



State of Alaska
Quitclaim Deed
No. 2125

ADL No. 109129

The Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 550 West 7th Avenue, Anchorage, Alaska, 99501-3579, pursuant to 13 SLA 2022 (CSHB 349, Amendment 3), signed into law June 29, 2022, in consideration of the sum of TEN DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, CITY AND BOROUGH OF JUNEAU, whose mailing address of record is 155 S Seward St, Juneau, Alaska 99801-2506, Grantee's successors and assigns, all right, title and interest, if any, in and to that real property described as follows:

All of Tract "A", Downtown Transportation Center Plat, recorded April 2, 2009 as Plat Number 2009-11, Juneau Recording District;

Lots 7 and 8, Block 1, United States Survey Number 7, Townsite of Juneau;

Lots 1, 2, 3, 6, 7 and 8, Block 6, United States Survey Number 7, Townsite of Juneau, Except therefrom that portion of Lot 8 as per Book 338, Page 284 and more particularly described as follows:

Beginning at the West corner of Lot 8; thence South 41 degrees 17 minutes East, along the Southwest line of Lot 8, a distance of 14.13 feet; thence Northerly a distance of 20.0 feet, more or less, to a point on the Northwest line of Lot 8, said point being North 48 degrees 43 minutes East a distance of 14.13 feet from the point of beginning; thence South 48 degrees 43 minutes West, along the Northwest line of Lot 8, a distance of 14.13 feet to the point of beginning;

Lots 3, 4, 5 and 6, Block D, United States Survey Number 7, Townsite of Juneau and A tract of land as per Book 301, page 825, more particularly described as follows:

Beginning at the North corner of Lot 5; thence South 48 degrees 43 minutes West, on the Northwest lot line a distance of 50.0 feet to the West corner of Lot 5; thence North 41 degrees 17 minutes West a distance of 20.0 feet; thence North 48 degrees 43 minutes East a distance of 61.58 feet; thence South 36 degrees 44 minutes East a distance of 120.78 feet; thence South 48 degrees 43 minutes West a distance of 2.0 feet to the East corner of Lot 5; thence North 41 degrees 17 minutes West along the Northwest lot line, a distance of 100.40 feet to the point of beginning.

Except therefrom the Southwest 8.94 feet of Lot 6, Block D, said survey;

Lots 2, 3, 4, 5, 6 and 7, Block E, United State Survey Number 7, Townsite of Juneau,

Except therefrom that portion of Lots 2, 3 and 4, as per Book 230, Page 660 and more particularly described as follows:

Beginning at the West corner of said Lot 2; thence North 48 degrees 43 minutes East along the Northwest line of Lot 2, a distance of 18.06 feet; thence South 82 degrees 25 minutes 10 seconds East a distance of 149.86 feet to a point on the Southeast line of said Lot 4; thence South 48 degrees 43 minutes West a distance of 17.83 feet to the most southerly corner of Lot 4; thence North 76 degrees 36 minutes West a distance of 40.30 feet to an angle point on the South line of Lot 3, said point being Corner 10 of Alaska Tidelands Survey No. 3; thence North 84 degrees 38 minutes West a distance of 110.0 feet to the point of beginning.

Also except therefrom that portion of Lot 7 as per Book 301, Page 354, more particularly described as follows:

Beginning at the South corner of said Lot 7; thence North 52 degrees 42 minutes West along the Southwest line of Lot 7 a distance of 66.90 feet, said line being coincident with the boundary line between U.S. Survey No. 7 and Alaska Tideland Survey No. 3; thence North 43 degrees 23 minutes East a distance of 7.87 feet; thence South 52 degrees 42 minutes East a distance of 50.40 feet to the Southeast line of Lot 7; thence South 48 degrees 43 minutes West along said lot line a distance of 18.06 feet to the point of beginning.

Containing 3.55 acres of land, more or less, all within said United States Survey Number 7 and Alaska Tidelands Survey Number 3, Juneau Recording District, First Judicial District, Juneau, Alaska.

Subject to valid existing rights, including reservations, easements, and exceptions in the U.S. Patent, or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights-of-way, covenants, conditions, reservations, notes on the plat, and restrictions of record, if any.

The Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, lying to 100 feet vertically in depth beneath the surface, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved

Together, with all the appurtenances and all the estate and rights of the Grantor to said premises.

[Signature page to follow]

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To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's successors and assigns forever.

In Testimony Whereof the State of Alaska has caused these grants to be executed by the Chief of the Realty Services Section, Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 16th day of March, 2023.

By: Jane Boer
Jane Boer
Chief, Realty Services Section
Division of Mining, Land and Water
Department of Natural Resources

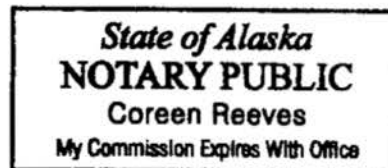
State of Alaska)
) ss.
Third Judicial District)

This is to certify that on the 16th day of March, 2023, personally appeared before me JANE BOER, who is known to me to be the person who has been lawfully delegated the authority of the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, to execute the foregoing document under such legal authority and with knowledge of its contents, and who acknowledged said document before me on behalf of Grantor.

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

Coreen Reeves
Notary Public in and for the State of Alaska
My commission expires with office

Return to:
City and Borough of Juneau
P.O. Box 112506
Juneau, Alaska 99801-2506



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