
DUE DILIGENCE REPORT

Cook Inlet Tribal Council

Contract/Client Project # 1180.001428.01

Prepared for:

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Prepared by:



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June 2026

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ACRONYMS & ABBREVIATIONS

2040 LUP	2040 Land Use Plan
ACS	Alaska Communications
AWWU	Anchorage Water and Wastewater Utilities
DOT&PF	State of Alaska Department of Transportation & Public Facilities
GCI	General Communications Inc.
GIS	geographic information system
gpm.....	gallons per minute
MOA	Municipality of Anchorage
mph.....	miles per hour
psi.....	pounds per square inch
PZC	MOA Planning and Zoning Commission
R-3.....	Mixed Residential
RO	Residential Office
RO-SL.....	Mixed Residential
ROW.....	right-of-way
sf.....	square feet
T&E.....	Telephone & Electric
TIA.....	Traffic Impact Analysis

1.0 PROJECT SITE INFORMATION

1.1 Project Location

The site is located on Tract 1, Wickersham, Northway Business Park Subdivision in Anchorage, Alaska, as shown on Plat 96-59 within Appendix A. The site is located on the west side of Northway Drive and north of the intersection of Northway Drive and San Jeronimo Drive. The Parcel ID Number is 004-091-89-000.

Based on the Municipality of Anchorage (MOA) property card and historical aerial imagery, the site has historically been vacant and undeveloped. The lot is 225,562 square feet (5.178 acres). The site is located on the west side of Northway Drive, north of San Jeronimo Drive. The parcel is zoned B-3 General Business District.

1.2 Street Classifications and Development Setbacks

Northway Drive extends along the western property boundary of the site. Per the MOA's Street Owners and Maintenance Providers online geographic information system (GIS) map, Northway Drive is an MOA owned and operated right-of-way (ROW). Based on the Official Streets and Highway Plan (OS&HP), the following is the street classification, minimum ROW width, and existing ROW width.

Table 1- Road Classifications

Street	Street Classification	Minimum ROW Width	Existing ROW Width
Northway Drive	Local	50-60 feet	70 feet

The required 50-60 feet of ROW is typically based on 25-30 feet from the centerline of ROW on each side. According to Plat 96-59 for Northway Business Park Subdivision which includes Wickersham Tract 1 (Appendix A), Northway Drive has an existing ROW width of 70 feet in total (35 feet on either side of the centerline).

Per AMC 21.06.030.C.7.a, the minimum setback from centerline for any development is based on the street classification. Any development on the property will need to be set back 30 feet from the centerline of the road as outlined in AMC 21.06. The existing Northway Drive ROW exceeds 30 feet from centerline, and standard development setbacks within the lot will apply (detailed below in section 3.1 of this report).

2.0 ZONING/LAND USE

2.1 Site Zoning

The subject parcel is zoned B-3 General Business District per AO 2021-107. Prior to this rezoning to B-3 in 2021, the site was split zoned I-1 SL and RO-SL. There are no special limitations associated with this rezoning.

2.2 Surrounding Zoning

The surrounding properties are zoned as follows:

Table 2- Surrounding Zoning

North	East	South	West
I-1 Light Industrial	I-1 SL Light Industrial with Special Limitations	RO-SL Residential Office with Special Limitations	D-2 Multiple Family Residential

The property to the north is zoned I-1 (Light Industrial) and is a daycare center owned and operated by Cook Inlet Tribal Council Inc. as the Clare Swan Early Learning Center.

The property to the east (across Northway Drive) is zoned I-1 SL (Light Industrial with Special Limitation) per AO 82-148 and is developed as a commercial office building and is owned by GCI.

The properties to the south are zoned RO SL (Residential Office I-1 with Special Limitations) per AO 85-102. The property directly south of this site is vacant. The parcel located at the northwest corner of Northway Drive and Debarr Road is a surgical center owned and operated by Alaska Physicians and Surgeons.

The property to the east is zoned D-2 (Multiple Family Residential) and is developed as a mobile home park (Penland Park).

2.3 Allowed Uses

AMC Table 21.05-1. Table 1, Table of Allowed Uses lists the uses allowed within each zoning district as well as use-specific standards, if applicable. We have included uses that are aligned with the current programming being considered, which include childcare, gymnasium, commercial kitchen, gathering space and offices. Based on the programming and use definitions, we have outlined the uses that best fit the current programming DOWL recommends a Use determination per AMC 21.03.220 to obtain concurrence from the MOA for the uses outlined below.

In Table 3 below, P designates Permitted Uses, S indicates that an Administrative Site Plan Review is required, C indicates that a Conditional Use Permit is required, and M indicates that a major Site Plan Review is required. An Administrative Site Plan Review, CUP or Major Site Plan review are separate entitlement process in addition to any building permits that may be required. The latter two are public hearing processes.

Table 3- Allowed Uses

Use	Review Process	Code Section
Child Care Center	P	21.05.040B.1.
Community Center	S	21.05.040C.2.
Office	P	21.05.050F.3.

The uses described in Table 3 are defined below.

- **Child Care Center:** Means a place where childcare is provided for children under 18 years of age for periods of time that are less than 24 hours in duration, unless nighttime care is authorized by the department, and may care for nine or more children.
- **Community Center:** A facility that is intended primarily to serve the meeting, cultural, social services, administrative, athletic, or entertainment needs of the community as a whole, operated by the government or as a non-profit facility, and generally open to the public.
- **Office:** An establishment that provides executive, management, administrative, or professional services, but not involving the sale of merchandise, except as incidental to a permitted use.

2.4 Use-Specific Standards

AMC 21.05 contains use-specific standards that apply to specific use types. The use-specific standards that may apply based on the defined use or uses at this facility are as follows:

2.4.1 Child Care Center

Access The site shall have direct access from a street constructed to municipal standards. ii.

Usable Outdoor Space Usable outdoor space shall be provided pursuant to AMC section 16.55.450 (*renumbered to 16.55.260*). AMC 16.55.260 indicates that outdoor space requirements are outlined in the Alaska Administrative Code (AAC) 57.620

AAC 57.620 outdoor requirements are as follows:

- 35 square feet of usable indoor space per child
- 75 square feet of outdoor recreation space per child for the maximum number of children playing outside at any one time.

If an outdoor recreation space is not available for a child care center, the facility may use a park or other outdoor location that is easily accessible if a plan for transportation to and from and for use of this alternative location is approved.

Adjacent Residential L1 visual enhancement landscaping shall be provided along each lot line that abuts a lot within a residential district. A childcare center in a non-residential district, which

is adjacent to a residential use or district, shall provide L2 buffer landscaping along the adjacent lot line. If the child care center is on a site where it is not a primary use, the director may determine that an alternative landscaping or fencing plan allows for sufficient buffering of adjacent uses, or that landscaping is unnecessary because the lot size is sufficiently large in relation to the use and that it will not create a high impact at the lot perimeter abutting the residential district.

Passenger Loading Spaces The childcare center shall provide one passenger loading parking space, reserved for pick-up and delivery of children, per 800-square feet of gross floor area.

2.4.2 **Community Center**

N/A- no use-specific standards for Community Center use in the B-3 district

2.4.3 **Office**

N/A- no use-specific standards for Office use in the B-3 district

3.0 SITE PLANNING CONSIDERATIONS

3.1 Setbacks and Height Limitations

Table 4 summarizes the design standards detailed in the municipal code and the existing conditions. The dimensional standard requirements are provided from AMC Table 21.06-2: *Table of Dimensional Standards- Commercial and Industrial Districts*.

Table 4- Required Design Standards

	Required Dimensional Standards B-3 General Business
Minimum Lot Area	6,000 sf
Minimum Lot Width	50 feet
Maximum Lot Coverage	Unrestricted
Front Building Yard Setback	10 feet
Rear Building Yard Setback	15 feet if adjacent to a residential district; otherwise, 0 or at least 10 feet
Side Yard Setback	15 feet if adjacent to a residential district; otherwise, 0 or at least 10 feet
Height Limitation	60 feet*

* Per AMC 21.04.030D.2.a., a conditional use permit may permit a building height increase to 100 feet

3.2 Landscaping and Screening

AMC 21.07.080, Table 21.07-2 specifies perimeter landscaping requirements based on the zoning of proposed development and the abutting zoning district or street classification. Depending on the location, Visual Enhancement Landscaping (L1) or Buffer Landscaping (L2) may be required. Perimeter landscaping requirements are shown in Table 5 below. Note that these landscaping requirements except driveways, pedestrian walkways, and utility easements.

Table 5- Perimeter Landscaping Requirements

Side of Property	Abutting District or Street	Required Level of Site Perimeter Landscaping
North	I-1	L1
East	Local Road	L1
South	RO-SL	None
West	D-2	L2

Per AMC 21.07.080, Table 21.07-1, L1 requires a minimum average 8-foot-wide planting bed with one tree and six shrubs per every 20 linear feet of property line requiring L1, as well as ground cover. L2 requires a minimum average 15-foot-wide planting bed, with two trees and six shrubs per every 20 linear feet of property line requiring L2, distributed evenly. At least half of all trees in L2 must be coniferous. Additionally, more detailed design specifications and options can be found in AMC Table 21.07-1.

Per AMC 21.07.080.E.2, parking lot perimeter landscaping is required along lot perimeters and associated driveways if the development is a multi-family or non-residential use with ten or more parking spaces and the lot abuts a property line. All other sides of the parking lot that abut property lines shall have L1 perimeter landscaping. If the lot abuts another property owned by CITC and can be proven to be part of a common development plan, the MOA planning director may waive the requirement through the use of a Common Development Agreement. Parking lot interior landscaping is required for developments that have 40 or more parking spaces. The following are code requirements for parking lot interior landscaping:

- 40 to 100 parking spaces: An area equal to at least five percent of the parking lot.
- 101 to 200 parking spaces: An area equal to at least eight percent of the parking lot.
- Over 200 parking spaces: an area equal to at least ten percent of the parking lot.

Per AMC 21.07.080.G, if dumpsters are provided, they shall be set back from the front plane of the building, located where they can be conveniently and safely accessed by the intended users and by refuse collection vehicles, and screened if stored within 300 feet of the street. The screening may be achieved by buildings and structures, fences, landscaping, topography, or a refuse collection receptacle screening enclosure.

3.3 Building Frontage Requirements

AMC 21.07.060F, Building Frontage Standards, require a minimum amount of windows to facilitate pedestrian access to main entries for buildings that are within 100 feet of a street right-of-way. This section requires that 15 percent of a primary frontage be visual access windows and 10 percent of all other street facing frontages be visual access windows.

This section also requires that all buildings have a covered, visible primary entrance that is sheltered. The Planning Director may provide relief of these standards if they are not feasible or there are alternative means to meet the requirements.

3.4 Parking and Loading

Although parking minimums are not required by code, it will be important to provide parking based on the end use of the site. If parking is provided it must meet the requirements outlined in AMC 21.07.090. A portion of the total number of parking spaces provided shall be accessible parking spaces, as required by AMC 21.07.090J, based on the total number of parking spaces provided as detailed in table 6 below.

Table 6- Accessible Parking Spaces

Total parking spaces provided	Total accessible spaces required	Van-accessible spaces
1 to 10	1	1
11 to 25	2	2
26 to 50	4	2
51 to 75	6	2
76 to 100	8	2
101 to 150	11	2
151 to 200	14	2

Depending on the aggregate gross floor area of the development 1 or 2 Type B loading berths will be required. A type B berth measures 30 feet long by 10 feet wide by 14.5 inches high.

Table 21.07-8, Bicycle Parking Spaces Required, provides requirements for bicycle parking spaces. A minimum of two bicycle parking spaces is required for each use depending on the classification. This would be calculated based on the total number of parking spaces on the parcel, across all uses.

Standard bicycle parking in accordance with AMC 21.07.090K.6 is required to be visible from a primary entrance, either in a bike rack or locker. Long-term bicycle parking is intended to accommodate bicycles who need to secure a bicycle for an entire work shift or school day and are required to be secured in an illuminated, restricted access, lockable room or enclosure in accordance with AMC 21.07.090K.7.

Table 7- Bicycle Parking Requirements

Use/Category Type	Minimum number of bicycle spaces (gfa=gross floor area)	Minimum percentage of long-term spaces
Office, civic facility	1 space per 5,000 sf gfa	75%
Cultural, recreation facility	1 space per 10,000 sf gfa	10%
Use not listed	Minimum of 2 spaces	Not required

3.5 Snow Storage

Per AMC 21.07.040.F.4, on-site snow storage is required for new construction, the removal and replacement of existing principal buildings, or the expansion or redevelopment of on-site surface areas to be plowed for vehicle access and parking. Snow storage areas will need to be designated in the site plan and are subject to standards described in AMC 21.07.040.F, which requires either providing an area equal to five percent of the paved area on-site for snow storage or entering into a snow management agreement.

3.6 Driveways

The site appears to have a gravel driveway along the eastern property boundary at the intersection of Northway Drive and San Jeronimo Drive.

Northway Drive is a local road owned and maintained by the MOA, with a posted speed of 25 miles per hour (mph).

AMC Title 21.07.090.H states that driveways to roads operated/maintained by the MOA shall comply with standards that are established by the Traffic Engineer of the Municipality of Anchorage. AMC 21.07.090H.11 and the Municipal Driveway Standards allow a 24-foot to 34 foot wide driveway.

Municipal Driveway Standards allow 2 driveways on frontages of 75 to 600 feet in length, and 2+ driveways on frontages that exceed 600 feet. The required distance between driveways on the same parcel are based on the posted speed limit of the roadway and the facility trip generation. The distance between driveways is 150 feet given that the posted speed is 25 mph on Northway Drive and the trip generation is assumed to be more than 10 vehicles in the peak hour.

3.7 Pedestrian Connectivity and Amenities

Per AMC 21.07.060.E.4.b, a walkway shall be provided from the primary entrance to the abutting primary street frontage.

- 10-foot telecommunications, electric, and gas easement along the western property boundary

Plat note 2 states that, “No tract shall have direct vehicular access to Debarr Road.” (Not applicable to this site since it does not abut Debarr Road)

Plat note 8 states that, “All properties subject to this plat are subject to a blanket easement for electrical and/or telephone distribution and incidental purposes per book 101, page 124 and further modified by miscellaneous book 64, page 195.”

Plat note 9 states that Wickersham Tract-1 is “subject to covenants, conditions, and restrictions per document recorded book 1194, page 896.” A Termination of Declaration of Covenants, Conditions, and Restrictions was recorded with the State of Alaska and is detailed in Appendix C, so this plat note is no longer applicable. A title report was not provided as part of this due diligence effort.

4.2 Soils Information

No geotechnical investigations have been performed within the subject property; however, several test borings have been completed on an adjacent site to the southeast. The most recent investigation, conducted in 2004 on the property to the southeast, indicated that subsurface conditions generally consist of interbedded layers of sand and gravel, with increasing fines content at depth. Groundwater was observed at depths ranging from approximately 20 to 25 feet. It is anticipated that this site would have similar conditions to that of testing done at adjacent sites.

Any future development would require a site specific soils investigation.

4.3 Storm Water Runoff and Water Quality

Based on the MOA storm drain grid maps, a 12-inch storm drain mainline is located in Northway Drive (shown in Appendix B). The storm drain main drains from south to north down Northway Drive until it intersects with a storm main located in Penland Parkway and continues draining west towards Airport Heights Drive. Curbside catch basins front the property at 3 locations along Northway Drive.

The MOA adopted new standards for stormwater management and design in January 2019. There are different stormwater management requirements depending on the land disturbance area.

Because this project exceeds the 10,000 square feet of land disturbance threshold, and the project is larger than 0.75 acres, this project is classified as large. In addition to the certification form, wetland compliance, and conveyance required, large projects are required to install Green Infrastructure to treat stormwater runoff and provide an Operation and Maintenance Plan. Green Infrastructure can take different forms to best fit the project area: depressions in landscape beds to collect and filter stormwater; grass-lined swales; infiltration ponds; and pervious pavements, to name a few. If a site is not suitable for any of the Green Infrastructure options (and the MOA agrees with this determination) then stormwater runoff will need to be stored and released at a slower rate.

4.4 Utilities

Based on the Anchorage Water and Wastewater Utility (AWWU) grid map and as-builts (shown in Appendix B), a 12-inch ductile iron (DIP) water main running north to south, is located in Northway Drive along the east side of the roadway. An 8-inch DIP is stubbed to the property in two locations, one near the southern portion of the site and one near the north. The water main and water service line stub outs appear to have over 10 feet of cover. An 8-inch DIP sewer main running north to south, is located in Northway Drive along the west side of the roadway and ends before the southern boundary of the property. Based on the AWWU record drawings, an 8-inch DIP is stubbed to the property in two locations, one near the north property line and one near the south. The sewer main and service line stub out has just under 8 feet of cover. It is important to note that AWWU requires properties to be fully fronted by water and sewer mains. Based on the MOA grid maps, it appears that the remaining properties are served and AWWU may consider this the last lot served and not require a sewer mainline extension. This will need to be confirmed by AWWU.

Grid maps, plant maps, and plant drawings were also obtained from other utility companies to determine where service is provided in the area:

- An ENSTAR 3-inch plastic natural gas line is located along the entire length of the eastern property boundary. A 2-inch coated steel distribution pipe runs the entire length of the western property line and serves the trailer court to the west.
- An underground Chugach Electric Association line is located along the western property boundary.

4.5 Floodplain and Wetland Considerations

Per the MOA Wetland Management Plan and wetland mapping, there are no wetlands present at this site. This site is not within a floodplain based on Federal Emergency Management Agency (FEMA) Flood Hazard Mapping.

5.0 TITLE REPORT AND SURVEY REVIEW

A title report was not provided as part of this due diligence effort.

6.0 ENTITLEMENTS

6.1 Site Plan Review

A community center is permitted subject to an administrative site plan review per AMC 21.05 Table 21.05-1, as detailed in section 2.3 of this report. An administrative site plan review, as described in AMC 21.03.180C, is an administrative process and does not require a public hearing or community meeting. The administrative site plan application package includes the application, narrative, schematic design architectural building elevations and floorplans, civil grading and drainage plan, landscaping plans, and site lighting plans. This process can take 9-12 weeks to complete.

The other listed uses are permitted by-right and do not require approval of an entitlement.

6.2 Use Classification

A use-classification may be appropriate to obtain concurrences with the uses that are identified in this report based on the current building programming. This application is reviewed administratively and has a 30-day review period.

7.0 CONSTRUCTION PERMITS

The following is a general list of permits that may be required for any future development.

7.1 MOA

7.1.1 Building Permit

This permit includes plot plans, geotechnical report, structural calculation, construction drawings, stormwater pollution protection plan (SWPPP), and drainage analysis.

7.1.2 Sign Permit

A sign permit is required for the installation of on-site signage. The application must be submitted by a licensed sign contractor to the Development Services Department for review and approval. Approximately two to three weeks should be programmed for this process. Concurrent review of the sign permit application and the building permit application is allowed at the applicant's risk.

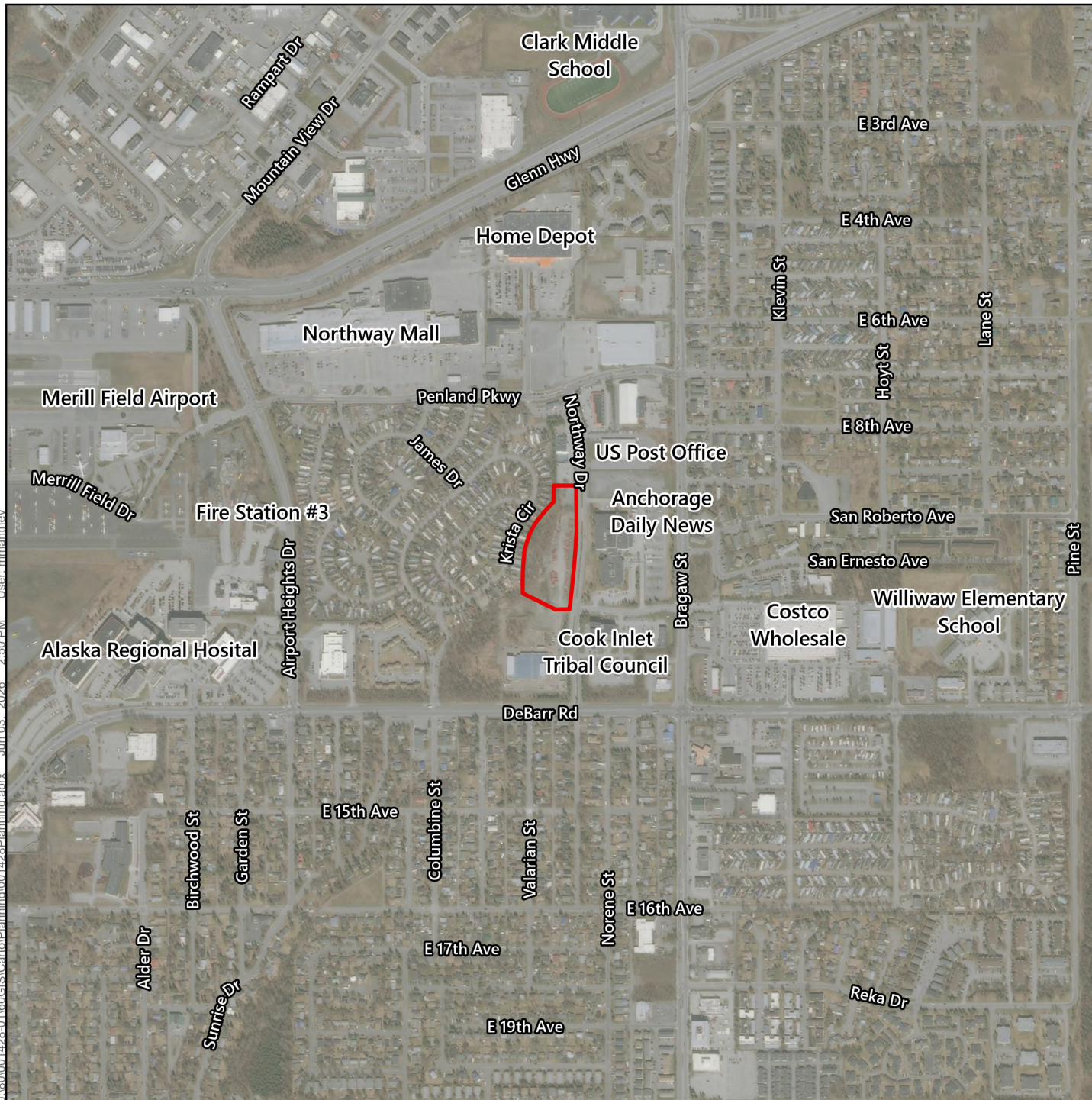
7.1.3 Certificate of Occupancy

A Certificate of Occupancy is required prior to facility operations. A final inspection is required by the Building Department. The City will issue a Certificate once the final inspection is completed.

7.2 AWWU Water and Sewer Service Line Permit

Connection to the water and sewer mains to provide service to any new development on the parcel will require an AWWU private system permit. Design drawings, application and fee must be submitted to AWWU Private System for review and approval. Permitting for service lines is approximately 4 to 6 weeks. If AWWU does not consider this the last lot serviced for the sewer main, a sewer mainline extension would be required. A mainline extension permit requires the submission of design drawings, application, engineers estimate, and fee. Oversight by the Engineer of Record is also required during construction. Mainline extension permit processing is approximately 4 to 5 months.

APPENDIX A: MAPS AND PROPERTY INFORMATION



Project Location & Vicinity

CITC Culture and
Community Center

 Subject Parcel



0 750 1,500 Feet



June 2026

Figure 1

J:\80\001428-01\60GIS\Carto\Planning\001428Planning.aprx Jun 03, 2026 2:50 PM User: mmanthiev Imagery Layer: Microsoft, Vantor



Site Map	
CITC Culture and Community Center	
Subject Parcel MOA Parcel	
0 250 500 Feet	
	June 2026 Figure 2

PARID: 00409189000
COOK INLET TRIBAL COUNCIL INC

N/A

LUC: 300
TAX YEAR: 2026

Property Information

Appeal Filing Deadline: 2/11/2026
Late Appeal Request Deadline: 03/13/2026

Property Location:
Class: C - Commercial
Use Code (LUC): 300 - Commercial Vacant Land
Condo/Unit #:
Tax District: 01
Zoning: B3
Plat #: 960059
HRA #: 000000
Grid #: SW1335
Deeded Acres:
Square Feet: 225,536
Legal Description: NORTHWAY BUSINESS PARK
WICKERSHAMTRACT-1

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: COOK INLET TRIBAL COUNCIL INC
Co-Owner:
Care Of:
Address: 3600 SAN JERONIMO DRIVE
City / State / Zip: ANCHORAGE, AK 99508 0000
Deed Book/Page: 004/09

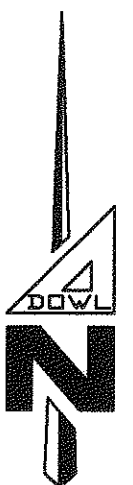
Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00409189000	RP	2026	1		17,856.46			.00	.00	17,856.46	.00	.00	.00	17,856.46	06/30/2026
00409189000	RP	2026	2		17,856.46			.00	.00	17,856.46	.00	.00	.00	17,856.46	08/31/2026
00409189000	RP	2025	1		17,770.87			1,933.03	-19,703.90	.00	.00	.00	.00	.00	06/30/2025
00409189000	RP	2025	2		17,770.86			223.92	-17,994.78	.00	.00	.00	.00	.00	08/31/2025
00409189000	RP	2024	1		18,170.39			.00	-18,170.39	.00	.00	.00	.00	.00	06/30/2024
00409189000	RP	2024	2		18,170.39			.00	-18,170.39	.00	.00	.00	.00	.00	08/31/2024
00409189000	RP	2023	1		18,436.67			2,304.57	-20,741.24	.00	.00	.00	.00	.00	06/30/2023
00409189000	RP	2023	2		18,436.67			2,068.99	-20,505.66	.00	.00	.00	.00	.00	08/31/2023
00409189000	RP	2022	1		18,275.62			.00	-18,275.62	.00	.00	.00	.00	.00	07/31/2022
00409189000	RP	2022	2		18,275.62			.00	-18,275.62	.00	.00	.00	.00	.00	09/30/2022
00409189000	RP	2021	1		38,355.57			.00	-38,355.57	.00	.00	.00	.00	.00	06/15/2021
00409189000	RP	2020	1		35,679.15			.00	-35,679.15	.00	.00	.00	.00	.00	07/15/2020
00409189000	RP	2019	1		33,448.02			.00	-33,448.02	.00	.00	.00	.00	.00	06/15/2019
00409189000	RP	2018	1		33,529.80			.00	-33,529.80	.00	.00	.00	.00	.00	06/15/2018
00409189000	RP	2017	1		32,016.87			.00	-32,016.87	.00	.00	.00	.00	.00	06/15/2017
00409189000	RP	2016	1		30,442.60			.00	-30,442.60	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
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LINE	DIRECTION	DISTANCE
DOCUMENT STORM DRAIN EASEMENT		
SDD-1	S89°58'50"W	60.83
SDD-2	N47°26'25.8"W	276.05
SDD-3	N12°51'54.3"E	123.37
SDD-4	N68°50'53.1"W	238.51
SDD-5	N62°32'46.2"W	88.19
SDD-6	N45°53'24.8"E	247.97
SDD-7	N45°45'38.4"E	280.59
SDD-8	N46°33'44.2"E	255.22
SDD-9	N17°48'09"E	135.01
SDD-10	N75°17'04.5"E	344.50
PLATTED STORM DRAIN EASEMENT		
SSP-1	S76°13'19"W	146.79
SSP-2	S27°19'41"W	330.48
SSP-3	S42°25'28"W	363.01
SSP-4	S46°28'00"W	300.02
SSP-5	S46°28'50"W	167.50
SSP-6	S46°30'03"E	370.88
SSP-7	S51°12'47"W	190.81
SSP-8	S00°01'10"E	28.39
SSP-9	S09°04'42"E	79.16
SSP-10	S11°09'39"E	213.43
SSP-11	S20°23'08"W	208.23
SSP-12	N69°01'32"E	237.56
SSP-13	N62°19'50"W	87.73
SSP-14	N54°27'29"W	22.95
PLATTED SANITARY SEWER EASEMENT		
SSP-1	S89°58'50"E	15.04
SSP-2	S89°58'50"E	15.04
SSP-3	S89°58'50"E	15.04
SSP-4	S89°58'50"E	15.04
SSP-5	S89°58'50"E	15.04
SSP-6	S89°58'50"E	15.04
SSP-7	S89°58'50"E	15.04

BENEFICIARY INTEREST:

ANCHORAGE AN ALASKAN MUNICIPAL CORPORATION
P.O. BOX 196650
ANCHORAGE, AK 99519-6650
Larry D. Crawford
OFFICER/ LARRY D. CRAWFORD, MUNICIPAL MANAGER

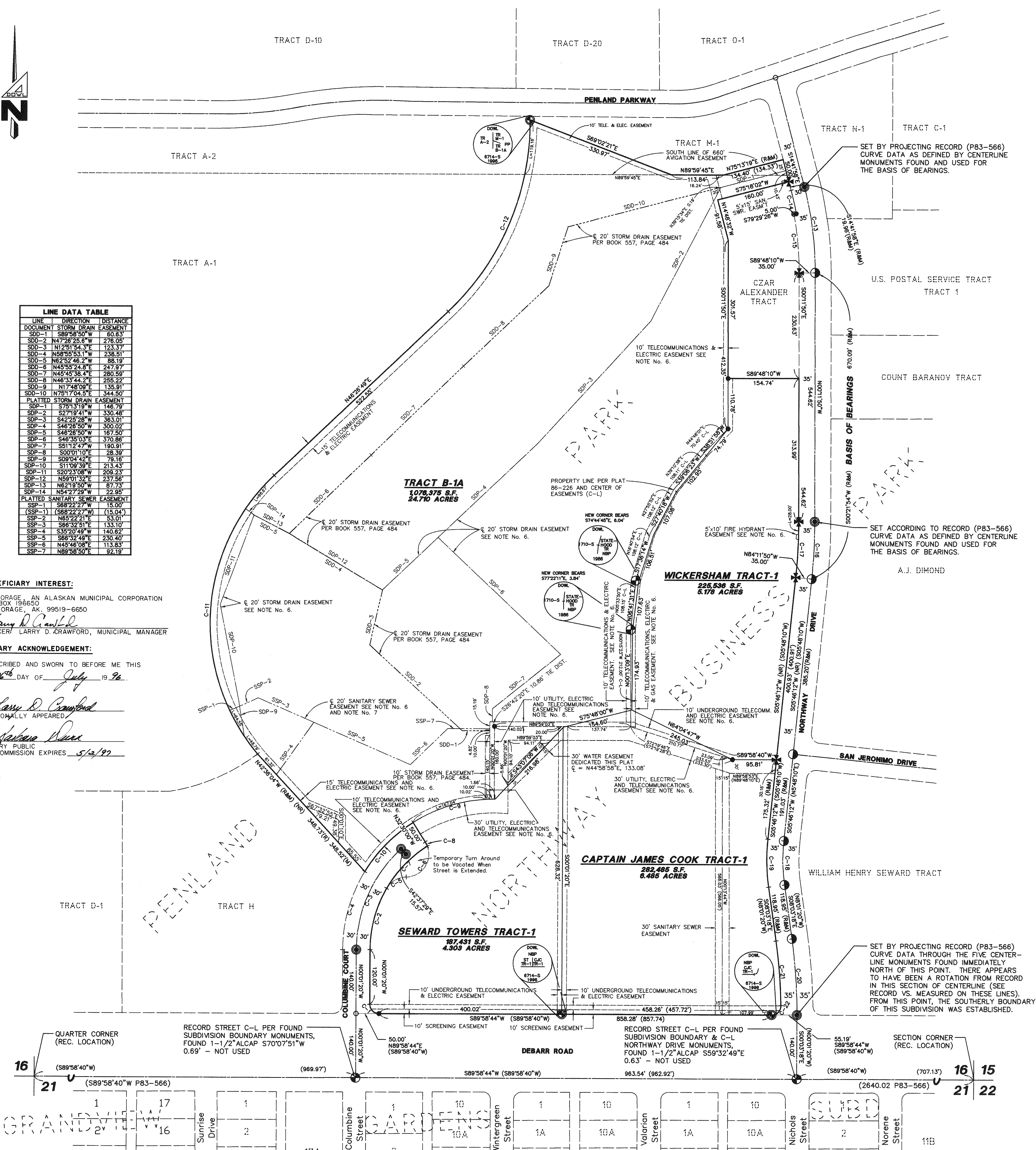
NOTARY ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN TO BEFORE ME THIS

24th DAY OF July 1996

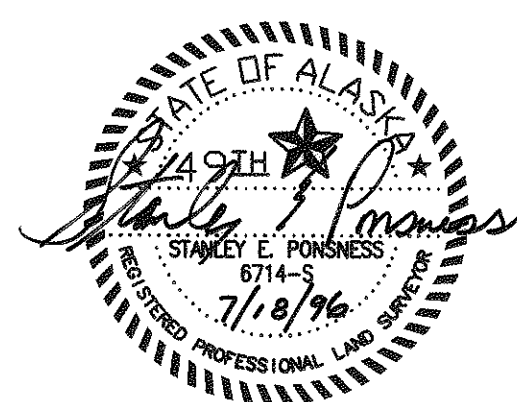
Larry D. Crawford
PERSONALLY APPEARED

Robert C. Penney
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/12/97



SURVEYOR'S CERTIFICATE

I, STANLEY E. PONSNESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND LOT CORNERS HAVE BEEN SET OR STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. NO SUBDIVISION AGREEMENT.



LEGEND

- FOUND 1-1/2" ALCAP PER PLAT 83-566, STAMPED (M) MEASURED
- FOUND CONC. NAIL IN SIDEWALK OR CURB (C) COMPUTED
- ✱ FOUND "X" IN CONC. SIDEWALK OR CURB (NR) NOT RADIAL
- FOUND 5/8" REBAR - ADDED YELLOW PLASTIC CAP STAMPED
- COMPUTED POINT - NOTHING SET THIS SURVEY
- FOUND MONUMENT AS DESCRIBED
- SET 3" DIA. ALUMINUM CAP ON 2-1/4"x30" ALUM. PIPE FLUSH W/GROUND, STAMPED AS SHOWN
- SET 2" ALCAP FLUSH WITH GRADE OR PAVEMENT, STAMPED

REMAINING CORNERS ARE SET WITH 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP FLUSH W/ GROUND.

(R) RECORD PER PLAT 75-83, 83-566, OR 86-226

() RECORD MEASUREMENT PER PLAT 75-83, 83-566 OR 86-226

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO THE EASEMENTS, RIGHTS OF WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA, THIS 25th DAY OF July 1996
DATE 7-25-96
Robert C. Penney
AUTHORIZED OFFICIAL

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS 26th DAY OF July 1996

Larry D. Crawford
AUTHORIZED OFFICIAL

ACCEPTANCE OF DEDICATION

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO THE EASEMENTS, RIGHTS OF WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA, THIS 25th DAY OF July 1996
Robert C. Penney
MUNICIPAL CLERK, Deputy MAYOR OF ANCHORAGE

APPROVALS

PLATTING OFFICER *Robert C. Penney*
MUNICIPAL SURVEYOR *Robert C. Penney*
DATE 7-29-96
7/29/96

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, HEREBY CERTIFY THAT WE HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. WE HEREBY DEDICATE TO THE MUNICIPALITY OF ANCHORAGE ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON, A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT AS APPROVED BY THE MUNICIPALITY.

WE HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

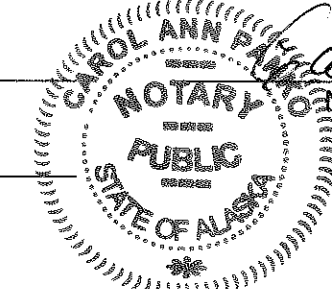
PROPERTY OWNER

Robert C. Penney
ROBERT C. PENNEY
3620 PENLAND PARKWAY
ANCHORAGE, ALASKA 99508

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF July 1996.

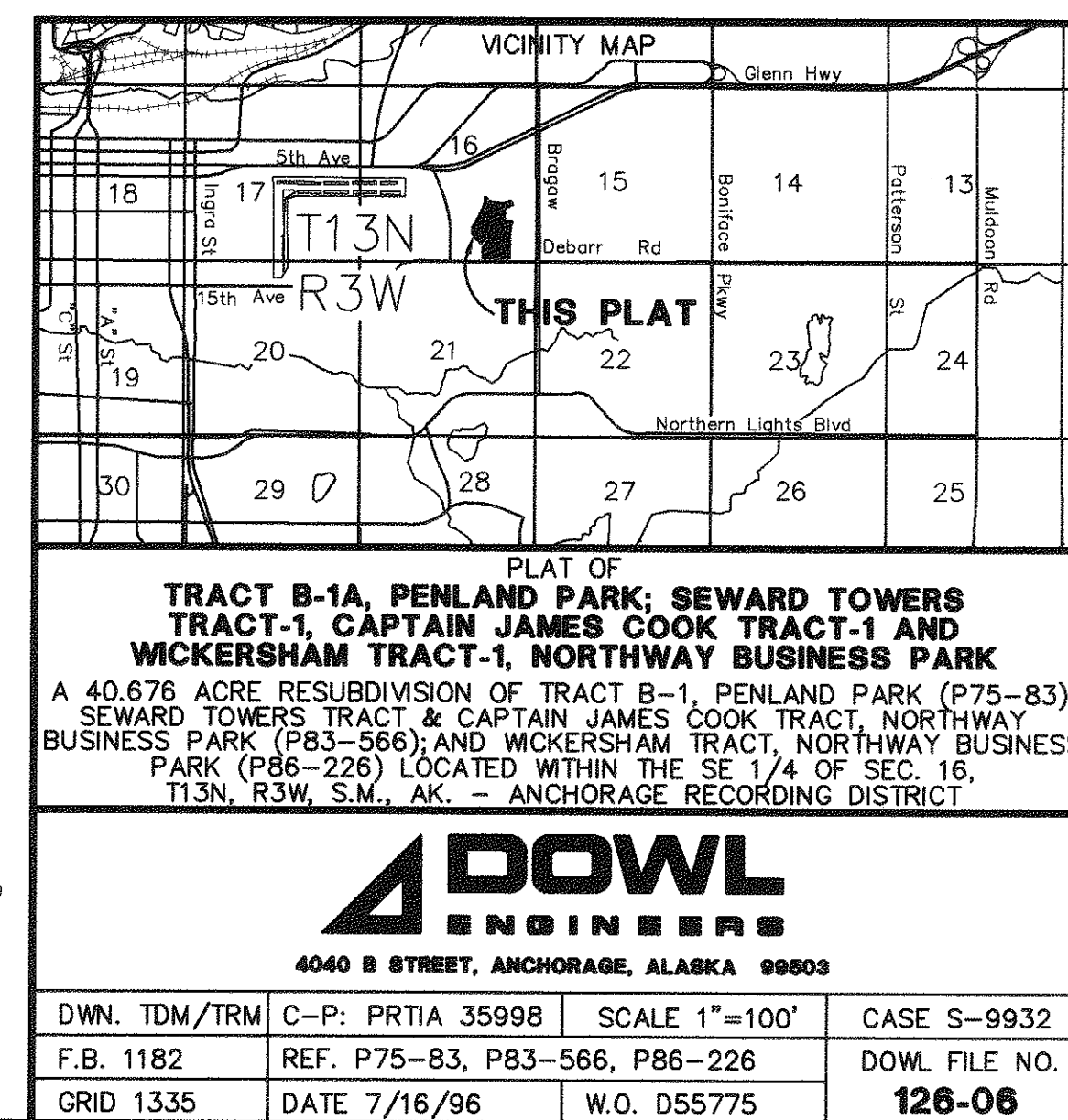
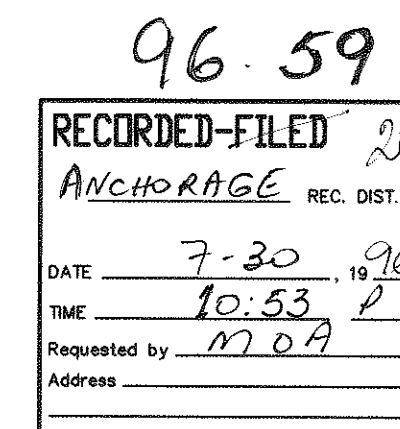
Robert C. Penney
PERSONALLY APPEARED
9/2/97
MY COMMISSION EXPIRES



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C-1	89°59'56"	20.00'	31.42'	20.00'	28.28'	N45°01'18"E
(C-1)	(90°00'00")	(20.00')	(31.42')	(20.00')	(28.28')	(N45°01'18"E)
C-2	29°48'41"	270.00'	140.48'	71.87'	138.90'	N14°53'01"E
C-3	47°23'51"	300.00'	248.17'	131.68'	241.15'	N23°40'36"E
C-4	31°13'32"	330.00'	179.85'	92.22'	177.83'	N15°25'25"E
(C-4)	(31°15'08")	(330.00')	(180.00')	(92.30')	(177.78')	(N15°36'24"E)
C-5	59°14'35"	50.00'	51.70'	28.43'	49.43'	N59°24'39"E
(C-5)	(59°14'35")	(50.00')	(51.70')	(28.43')	(49.43')	(N59°24'39"E)
C-6	109°59'39"	50.00'	95.99'	71.40'	81.91'	N34°02'07"E
C-7	27°29'46"	270.00'	128.58'	66.06'	128.33'	N43°32'15"E
C-8	11°32'17"	50.00'	10.07'	5.05'	10.05'	N26°43'44"W
(C-8)	(11°32'17")	(50.00')	(10.07')	(5.05')	(10.05')	(N26°43'44"W)
C-9	32°45'57"	330.00'	188.72'	97.02'	186.16'	S75°52'57"W
C-10	26°17'48"	330.00'	151.46'	77.09'	150.13'	S44°21'08"W
(C-10)	(26°16'12")	(330.00')	(151.30')	(77.00')	(150.00')	(S44°21'08"W)
C-11	89°37'53"	445.00'	672.84'	419.58'	610.56'	N03°07'53"E
C-12	47°04'30"	570.00'	468.32'	248.29'	455.26'	N22°54'34"E
C-13	14°30'08"	750.00'	189.83'	95.43'	189.33'	S07°28'54"E
C-14	04°11'24"	720.00'	52.65'	26.34'	52.64'	S12°36'16"E
C-15	10°16'44"	715.00'	128.70'	64.52'	128.51'	S05°21'12"E
C-16	06°00'00"	1200.00'	125.66'	62.89'	125.61'	S02°48'10"E
C-17	08°00'00"	1165.00'	122.00'	61.06'	121.84'	S02°48'10"E
C-18	13°49'30"	400.00'	96.52'	48.48'	96.28'	S01°08'33"E
(C-18)	(13°49'30")	(400.00')	(96.52')	(48.48')	(96.28')	(S01°08'33"E)
C-19	13°49'30"	435.00'	104.96'	52.74'	104.71'	S01°08'33"E
(C-19)	(13°49'30")	(435.00')	(104.96')	(52.74')	(104.71')	(S01°08'33"E)
C-20	08°00'00"	1200.00'	167.55'	83.91'	167.42'	S04°03'18"E
(C-20)	(08°00'00")	(1200.00')	(167.55')	(83.91')	(167.42')	(S04°03'18"E)
C-21	06°59'57"	1165.00'	142.28'	71.23'	142.19'	S04°33'22"E
(C-21)	(06°59'57")	(1165.00')	(142.28')	(71.23')	(142.19')	(S04°33'22"E)
C-22	91°02'10"	20.00'	31.76'	20.37'	28.54'	S44°27'39"W
(C-22)	(91°00'03")	(20.00')	(31.76')	(20.35')	(28.54')	(S44°27'39"W)

NOTES

- ALL BEARINGS AND DISTANCES NOT SHOWN TO BE RECORD (R) OR MEASURED (M) ARE BOTH RECORD AND MEASURED (R&M).
- NO TRACT SHALL HAVE DIRECT VEHICULAR ACCESS TO DEBARR ROAD.
- TRACT LINES ARE NOT RADIAL TO INTERSECTED CURVES UNLESS NOTED BY (R) FOR RADIAL.
- ALL STREET RIGHT OF WAY WIDTHS SHOWN HEREON TO THE NEAREST FOOT ARE ACTUALLY MEASURED TO THE HUNDREDTH, I.E. 30' = 30.00'.
- THIS PLAT IS EXECUTED TO CONFORM TO THE COMMON PROPERTY LINE BETWEEN TRACT B-1, PENLAND PARK (75-83) AND WICKERSHAM TRACT, NORTHWAY BUSINESS PARK (86-226). SEWARD TOWERS TRACT & CAPTAIN JAMES COOK TRACT, NORTHWAY BUSINESS PARK (83-566) WITH THE CURRENT LAND USES, FENCING AND INSTALLED LANDSCAPING.
- ALL EASEMENTS SHOWN ARE RECORD PER THE ORIGINAL PLAT FOR TRACT B-1, PENLAND PARK (75-83); WICKERSHAM TRACT, NORTHWAY BUSINESS PARK (86-226); AND SEWARD TOWERS TRACT & CAPTAIN JAMES COOK TRACT, NORTHWAY BUSINESS PARK (83-566) UNLESS OTHERWISE NOTED.
- SANITARY SEWER SEGMENTS SSP-1, SSP-2, SSP-3 AND SSP-4 ARE HEREBY WIDENED TO A TOTAL WIDTH OF 30 FEET, 15 FEET ON EACH SIDE OF THE SHOWN CENTERLINE, EXCLUSIVE OF ANY TRAILER FOOTPRINT WHICH ENROACHES INTO THE 30 FOOT WIDTH ALONG SEGMENT SSP-4.
- ALL PROPERTIES SUBJECT TO THIS PLAT ARE SUBJECT TO A BLANKET EASEMENT FOR ELECTRICAL AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES PER BOOK 101, PAGE 124 AND FURTHER MODIFIED BY MISCELLANEOUS BOOK 64, PAGE 195.
- WICKERSHAM TRACT-1, SEWARD TOWERS TRACT-1 AND CAPTAIN JAMES COOK TRACT-1, NORTHWAY BUSINESS PARK ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT RECORDED BOOK 1194, PAGE 895.
- ALL EASEMENTS REFERENCED BY A BOOK AND PAGE ARE DOCUMENT EASEMENTS AND ARE NOT DEDICATED BY THIS PLAT.



TRACT B-1A, PENLAND PARK; SEWARD TOWERS TRACT-1, CAPTAIN JAMES COOK TRACT-1 AND WICKERSHAM TRACT-1, NORTHWAY BUSINESS PARK

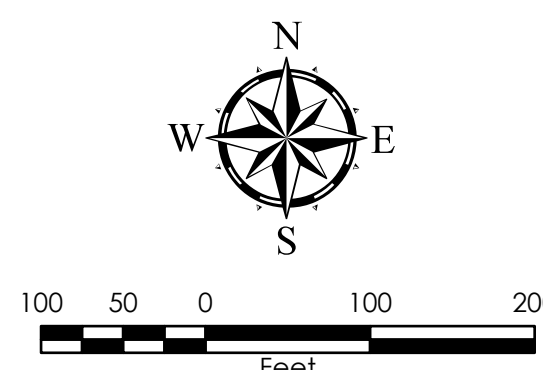
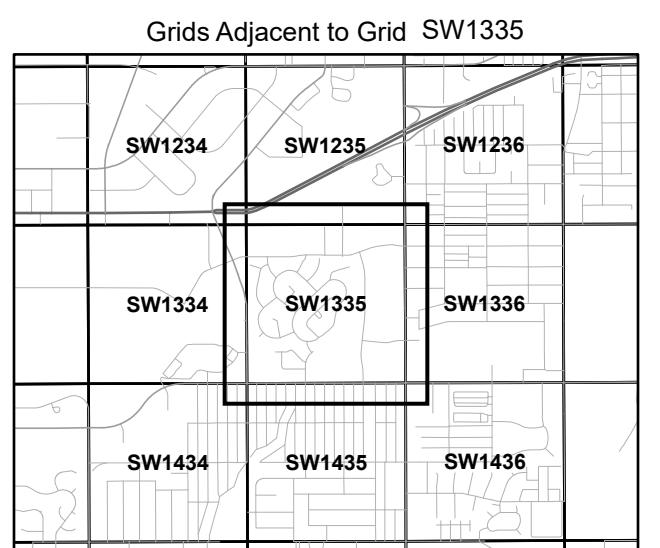
A 40.676 ACRE RESUBDIVISION OF TRACT B-1, PENLAND PARK (75-83); SEWARD TOWERS TRACT & CAPTAIN JAMES COOK TRACT, NORTHWAY BUSINESS PARK (83-566); AND WICKERSHAM TRACT, NORTHWAY BUSINESS PARK (86-226) LOCATED WITHIN THE SE 1/4 OF SEC. 16, T13N, R3W, S.W., AK. - ANCHORAGE RECORDING DISTRICT

DWN. TDM/TRM C-P: PRITA 35998 SCALE 1"=100' CASE 5-9932
F.B. 1182 REF. P75-83, P83-566, P86-226 DWN. FILE NO.
GRID 1335 DATE 7/16/96 W.O. D55775 126-06

APPENDIX B: UTILITY INFORMATION (GRID MAPS)

SW1335 Grid Map

- Parcel Line
 - Deeded Parcel Line
 - Subdivision Boundary
 - Subdivision Addition
 - Easement Line
 - Easement Centerline
 - Road Centerline
 - Private Road Centerlines
 - Section Line
 - Railroad
 - Stream Centerline
- Monument
 - BLM Monument
 - Witness Corner
 - Bearing Break
- 1 Lot Number
- 2 Block Number
- SUB Subdivision Names
- 3 BLM Lot Number
- 4 Section Number
- 99-99 ADRFN
(Anchorage District Recording File Number)



This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage (MOA). This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate, and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.



Map produced by:
Land Records, ROW-Survey
Project Management & Engineering Division
Public Works Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

To report map errors,
CALL: (907) 343-8164

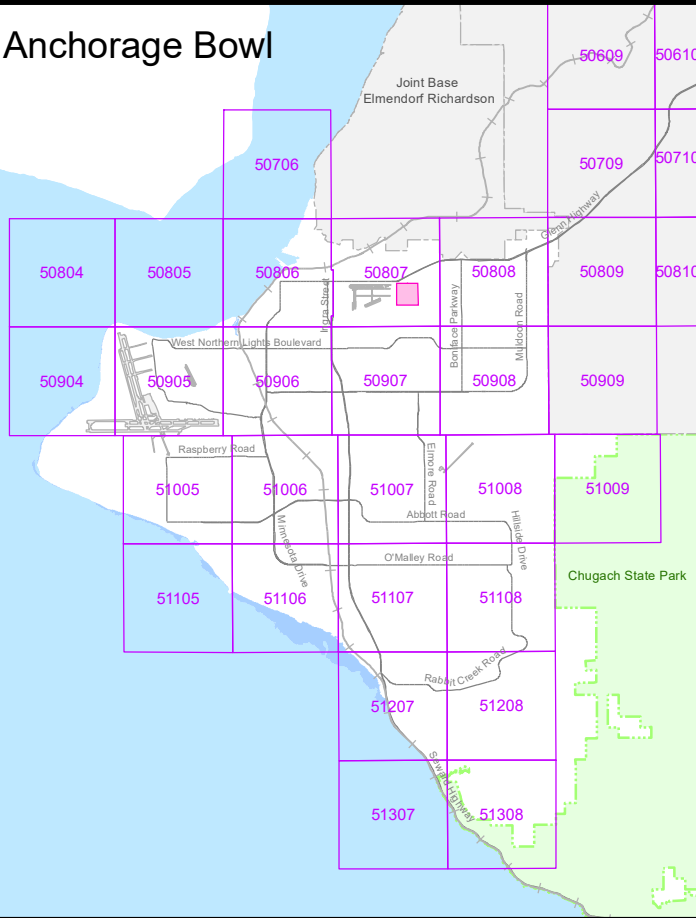
MOA 1/4 Section Grid Map

SE 1/4 Sec16 T13N R3W

11/2/2025 GRID SW1335



Anchorage Bowl



Legend

All Status (Constructed, Design, Standby)

- Gate or Butterfly, AWWU
- Gate or Butterfly, nonAWWU
- All Valve Types, All Owners, Closed
- Single, AWWU
- Single, Private
- Single, Unknown Owner
- Double, AWWU
- Double, Private
- Flushing, AWWU
- All Hydrant, Other Utility
- Well, AWWU
- Well, Private

- Administration Facility
- Air Vacuum Facility
- Booster Station Facility
- Pressure Reducing Facility
- Reservoir Facility
- Valve Facility
- Well Facility
- Water Treatment Facility

Constructed Pipe

- Main, AWWU
- Service Line, Private
- Main, Other Utility
- Casing and Outer Pipe, All Owners

Design Pipe

- Main, AWWU
- Service Line, Private
- Abandoned in Place, All Owners

Retired Pipe

- Abandoned in Place, All Owners

Record Drawing Limit

- Other Regulated Utility

Pressure Zone

- MOA Grid

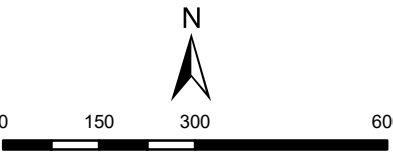
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Municipality of Anchorage



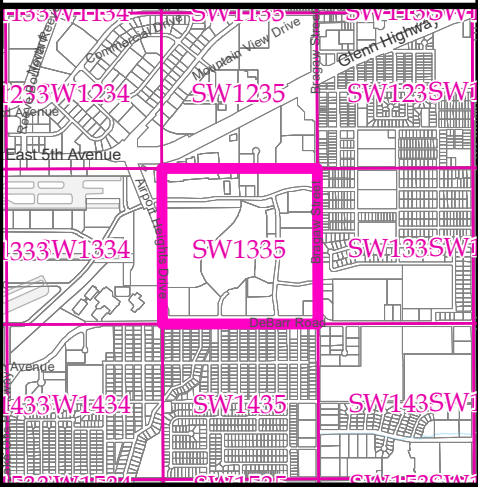
Pipe Types

- ABS Acrylonitrile-Butadiene-Styrene
- AC Asbestos Concrete
- CC Concrete Cylinder
- CI Cast Iron
- CIPP Cured In Place Pipe
- CMP Corrugated Metal
- CN Concrete
- CU Copper
- DI Ductile Iron
- FC Formed Concrete
- GI Galvanized Iron
- HDPE High Density Polyethylene
- MLC Mortar Lined Concrete
- PE Polyethylene
- PVC Polyvinylchloride
- RC Reinforced Concrete
- ST Steel
- TC Techite
- UNK Unknown
- VC Vitrified Clay
- WS Wood Stave
- WST Welded Steel
- NP No Print
- * Private System



Map Created: 04/17/2025

Legal:
SE 1/4 Sec16 T13N R3W



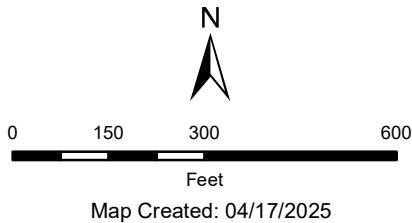
SW1335 Grid Number

Water Distribution System

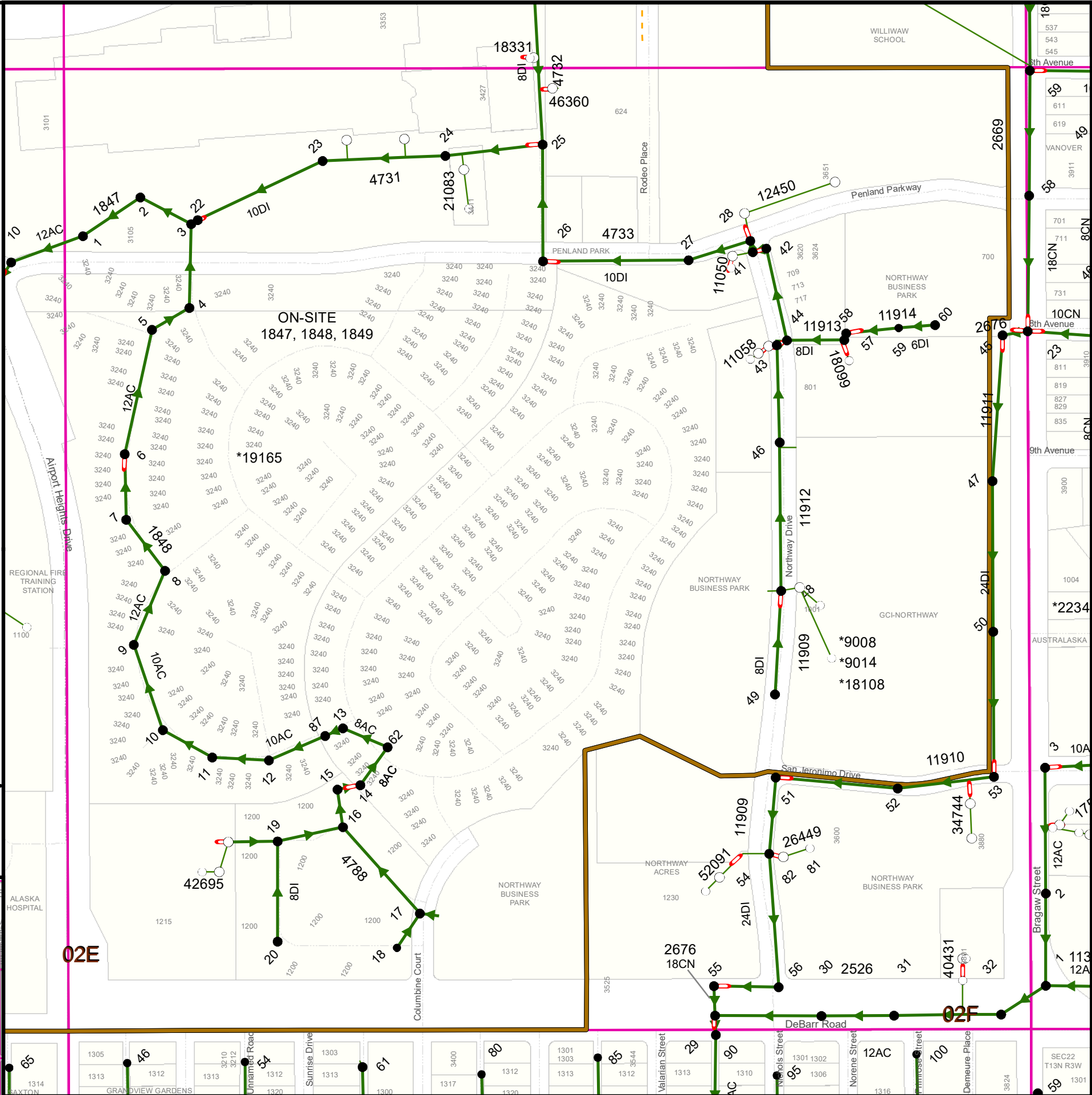
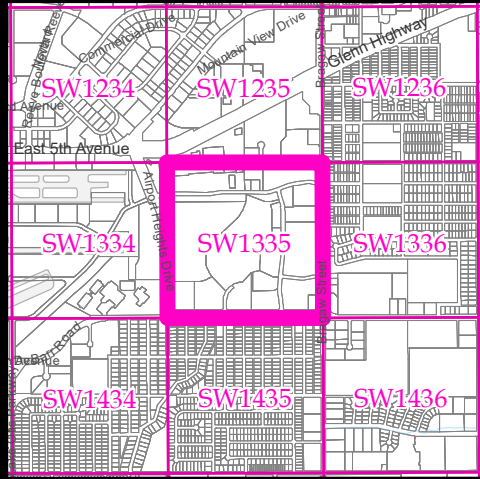


Pipe Types

ABS	Acrylonitrile-Butadiene-Styrene
AC	Asbestos Concrete
CC	Concrete Cylinder
CI	Cast Iron
CIPP	Cured In Place Pipe
CMP	Corrugated Metal
CN	Concrete
CU	Copper
DI	Ductile Iron
FC	Formed Concrete
GI	Galvanized Iron
HDPE	High Density Polyethylene
MLC	Mortar Lined Concrete
PE	Polyethylene
PVC	Polyvinylchloride
RC	Reinforced Concrete
ST	Steel
TC	Techite
UNK	Unknown
VC	Vitrified Clay
WS	Wood Stave
WST	Welded Steel
NP	No Print
*	Private System



Legal:
SE 1/4 Sec16 T13N R3W



Legend

- Confined Space
- Manhole
- Catchbasin Manhole
- Clean-Out
- Catch Basin
- OGS
- Lift Station
- Diverter
- Drywell
- Weir
- Blind Connect
- Top Intake Manhole
- Roof Drain
- Bypass Outlet
- Curb Inlet
- End of Pipe
- Pipe Inlet
- Pipe Cap
- Inlet
- Pipe Outlet
- Control Inlet
- Control Outlet
- Other
- Outfall
- Outfall Major
- Outfall Minor
- Sink -(Closed Drainage Basin)
- Divide
- Feature Start
- Other

Storm Pipes

- ADOT
- ADOT-Airport
- Abandoned
- Fed_Military
- MOA-ASD
- MOA-Facility Maintenance
- MOA-Merrill Field
- MOA-Other
- MOA-Parks and Recreation
- MOA-Port of Anchorage
- MOA-M&O/CBERRRSA/LRSA/SA
- Private
- SOA-Alaska Railroad
- Unknown

Thaw Wire

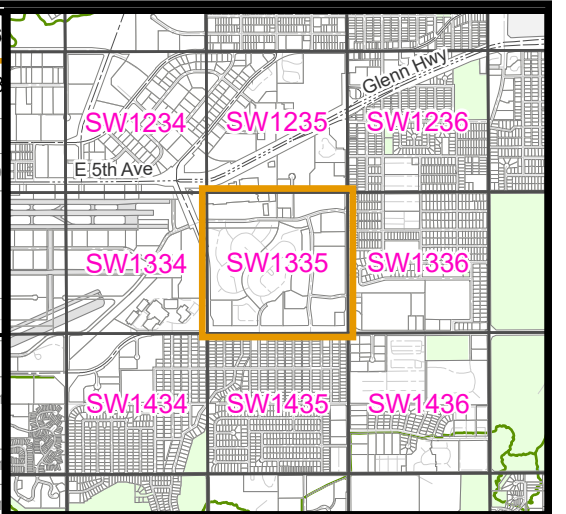
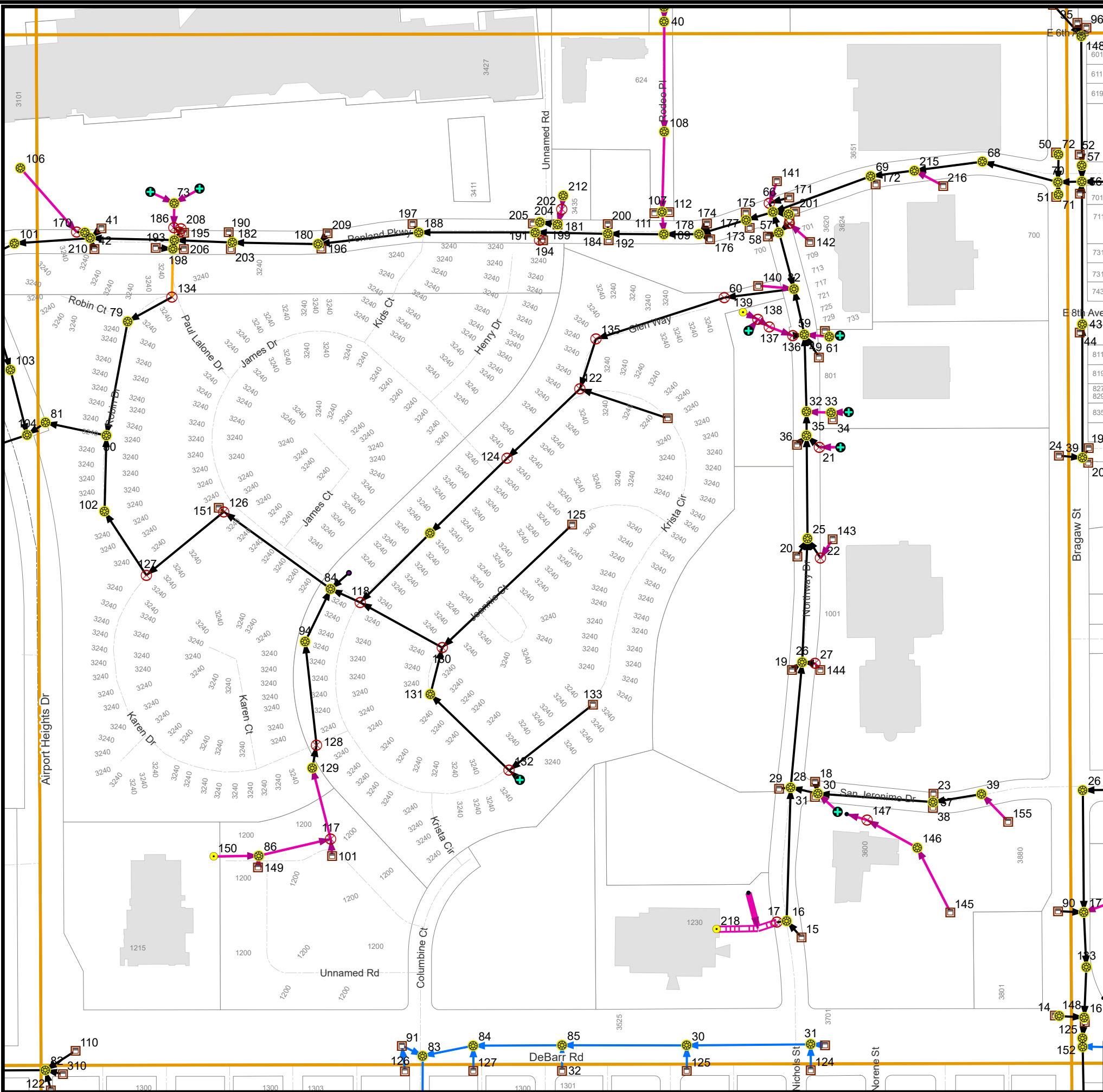
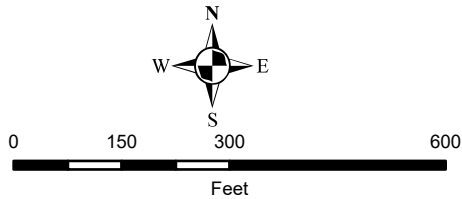
- MOA-ASD
- MOA-Facility Maintenance
- MOA-M&O/CBERRRSA/LRSA/SA
- MOA-Parks and Recreation
- Private
- Bridge

Constructed Channels

- ADOT
- MOA-M&O/CBERRRSA/LRSA/SA
- MOA-Other
- Port of Alaska; MOA-Port of Alaska
- MOA-M&O/CBERRRSA/LRSA/SA
- Private
- SOA-Alaska Railroad
- Unknown

Other Drainageways

- Other Drainageways



Anchorage Bowl
Legal: SE 1/4 Sec16 T13N R3W

Notes:

INFORMATION AND DATA CONTAINED ON THIS DOCUMENT IS INTENDED FOR PLANNING PURPOSES ONLY. THE MUNICIPALITY OF ANCHORAGE ASSUMES NO LIABILITY FOR DAMAGES OCCURRING AS A RESULT OF USING THIS DOCUMENT FOR THE LATEST AND MOST UP TO DATE INFORMATION YOU ARE URGED TO CALL THE MUNICIPALITY OF ANCHORAGE BEFORE STARTING OPERATIONS.

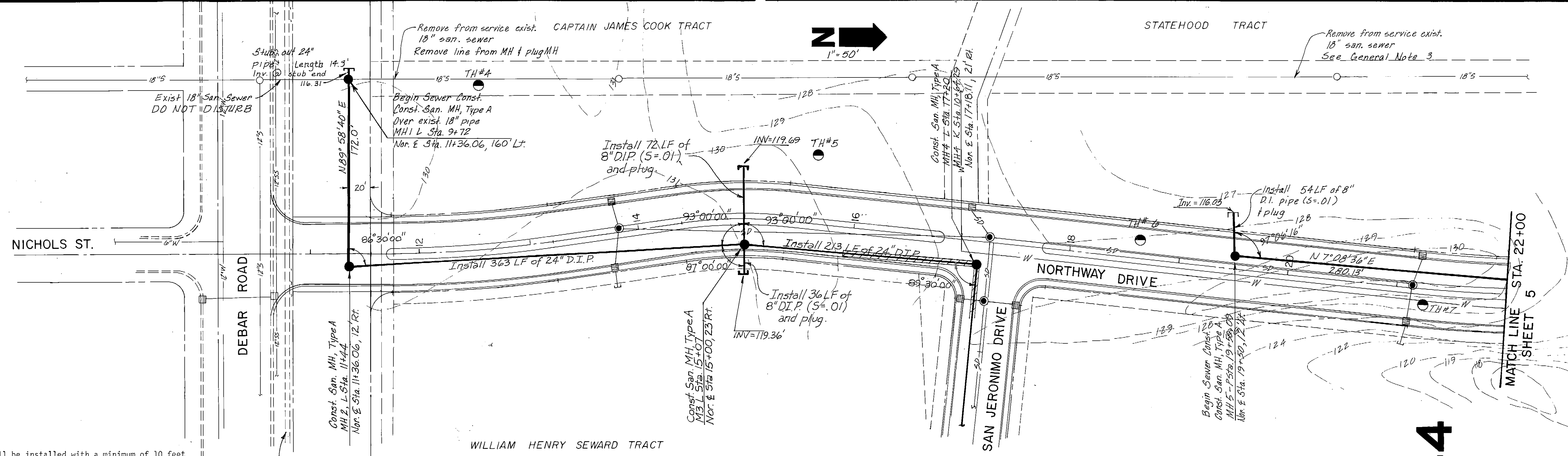
MOA Storm Drain and Drainage Atlas

Map Created: 11/29/2025

Grid Number

SW1335

GRANDVIEW GARDENS SUBDIVISION



GENERAL NOTES CONT.

7. All water improvements shall be installed with a minimum of 10 feet of separation horizontally from the sewer improvements.

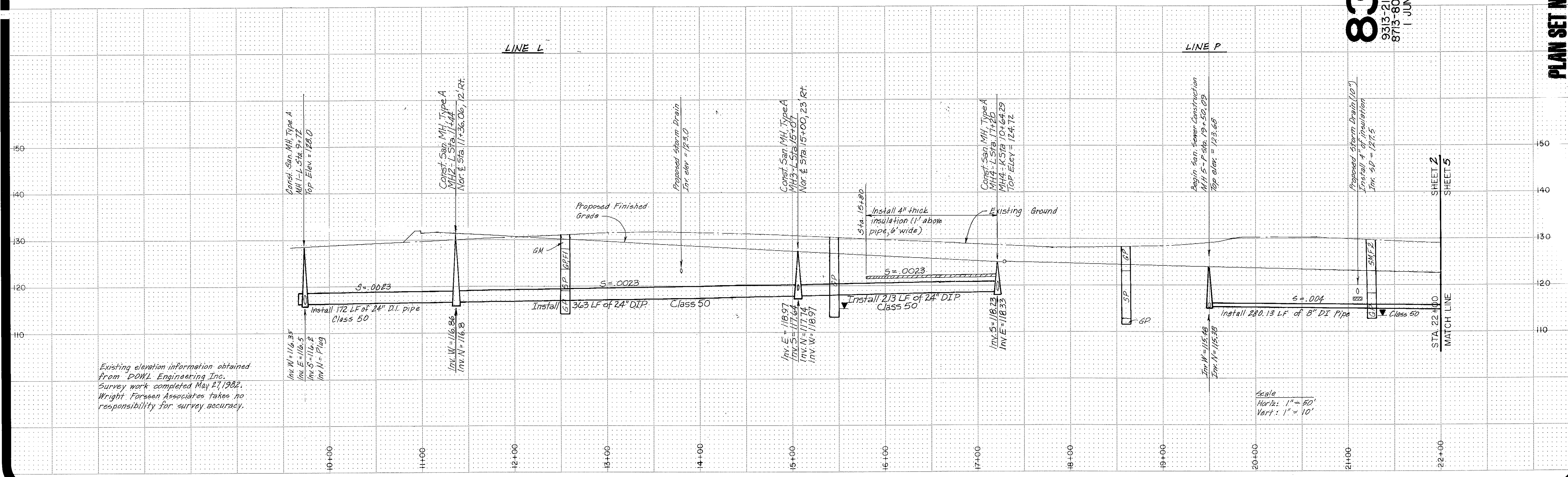
8. Horizontal control to be based on the street monuments in Penland Parkway, Bragaw and Debar Avenue and property corners within the Business Park established during plat approval. Vertical control (Survey Datum = NSGS'72) shall be established from Municipal Benchmark GAAB CB-3B, elev. 150.86' (Municipal BM Book, p. 128, 193) and the TBM on the N. bolt of the hydrant at Bragaw and E. 8th, elev. 145.17.

CAUTION!
Utility Duct

83-144
9313-2124-0099
8713-8075-0099
1 JUN 85

PLAN SET No. 4 0 3 5

11909



Existing elevation information obtained from DOWL Engineering Inc. Survey work completed May 27, 1982. Wright Forssen Associates takes no responsibility for survey accuracy.



DESIGN BY:
DRAWN BY:
CHECKED BY:
FIELD BOOKS
Design
Staking
Asbuilt
GRID:

REV	DATE	DESCRIPTION	BY
1	11-84	Record Drawing	

WRIGHT FORSSEN ASSOCIATES
Architecture Engineering Planning

Anchorage 4201 Tudor Centre Drive, Suite 320
Anchorage, Alaska 99508
907/563-0777

Seattle 2226 Third Avenue
Seattle, Washington 98121
206/382-0660

PREPARED FOR:

PENLAND DEVELOPMENT CO

PO BOX 4-647
ANCHORAGE, ALASKA

JOB TITLE:

NORTHWAY BUSINESS PARK

NORTHWAY DR. L-LINE & P-LINE
SANITARY SEWER

DATE
Jan 6, 1984

JOB NO.
60040.00

FILE NO.

2

OF 7 SHEETS

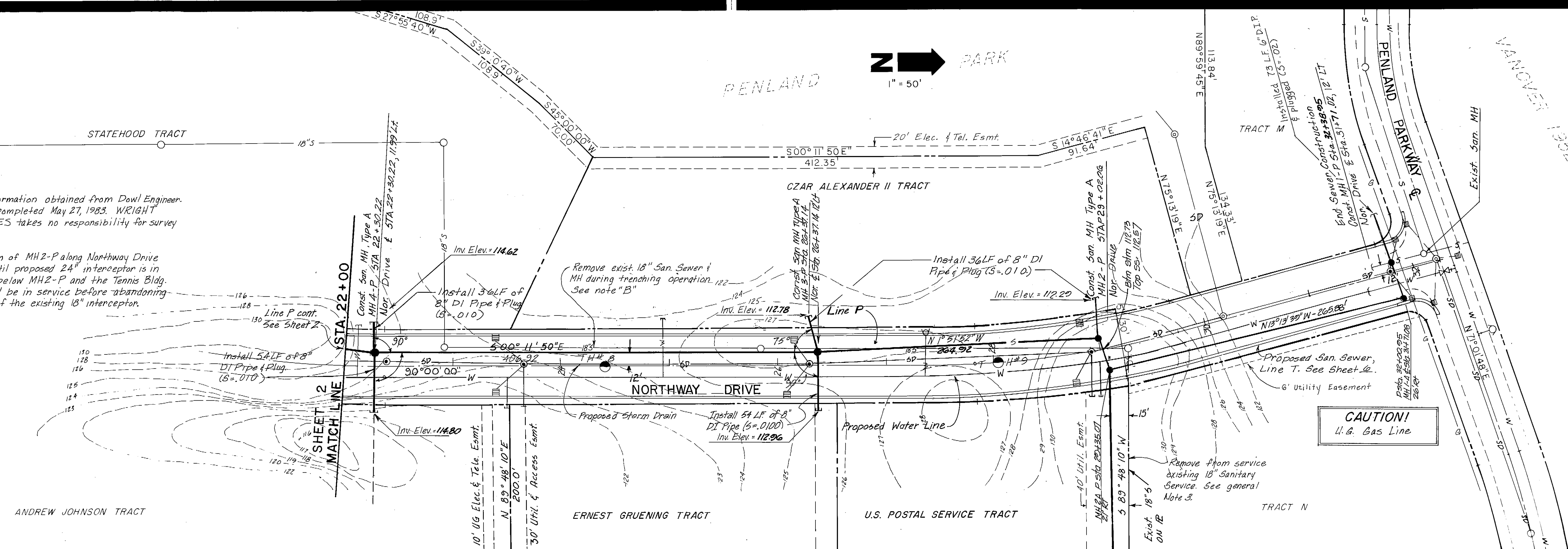
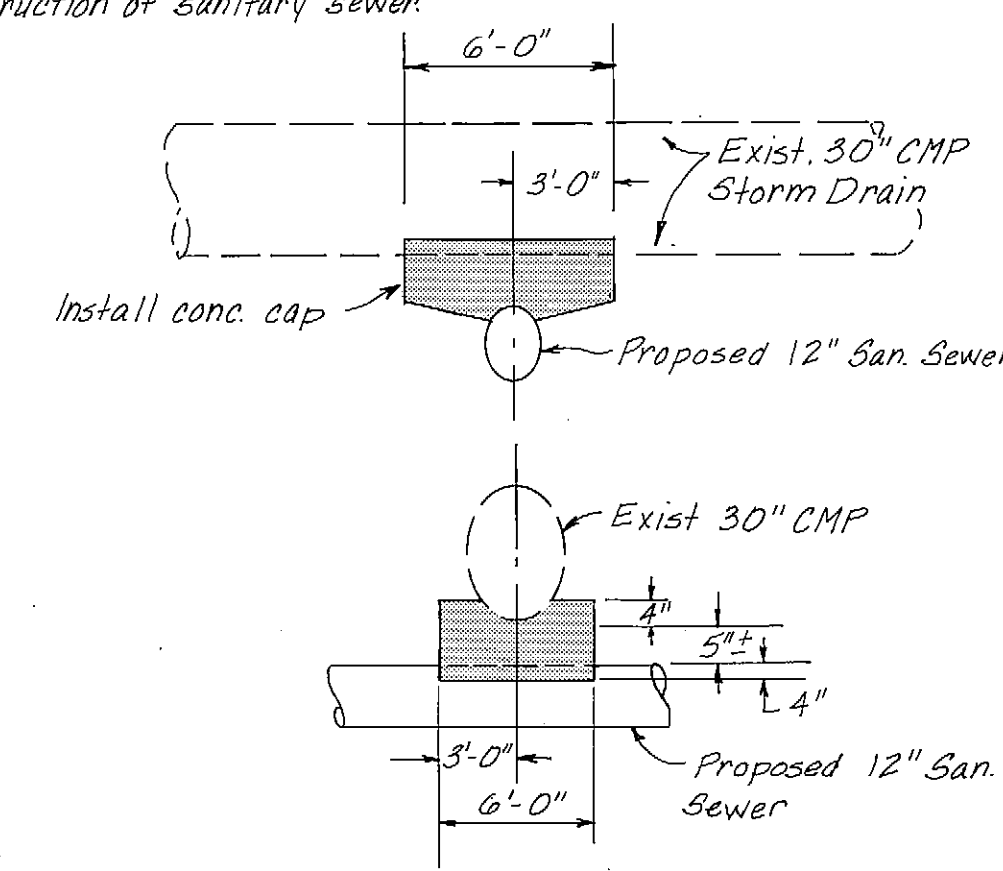
83-144

9313-2124-0099
8713-8075-0099
1 JUN 85

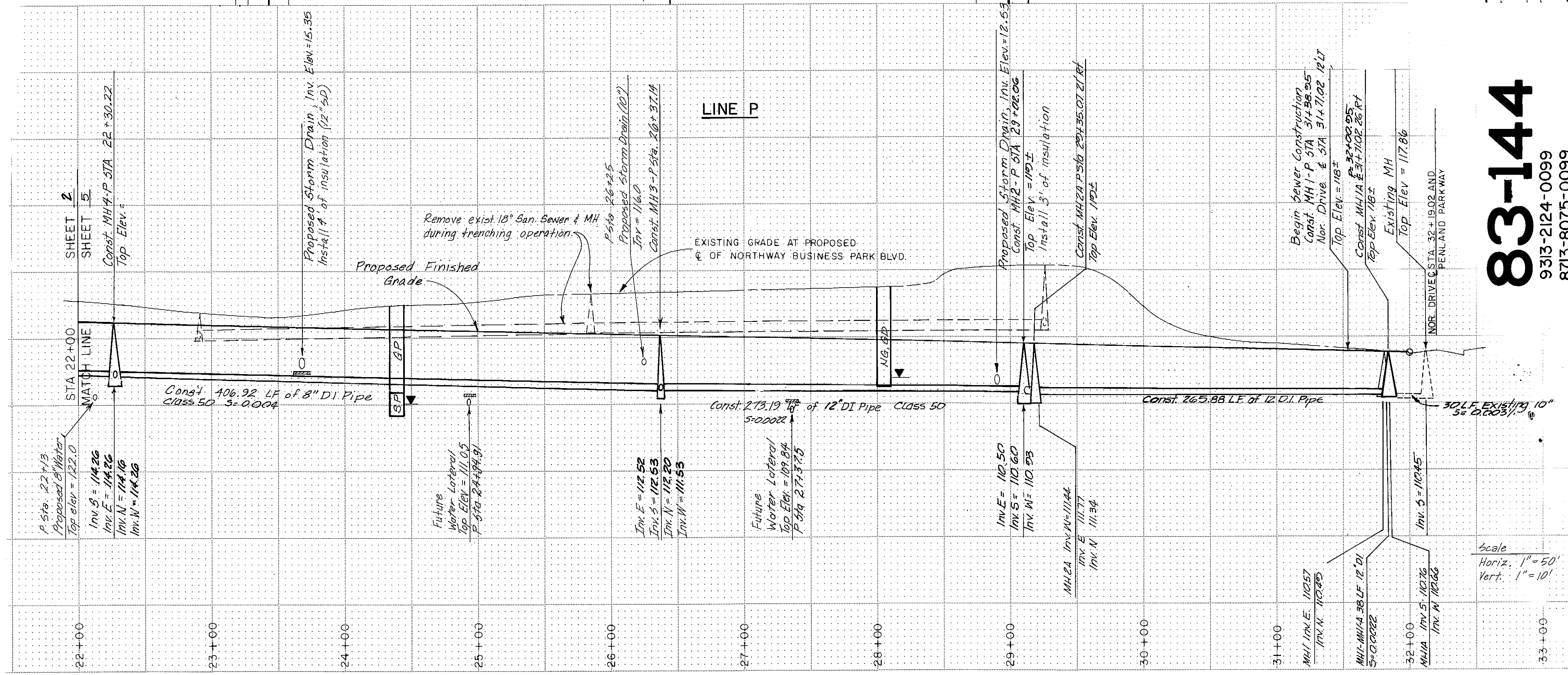
Existing elevation information obtained from Dowd Engineering Inc. Survey work completed May 27, 1983. WRIGHT FORSSEN ASSOCIATES takes no responsibility for survey accuracy.

Note "B": Work upstream of MH2-P along Northway Drive shall not be initiated until proposed 24" interceptor is in service. Line T, work below MH2-P and the Tennis Bldg. lateral reconnect shall be in service before abandoning or removing any part of the existing 18" interceptor.

Note "A": Contractor shall provide a concrete cap directly over sanitary sewer line and under storm drain. Concrete cap shall occupy all space between the sanitary sewer line and the storm drain as shown in the drawings below. Field verify elevation of 30" Storm Drain before initiating construction of sanitary sewer.



CAUTION!
U.G. Gas Line



DESIGN BY: **EB**

DRAWN BY: **EB**

CHECKED BY: **EB**

FIELD BOOKS

Design

Staking

Asbuilt

GRID:

REV	DATE	DESCRIPTION	BY
1	11-84	Record Drawing	

WRIGHT FORSSEN ASSOCIATES
Architecture Engineering Planning

Anchorage
4201 Tudor Centre Drive, Suite 320
Anchorage, Alaska 99508
907/563-0777

Seattle
2226 Third Avenue
Seattle, Washington 98121
206/382-0660

PREPARED FOR:

PENLAND DEVELOPMENT CO

PO BOX 4-647

ANCHORAGE, ALASKA

JOB TITLE:

NORTHWAY BUSINESS PARK

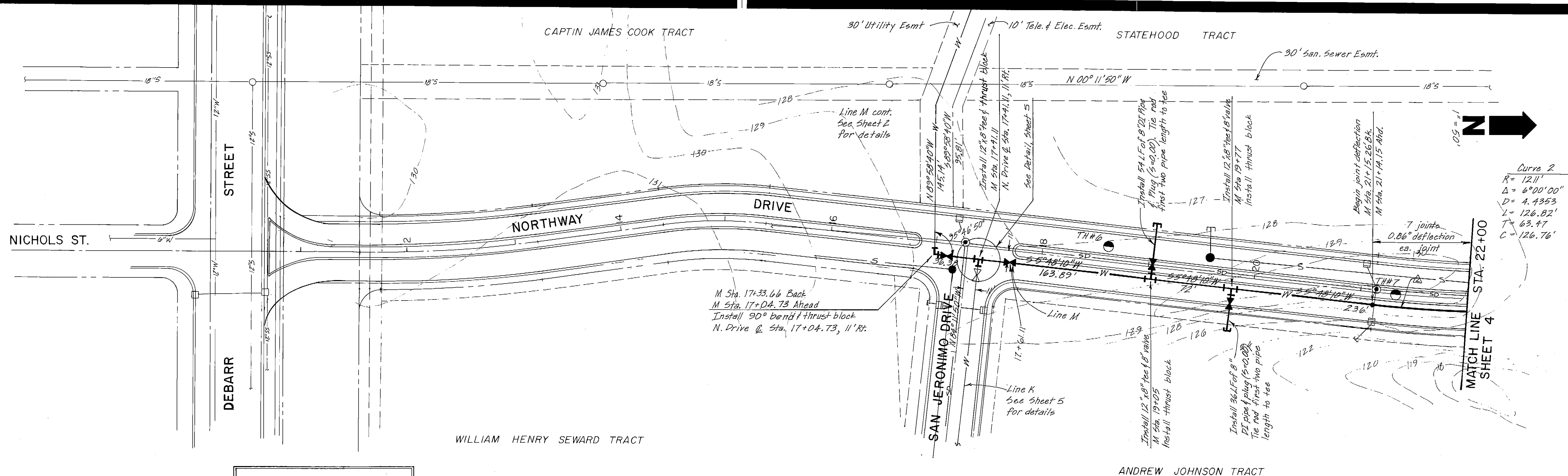
P STA 22+00 TO 13+55
SANITARY SEWER LINE

DATE
Jan 6, 1984

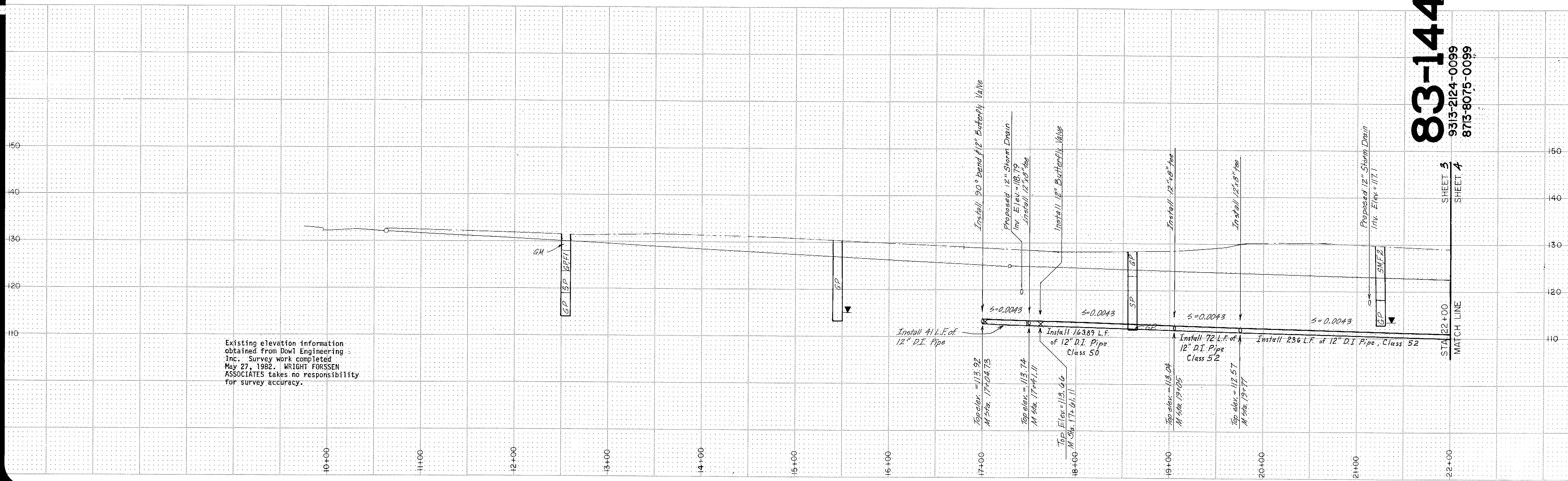
JOB NO.
60040.00

5

OF 7 SHEETS



CAUTION!
Utility Duct



Existing elevation information obtained from Dowl Engineering, Inc. Survey work completed May 27, 1982. WRIGHT FORSSEN ASSOCIATES takes no responsibility for survey accuracy.

83-144
9313-2124-0099
8713-8075-0099

DESIGN BY: JWP
DRAWN BY: WFT
CHECKED BY:
FIELD BOOKS
Design
Staking
Asbuilt
GRID:

REV	DATE	DESCRIPTION	BY
1	11-84	Record Drawing	

WRIGHT FORSSEN ASSOCIATES
Architecture Engineering Planning

Anchorage 4201 Tudor Centre Drive, Suite 320
Anchorage, Alaska 99508
907/563-0777

Seattle 2226 Third Avenue
Seattle, Washington 98121
206/382-0660

PREPARED FOR:
PENLAND DEVELOPMENT CO
PO BOX 4-647
ANCHORAGE, ALASKA

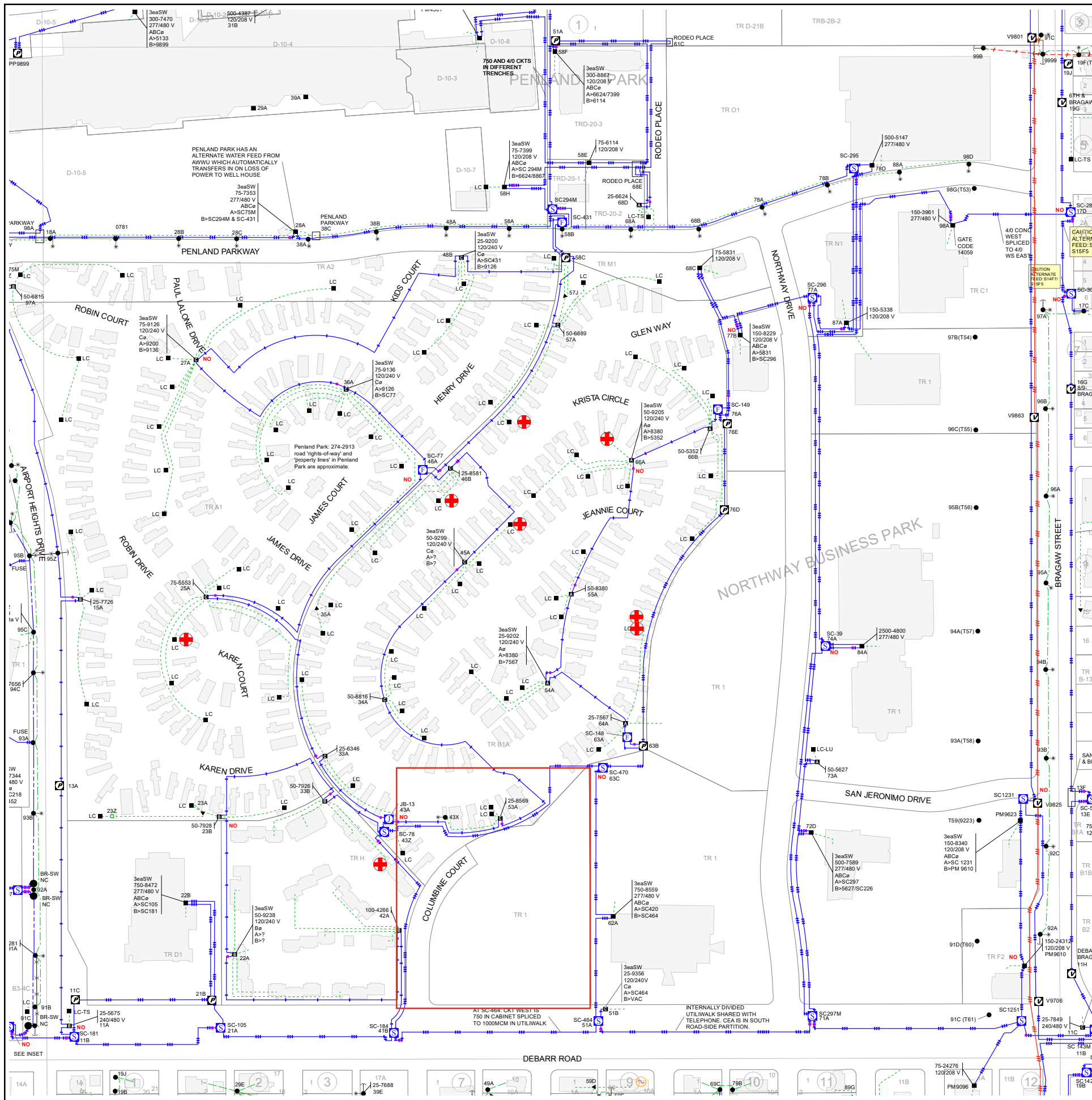
JOB TITLE:
NORTHWAY BUSINESS PARK
M STA. TO 22+00
WATER LINE

DATE
Jan 6, 1984

JOB NO.
60040.00

FILE NO.

3
OF 6 SHEETS



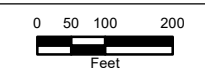
Chugach does not warrant the accuracy or completeness of the information contained on this map. The map may not be suitable for user's particular purpose. When accuracy is necessary for any purpose, it is the responsibility of the user to request locates of Chugach facilities.

FACILITIES MAP

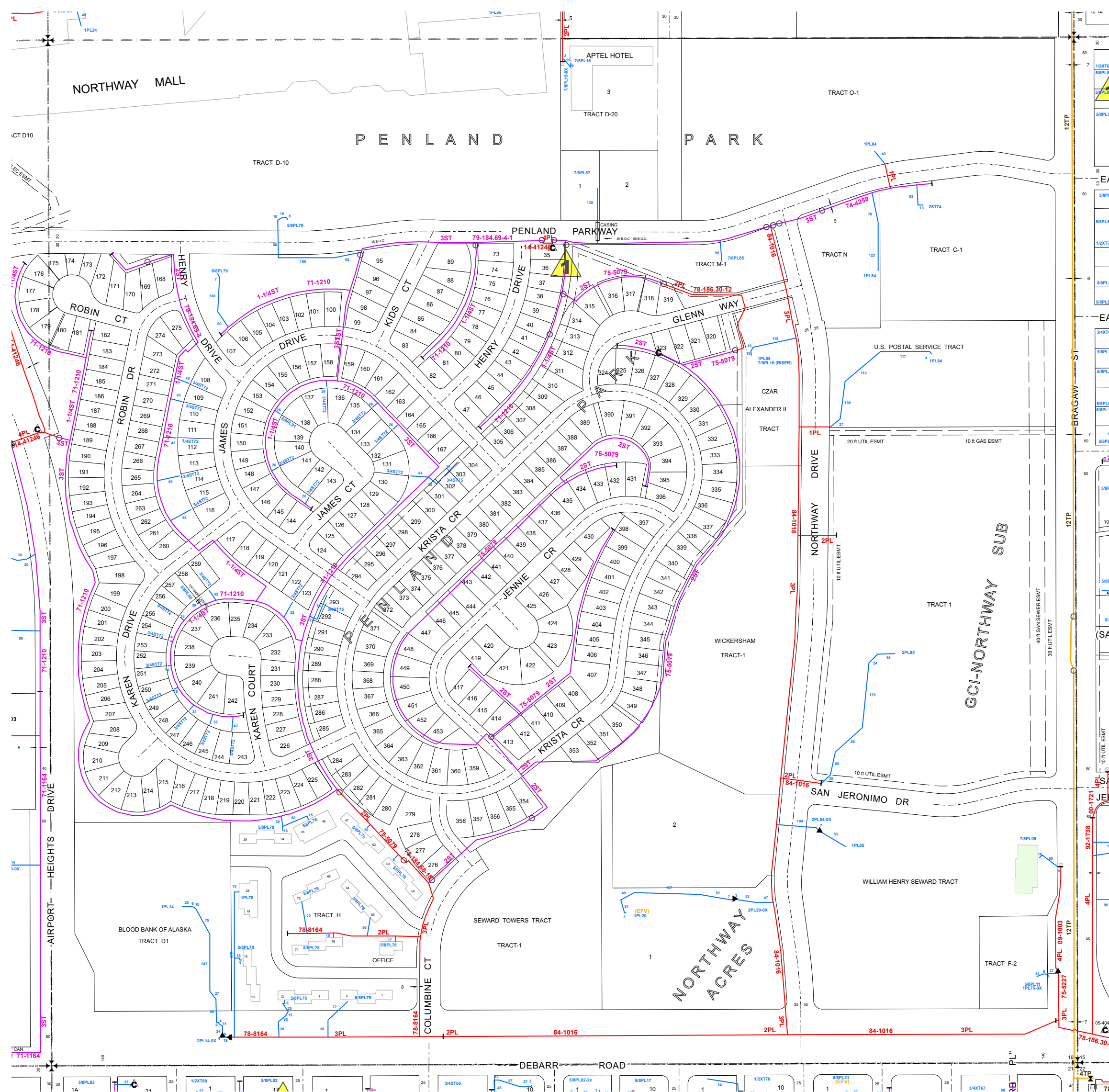
GRID NUMBER 1335

SECTIONALIZING MAP

#35 Mountainview South



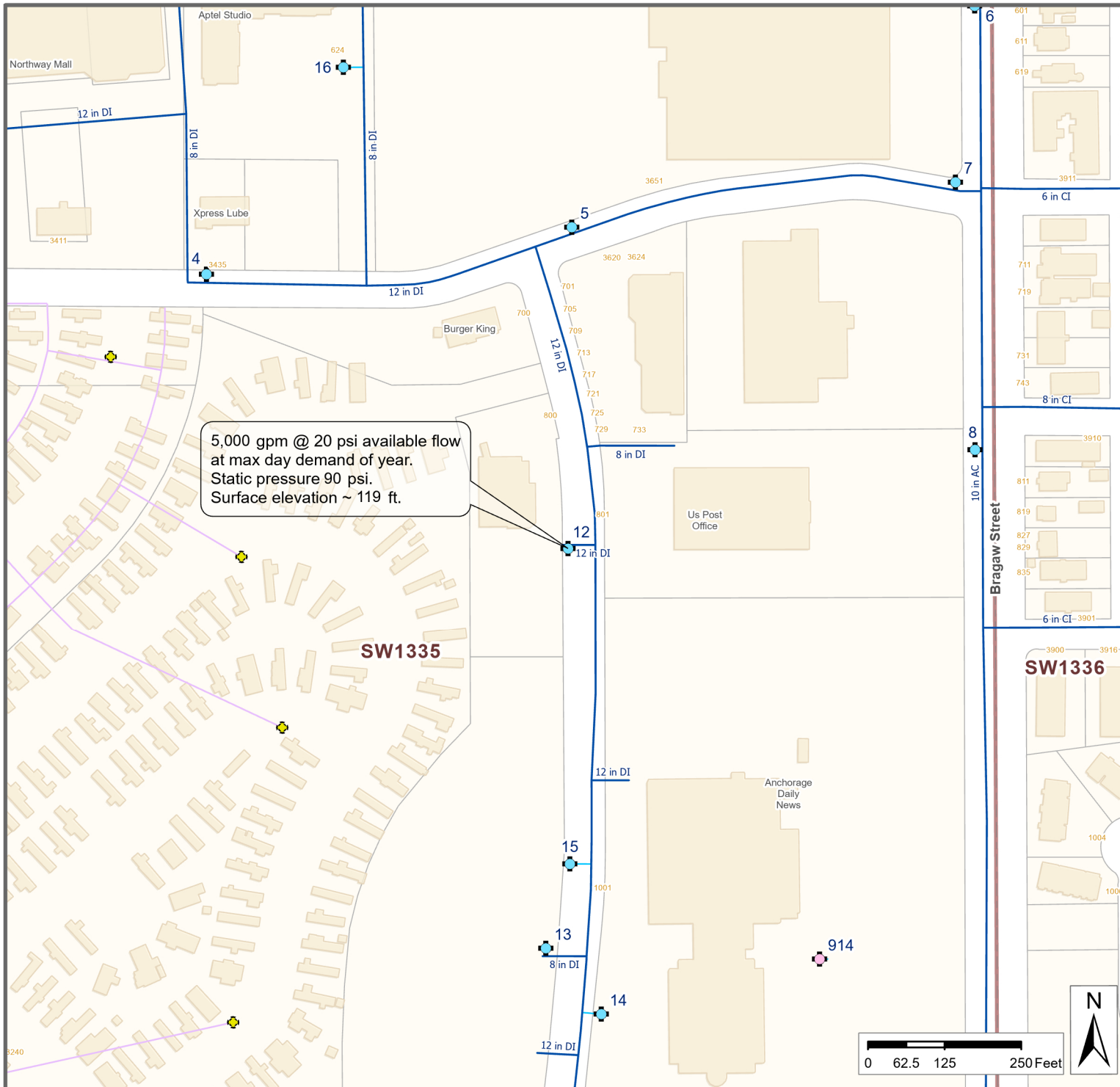
AREA	
SECTION 16	1234 1235
TOWNSHIP 13 N	16
RANGE 3 W	
CREATION DATE	1334 1335
5/26/2026	



- Legend**
- Distribution Pipe System Material**
- Enstar, Coated Steel
 - Enstar, Plastic

AI335
T13NR3W
SE 1/4
SECTION 16

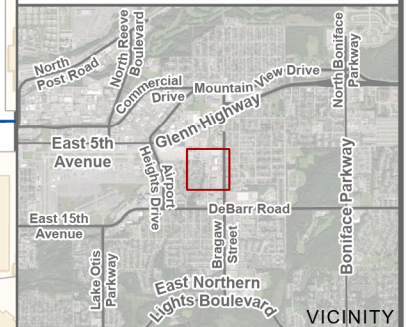
2026
2025 Construction



MUNICIPALITY OF ANCHORAGE
Anchorage Water and Wastewater Utility

Hydrant Flow Information HY31335012

- MOA Grid ID
- Single-Pump AWWU Hydrant
- Single-Pump Private Hydrant
- Double-Pump AWWU Hydrant
- Double-Pump Private Hydrant
- Flushing AWWU Hydrant
- Single-Pump Hydrant, Unknown Owner
- Hydrant, Other Utility
- AWWU Water Main
- Hydrant Leg



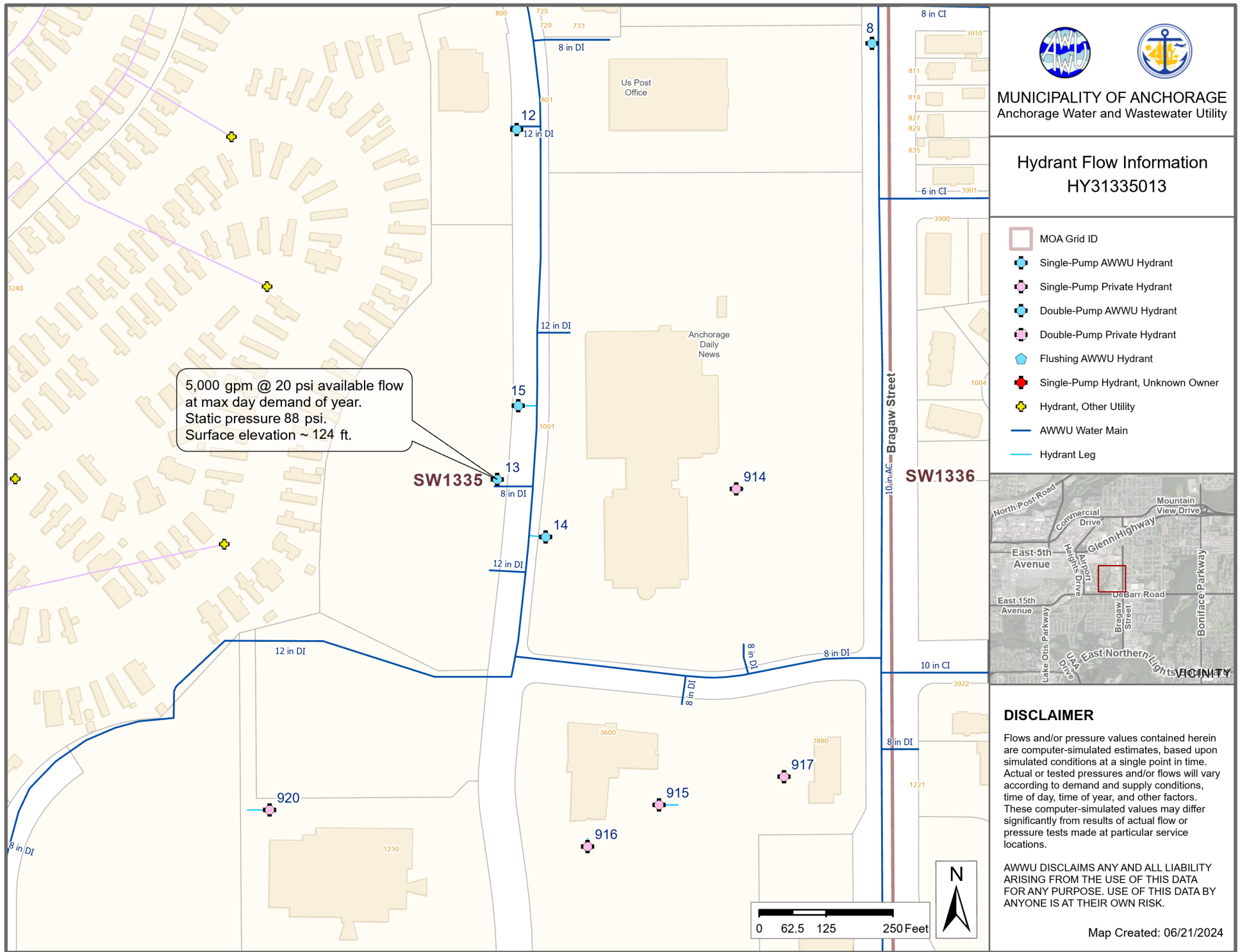
DISCLAIMER

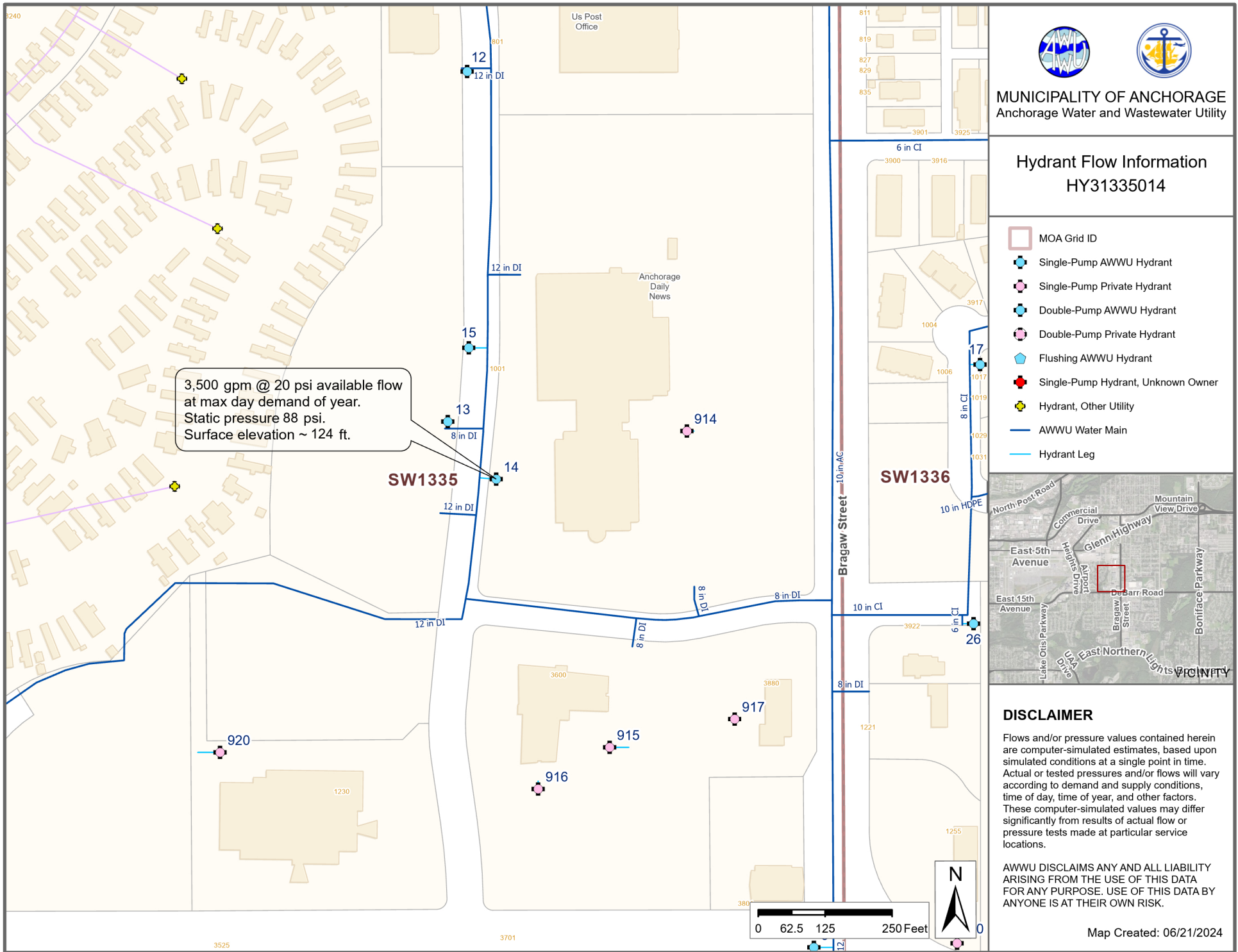
Flows and/or pressure values contained herein are computer-simulated estimates, based upon simulated conditions at a single point in time. Actual or tested pressures and/or flows will vary according to demand and supply conditions, time of day, time of year, and other factors. These computer-simulated values may differ significantly from results of actual flow or pressure tests made at particular service locations.

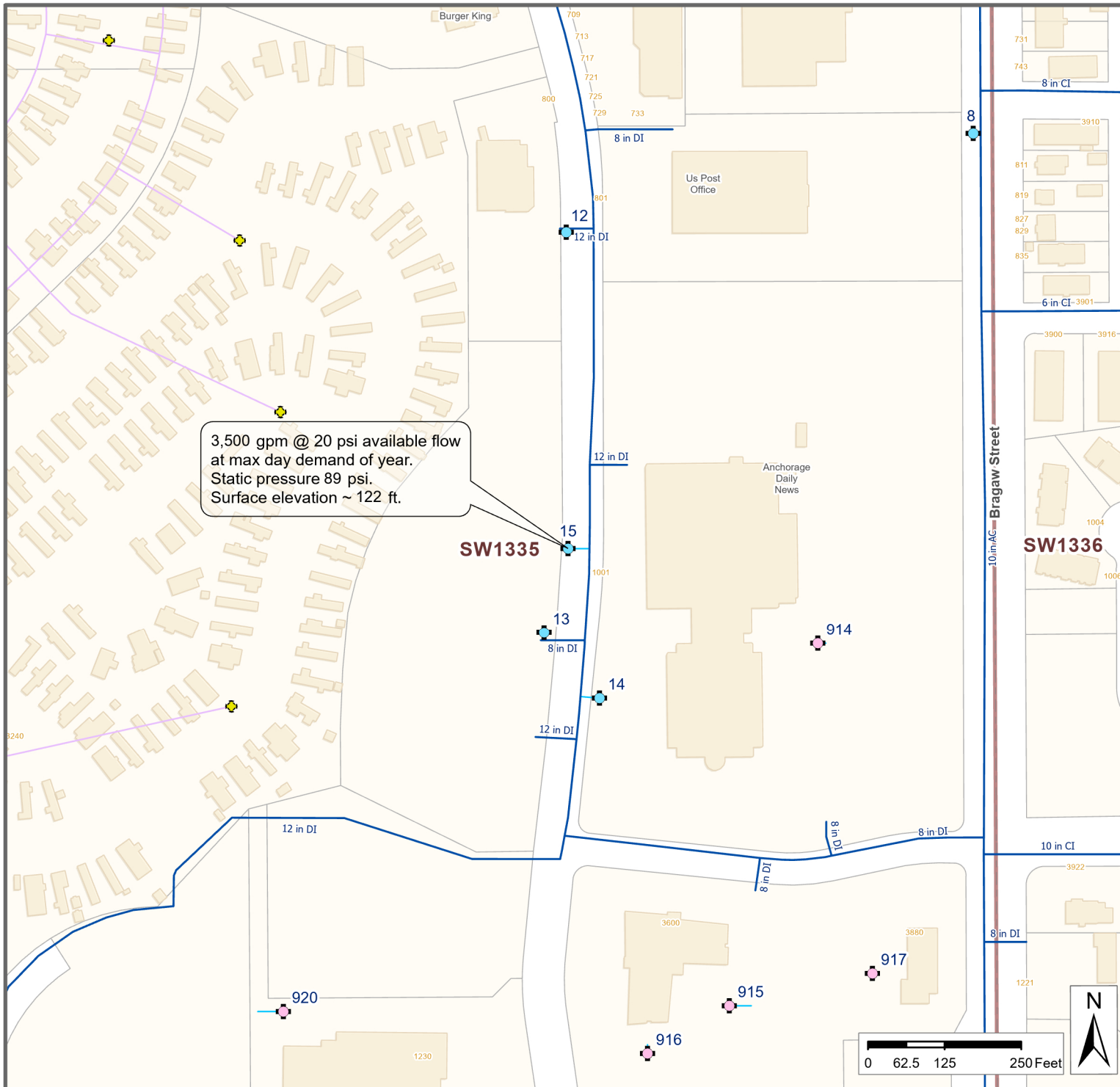
AWWU DISCLAIMS ANY AND ALL LIABILITY ARISING FROM THE USE OF THIS DATA FOR ANY PURPOSE. USE OF THIS DATA BY ANYONE IS AT THEIR OWN RISK.

Map Created: 06/21/2024









3,500 gpm @ 20 psi available flow
at max day demand of year.
Static pressure 89 psi.
Surface elevation ~ 122 ft.

SW1335

SW1336



MUNICIPALITY OF ANCHORAGE
Anchorage Water and Wastewater Utility

Hydrant Flow Information
HY31335015

 MOA Grid ID

 Single-Pump AWWU Hydrant

 Single-Pump Private Hydrant

 Double-Pump AWWU Hydrant

 Double-Pump Private Hydrant

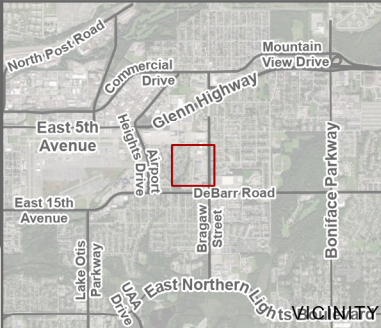
 Flushing AWWU Hydrant

 Single-Pump Hydrant, Unknown Owner

 Hydrant, Other Utility

 AWWU Water Main

 Hydrant Leg



VICINITY

DISCLAIMER
Flows and/or pressure values contained herein are computer-simulated estimates, based upon simulated conditions at a single point in time. Actual or tested pressures and/or flows will vary according to demand and supply conditions, time of day, time of year, and other factors. These computer-simulated values may differ significantly from results of actual flow or pressure tests made at particular service locations.

AWWU DISCLAIMS ANY AND ALL LIABILITY ARISING FROM THE USE OF THIS DATA FOR ANY PURPOSE. USE OF THIS DATA BY ANYONE IS AT THEIR OWN RISK.

Map Created: 06/21/2024

**APPENDIX C: TERMINATION OF DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS**

**Record in the Anchorage Recording District**

After recording return to:
5 Cents, LLC
3620 Penland Parkway
Anchorage, Alaska 99508

F-106936d

Termination of Declaration of
Covenants, Conditions and Restrictions

5 CENTS, LLC, an Alaska limited liability company, whose address is 3620 Penland Parkway, Anchorage, Alaska 99508; GCI NADC, LLC, an Alaska limited liability company, whose address is 2550 Denali Street, Suite 1000, Anchorage, Alaska, 99503; and COOK INLET TRIBAL COUNCIL, INC., an Alaska nonprofit corporation, whose address is 3600 San Jeronimo Drive, Anchorage, Alaska 99508 (collectively, the "Owners"), pursuant to that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWAY BUSINESS PARK recorded November 30, 1984, as Serial Number 1984-093232-0 records of the Anchorage Recording District, Third Judicial District, State of Alaska (the "Declaration of Covenants"), which submitted certain real property described below to certain covenants and restrictions, desire to terminate the Declaration of Covenants.

RECITALS

A. The Declaration of Covenants is binding on that certain real property consisting of approximately one million seven hundred twenty thousand seven hundred thirty-five (1,720,735) square feet of land located in the Anchorage Recording District, more particularly described as follows (the "Northway Business Park"):

A.J. Dimond Tract, Count Baranov Tract, and E.L. (Bob) Bartlett Tract, NORTHWAY BUSINESS PARK, according to the official plat thereof, filed under Plat No. 84-436, records of the Anchorage Recording District, Third Judicial District, State of Alaska; William Henry Seward Tract, NORTHWAY BUSINESS PARK, according to the official plat thereof, filed under Plat No. 83-566, records of the Anchorage Recording District, Third Judicial District, State of Alaska; Czar Alexander Tract, NORTHWAY BUSINESS PARK, according to the official plat thereof, filed under Plat No. 86-226, records of the Anchorage Recording District, Third Judicial District, State of Alaska; U.S. Postal Service Tract, NORTHWAY BUSINESS PARK, according to the official plat thereof,

Termination of Declaration of Covenants,
Conditions and Restrictions

filed under Plat No. 85-25, records of the Anchorage Recording District, Third Judicial District, State of Alaska; and Seward Towers Tract-1, Captain James Cook Tract-1, Wickersham Tract-1, NORTHWAY BUSINESS PARK, according to the official plat thereof, filed under Plat No. 96-59, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

B. 5 Cents, LLC owns that certain real property consisting of approximately six hundred seventy-five thousand four hundred fifty-two (675,452) square feet of land located in the Anchorage Recording District, more particularly described as follows (the "5 Cents, LLC Parcels"):

Seward Towers Tract-1, Captain James Cook Tract-1, and Wickersham Tract-1, NORTHWAY BUSINESS PARK, according to the official plat thereof, filed under Plat No. 96-59, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

C. GCI NADC, LLC owns that certain real property consisting of approximately five hundred forty-one thousand eight hundred ninety-eight (541,898) square feet of land located in the Anchorage Recording District, more particularly described as follows (the "GCI NADC, LLC Parcels"):

A.J. Dimond Tract, Count Baranov Tract, and E.L. (Bob) Bartlett Tract, NORTHWAY BUSINESS PARK, according to the official plat thereof, filed under Plat No. 84-436, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

D. Cook Inlet Tribal Council, Inc. owns that certain real property consisting of approximately three hundred forty-six thousand one hundred thirty-four (346,134) square feet of land in the Anchorage Recording District, more particularly described as follows (the "Cook Inlet Tribal Council, Inc. Parcels"):

Parcel 1:

William Henry Seward Tract, NORTHWAY BUSINESS PARK, according to the official plat thereof, filed under Plat No. 83-566, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel 2:

Czar Alexander Tract, NORTHWAY BUSINESS PARK, according to the official plat thereof, filed under Plat No. 86-226, records of the Anchorage Recording District, Third Judicial District, State of Alaska.



E. Pursuant to Article VI, Section 1 of the Declaration of Covenants, the Declaration of Covenants may be terminated with the written consent of the owners of eighty percent (80%) of the property subject to the Declaration of Covenants based on square footage.

F. The 5 Cents, LLC Parcels, GCI NADC, LLC Parcels, and Cook Inlet Tribal Council, Inc. Parcels collectively represent greater than 80% of the property subject to the Declaration of Covenants based on square footage.

AGREEMENT

NOW THEREFORE, it is agreed as follows:

A. 5 Cents, LLC, GCI NADC, LLC and Cook Inlet Tribal Council, Inc. each hereby consent to the termination of the Declaration of Covenants.

B. Effective upon the execution of this Termination of Declaration of Covenants, Conditions and Restrictions by the parties, the Declaration of Covenants is hereby terminated and the Northway Business Park shall not be subject to any of the covenants, conditions and restrictions set forth therein.

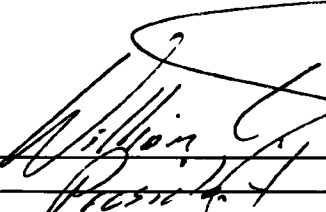
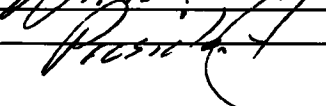
DATED this 30th day of MAY, 2018.

5 CENTS, LLC



Henry Penney, Manager

GCI NADC, LLC

By: 
Its: 

Termination of Declaration of Covenants,
Conditions and Restrictions

-3-



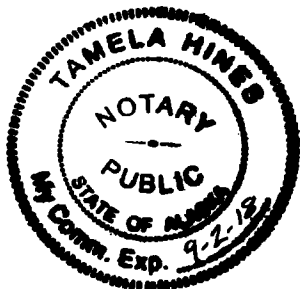
COOK INLET TRIBAL COUNCIL, INC.

By: [Signature]
Its: President/CEO

STATE OF ALASKA)
) SS:
THIRD JUDICIAL DISTRICT)

BEFORE ME, the undersigned, a notary public in and for the state of Alaska duly commissioned and sworn, personally appeared HENRY PENNEY known personally to me, who, being duly sworn, stated that he is the Manager of 5 CENTS, LLC ("COMPANY"), an Alaska limited liability company, and that he executed the foregoing instrument on behalf of said COMPANY as the free act and deed of said COMPANY by authority of its Operating Agreement for the uses and purposes therein set forth.

WITNESS my hand and official seal this 30th day of May, 2018.



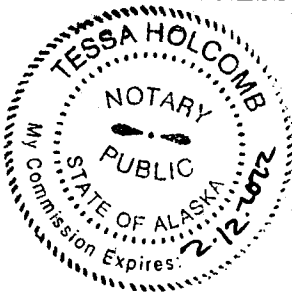
Tamela Hines
Notary Public in and for Alaska
My Commission Expires: 9-2-18



STATE OF ALASKA)
) SS:
THIRD JUDICIAL DISTRICT)

BEFORE ME, the undersigned, a notary public in and for the state of Alaska duly commissioned and sworn, personally appeared William C. Behrke, known personally to me, who, being duly sworn, stated that he/she is the President of GCI NADC, LLC ("COMPANY"), an Alaska limited liability company, and that he/she executed the foregoing instrument on behalf of said COMPANY as the free act and deed of said COMPANY by authority of its Operating Agreement for the uses and purposes therein set forth.

WITNESS my hand and official seal this 23rd day of May, 2018.



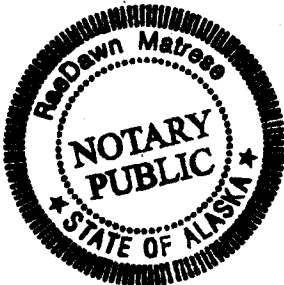
A handwritten signature of Tessa Holcomb.

Notary Public in and for Alaska
My Commission Expires: 2-12-2022

STATE OF ALASKA)
) SS:
THIRD JUDICIAL DISTRICT)

BEFORE ME, the undersigned, a notary public in and for the state of Alaska duly commissioned and sworn, personally appeared Cloria O'Neill, known personally to me, who, being duly sworn, stated that he/she is the CEO/President of COOK INLET TRIBAL COUNCIL, INC. ("CORPORATION"), an Alaska corporation, and that he/she executed the foregoing instrument on behalf of said CORPORATION as the free act and deed of said CORPORATION.

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



A handwritten signature of Rosalyn Matrese.

Notary Public in and for Alaska
My Commission Expires: 9-5-2021

Termination of Declaration of Covenants,
Conditions and Restrictions

-5-

