terminate that party's easement rights under this agreement.

5. **Maintenance of Common Access Easement and Modifications.** Lorenz and Fujioka agree to be jointly responsible for all costs associated with maintenance of the common access driveway located on the above-described easement, including but not limited to grading, additional gravel and/or asphalt, and all maintenance necessary to maintain the roadway in a safe, driveable condition. No significant modifications to any improvements located on the easement on Tract A shall be made without the written



consent of Lorenz. No significant modifications to any improvements located on the easement on Tract B shall be made without the written consent of Fujioka.

6. **Winter Maintenance.** The parties shall be jointly responsible for retaining the services of an individual or firm to provide snow plowing, sanding, and snow removal on all driveways and all parking areas of both parcels. The cost of such winter maintenance shall be divided equally between the parties.

7. **Granting of Extension of Common Access Easement.** Lorenz hereby grants to Fujioka, their heirs, successors, assigns, guests and invitees, and Fujioka hereby grants to Lorenz, their heirs, successors, assigns, guests and invitees, an easement for extension of the above-described common access easement, said extension being thirty feet (30.00') wide, ten feet (10.00') on the Lorenz side and twenty feet (20.00') on the Fujioka side of the common boundary line between Tracts A and B, extending from the terminus of the above-described common access easement to the Northeasterly boundary line of Tracts A and B. See diagram attached hereto as Exhibit A.

8. **Purpose of Extension of Common Access Easement.** The purpose of the extension of the common access easement is to allow either party access to the rear portions of their respective parcels, for whatever purpose such access is desired, including but not limited to construction of a garage or other outbuilding on their respective parcels. Both parties must approve in advance and in writing any plan for development of the extension and the costs associated therewith. The parties shall be jointly responsible for construction and maintenance of any improvements within the extension, unless other mutually acceptable arrangements are made in advance of any construction or development.

9. **Waterline Easement.** Lorenz hereby grants to Fujioka, their heirs, successors, assigns, guests and invitees, and Fujioka hereby grants to Lorenz, their heirs, successors, assigns, guests and invitees, an easement for underground waterlines, said waterline easement being ten feet (10.00') wide, five feet (5.00') on each side of the common boundary line between Tracts A and B, as shown in the diagram attached hereto as Exhibit A. The exact present location of each party's waterline within the waterline easement area is not precisely known, but each party shall be entitled to use the easement to bring City and Borough of Juneau water to its respective parcel.

10. **Maintenance of Waterline Easement.** Lorenz shall be responsible for all costs associated with maintenance and/or replacement of the waterline located within the above described waterline easement that benefits Tract A. Fujioka shall be responsible for all costs associated with maintenance and/or replacement of the waterline located within the above described waterline easement that benefits Tract B. Lorenz shall obtain the prior written consent of Fujioka before any portion of Tract B, outside of the



waterline easement area, is used to provide access to the waterline easement to maintain or improve the waterline located within the waterline easement. Fujioka shall obtain the prior written consent of Lorenz before any portion of Tract A, outside of the waterline easement area, is used to provide access to the waterline easement to maintain or improve the waterline located within the waterline easement.

11. **Term of Easements.** Subject to the termination provisions in paragraph 4 above, the above-described easements shall be perpetual in nature and shall run with the land.

12. **Consideration.** The considerations for the granting of these easements are the mutual promises made by each party to the other and \$1.00, receipt of which is hereby acknowledged.

13. **Insurance.** Lorenz and Fujioka both agree that each shall maintain extended homeowner's insurance policies providing general liability coverage and each shall add the other as an additional insured on the said policies with respect to the common access driveway and waterline easement areas, with policy limits of not less than \$500,000.00 per occurrence; \$500,000.00 aggregate or equivalent for bodily injury, death and property damage.

14. **Vacation of Previous Access Easement.** That portion of the "Permanent Roadway Easement" originally dedicated on Plat Waiver 76-13W marked as "vacated access easement" on the diagram attached hereto as Exhibit A is hereby vacated by the parties.

15. **Recording of Easement.** A copy of this Agreement shall be recorded with the Office of the Recorder for the Juneau Recording District.

16. **Indemnification. Fujioka's Indemnity.** Fujioka indemnifies, defends, and holds Lorenz harmless from claims: (i) for personal injury, death, or property damage; (ii) for incidents occurring in or about the common access easement and water line easement areas; and (iii) caused by the negligence or willful misconduct of Fujioka, their agents, employees, or invitees. When the claim is caused by the joint negligence or willful misconduct of Fujioka and Lorenz or Fujioka and a third party unrelated to Fujioka, except Fujioka's agents, employees, or invitees, Fujioka's duty to defend, indemnify, and hold Lorenz harmless shall be in proportion to Fujioka's allocable share of the joint negligence or willful misconduct.

Lorenz's Indemnity. Lorenz indemnifies, defends, and holds Fujioka harmless from claims: (i) for personal injury, death, or property damage; (ii) for incidents occurring in or about the common access easement and water line easement areas; and



(iii) caused by the negligence or willful misconduct of Lorenz, their agents, employees, or invitees. When the claim is caused by the joint negligence or willful misconduct of Lorenz and Fujioka or Lorenz and a third party unrelated to Lorenz, except Lorenz's agents, employees, or invitees, Lorenz's duty to defend, indemnify, and hold Fujioka harmless shall be in proportion to Lorenz's allocable share of the joint negligence or willful misconduct.

17. **Attorneys Fees.** If an action or proceeding is brought in connection with this Agreement, the prevailing party (as determined by the court in such action or proceeding) shall be entitled to recover reasonable attorney's fees, court costs, and other reasonable fees and costs incurred in that action or proceeding (whether at trial, on appeal, and/or in a bankruptcy or similar proceeding) and in enforcing any judgment rendered thereon, in addition to any other relief to which it may otherwise be entitled.

18. **Miscellaneous Terms.** This Agreement expresses and embodies all understandings and agreements between the parties and is entered into after full investigation, neither party relying upon any statements or representations not embodied in this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns, and may be modified only by a written instrument signed by both parties. This Agreement shall not authorize either party to act as an agent for the other. This Agreement shall be governed by and construed under the laws of the State of Alaska. The singular shall include the plural and vice versa. Venue of any dispute shall be the Superior Court of the State of Alaska in Juneau, Alaska. Both parties having participated fully in the drafting of this Agreement, either personally or by and through their attorneys, neither party shall be considered the author of this Agreement for purposes of the rule construing ambiguities in a legal agreement against the drafter of that agreement. This Agreement may be executed in counterparts, each of which shall be deemed an original and which, taken together, shall constitute a single agreement. This Agreement shall not become binding upon any party unless and until at least one counterpart of this Agreement shall have been fully executed by each party hereto.

19. **Severability.** If any provision of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such provision shall not be affected thereby.

EXECUTED on the dates written below.

Date: May 8, 2009

Jeffrey T. Fujioka
Jeffrey T. Fujioka



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

Camille Parfitt

Notary Public for Alaska

My Commission Expires: 11-11-11



Return to:

Jeffrey T. Fujioka

PO BOX 210628

Auke Bay, AK 99821



Date: 5-8-09

Carol A. Fujioka
Carol A. Fujioka

Date: 5-8-09

J. Mitchel Lorenz
J. Mitchel Lorenz

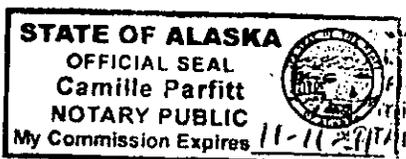
Date: 5-8-09

Carmenzita M. Lorenz
Carmenzita M. Lorenz

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

THIS CERTIFIES that on this 8th day of May, 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared **Jeffrey T. Fujioka and Carol A. Fujioka**, to me known and known to me to be the persons named in the foregoing instrument and they acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

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

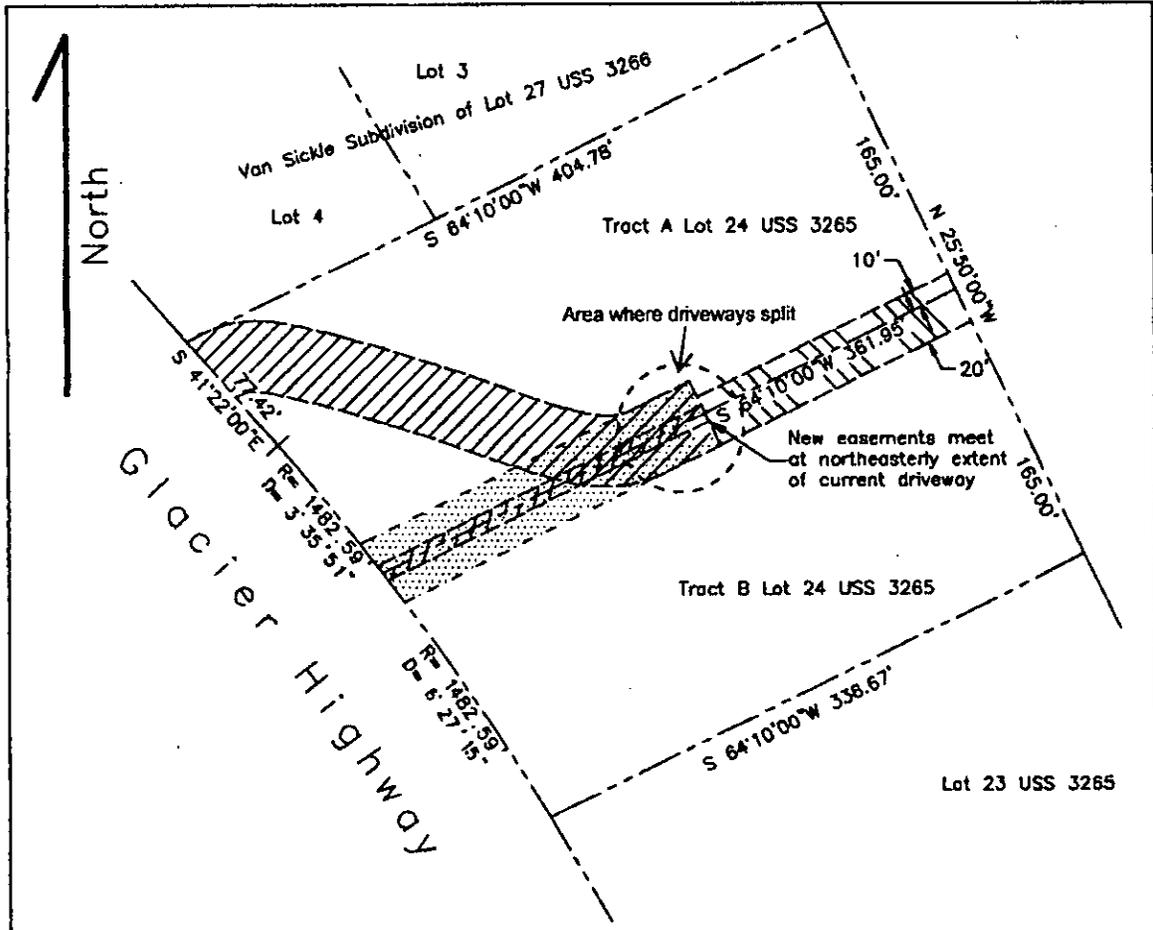


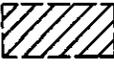
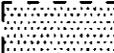
Camille Parfitt
Notary Public for Alaska
My Commission Expires: 11-11-11

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

THIS CERTIFIES that on this 8th day of May, 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared **J. Mitchel Lorenz and Carmenzita Lorenz**, to me known and known to me to be the persons named in the foregoing instrument and they acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.





- 
 New Access and Utility Easement established by this document. The centerline of this easement is coincidence with the centerline of the existing driveway as of January 31th 2007. The easement encompasses the full width of the driveway including the associated cut and fill slopes.
- 
 New 30' Access Easement for future use established by this document.
- 
 New 10' Waterline Easement established by this document. The easement is centered on property line.
- 
 Existing 40' "Permanent Roadway Easement" vacated per this Document

The purpose of this drawing is to clarify the locations of the "Permanent Roadway Easement" being vacated and the three new easements being established.

Exhibit A: Change of Easement on Tracts A & B of "A Subdivision of Lot 24 USS 3265 into Tracts A & B"

J May 2, 2009
CF 5-8-09

Only 5-8-09
JMJ 5-8-09

CC

A
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S
K
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2017-001276-0

Recording District 101 Juneau

04/03/2017 09:59 AM

Page 1 of 3



**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO
PROVIDE SPACE FOR THE RECORDING DATA AND SHALL APPEAR AS
THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD OF THE JUNEAU RECORDING DISTRICT.**

DO NOT DETACH

After Recording Return to:
City and Borough of Juneau
Revenue Collector
155 South Seward Street
Juneau, Alaska 99801
907-586-5268

JUNEAU RECORDING DISTRICT

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

FIRST JUDICIAL DISTRICT AT JUNEAU

In the Matter of the Petition of the City and Borough of Juneau, Alaska, for the Foreclosure of Real Property Tax Liens and Special Assessments for Tax Year 2014

Case No.: 1JU-15-00683CI

RECEIVED
DEC 5 - 2016
CBJ - LAW DEPT

CLERK'S DEED/BILL OF SALE

In the matter of foreclosure of delinquent property tax liens by the City and Borough of Juneau, Alaska, for the tax year 2014, I Sharon Heidersdorf, Clerk of the Superior Court for the State of Alaska, First Judicial District, 123 4th Street, Juneau, Alaska, 99801, pursuant to the provisions of AS 29.45.450, do hereby convey to the City and Borough of Juneau, Alaska, a home-rule municipal corporation, 155 South Seward Street, Juneau, Alaska, 99801, all right, title and interest in the real property below, not redeemed as provided by law, which is described as follows:

USS 3265 LT 24 TR A

This instrument is executed without covenants of any character, express or implied, and the execution thereof shall not in any circumstances impose any liability on the undersigned.

IN WITNESS THEREOF, I have hereunto set my hand and seal of the Superior Court for the State of Alaska, First Judicial District, this 01 day of December, 2016.

Sharon Heidersdorf
Clerk of the Superior Court, as per order signed by Superior Court Judge Louis Menendez on September 21, 2015



Page 2 of 3

2017-001276-0

City & Borough Attorney
City & Borough of Juneau, Alaska
155 South Seward Street, Juneau, Alaska 99801
voice: 907-586-5242 email: CBJLawService@juneau.org

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ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on this 1st day of December, 2016, by Sharon Heidersdorf.

Erle W. Evans

Notary Public for the State of Alaska
My commission expires: w/office

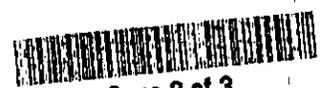


Record in the Juneau Recording District:

RETURN DOCUMENT TO:

City and Borough of Juneau, Alaska
155 So. Seward Street
Juneau, AK 99801

City & Borough Attorney
City & Borough of Juneau, Alaska 99801
155 South Seward Street, Juneau, Alaska
voice: 907-586-5242 email: C.B.J.Lem.Service@juneau.ak.us



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I certify that this is a full, true and correct copy of an original document on file in the Alaska Trial Courts at Juneau.

Witness my hand and the seal of this court:

12/2/16 Erle W. Evans
Date Magistrate/Clerk

CERTIFICATION

Copies Distributed

Date 12/2/16

To Trinidad Conteras
-constable

By EWE