

## EXHIBIT A (Contd.)

AK-37: Foodland Shopping Center, Fairbanks, Alaska

## PARCEL I:

That portion of Government Lot 12, Section 10, Township 1 South, Range 1 West, Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska more particularly described as follows:

FROM the Northwest corner of Lot 1, Block 125 of the TOWNSITE OF FAIRBANKS, according to the survey of said townsite known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922; Thence along the South edge of Twelfth Avenue right-of-way North 81 degrees 44' East a distance of 239.00 feet to a point; thence South 8 degrees 31' East a distance of 91.22 feet to the South boundary of the Fairbanks Townsite and the ACTUAL POINT OF BEGINNING of the Tract; thence East along the South boundary of the Fairbanks Townsite a distance of 324.85 feet, to the Northeast corner of the tract herein; thence south 356.50 feet, more or less, to the North edge of the Gaffney Road right-of-way; Thence along the North edge of the Gaffney Road right-of-way North 62 degrees 31' 12" West 366 feet more or less to the intersection of the North edge of Gaffney Road right-of-way with the East line of U.S. Survey No. 849, Alaska; Thence North 0 degrees 28' West 185.60 feet along the East line of U.S. Survey No. 849 to the South boundary of the Fairbanks Townsite and ACTUAL POINT OF BEGINNING;

## PARCEL II:

That portion of Government Lot 12, Section 10, Township 1 South, Range 1 West, Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

FROM the Northwest corner of Lot 1, Block 125 of the TOWNSITE OF FAIRBANKS, according to the survey of said Townsite known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922; Thence along the South edge of Twelfth Avenue North 81 degrees 44' East 239.00 feet; Thence South 8 degrees 31' East 91.22 feet to the intersection with the South boundary of the Fairbanks Townsite; thence East along the South

boundary of the Fairbanks Townsite a distance of 449.85 feet to the ACTUAL POINT OF BEGINNING; Thence continuing along the South boundary of the Fairbanks Townsite East a distance of 57.78 feet to the West edge of the Noble Street right-of-way; Thence South 8 degrees 17' East along the West edge of the Noble Street right-of-way a distance of 250.00 feet; thence West a distance of 93.80 feet to the East line of the tract conveyed to Alaska Food, Inc., by deed recorded in Deed Records, Volume 99, Page 290, Records of the Fairbanks Recording District; thence along the East edge of said tract, North a distance of 247.39 feet to the South boundary of the Fairbanks Townsite and the ACTUAL POINT OF BEGINNING;

PARCEL III:

That portion of Government Lot 12, Section 10, Township 1 South, Range 1 West, Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1, Block 125 of the TOWNSITE OF FAIRBANKS, according to the survey of said Townsite, known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922; thence along the South edge of Twelfth Avenue, North 81 degrees 44' East 239.00 feet; thence South 8 degrees 31' East 91.22 feet to an intersection with the South boundary of the said Townsite of Fairbanks; thence East along the South boundary of said Townsite a distance of 324.85 feet to the ACTUAL POINT OF BEGINNING; Thence along said Townsite boundary, East 125 feet to the Northwest corner of the Tract of land conveyed to Tom Katsantres by deed recorded in Deed Records, Volume 26, page 551, Records of the Fairbanks Recording District; Thence South 175.00 feet along the West boundary line of the Katsantres Tract; thence West 125 feet to a point that is South of the ACTUAL POINT OF BEGINNING; thence North 175.00 feet to the POINT OF BEGINNING.

PARCEL IV:

A portion of Lot 6 in Block 125 of the TOWNSITE OF FAIRBANKS, according to the survey of said Townsite known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at the Northeast corner of said lot, at the corner of Twelfth Avenue and Lacey Street; thence in a Westerly direction along the North side line of said lot in Twelfth Avenue a distance of 100 feet; thence in a Southerly direction along a line parallel to the East end line of said lot a distance of 50 feet; thence in an Easterly direction and parallel to the North line of said lot a distance of 100 feet; thence in a Northerly

direction along the East end line of said lot on Lacey Street a distance of 50 feet to the PLACE OF BEGINNING.

PARCEL V:

A portion of Lot 6 in Block 125 of the TOWNSITE OF FAIRBANKS, according to the survey of said Townsite known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

BEGINNING on the East line of said Lot 6, 50.53 feet Northerly from the Southeast corner of said lot; thence Northerly along the said East line 40.0 feet; thence Westerly parallel with the North line of said Lot 6, 100 feet; thence Southerly parallel to the East line of said Lot 6, 40.0 feet; thence Easterly parallel to the North line of said lot, 100 feet to the POINT OF BEGINNING.

PARCEL VI:

A portion of Lot 6 of Block 125 of the TOWNSITE OF FAIRBANKS, according to the survey of said Townsite known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

BEGINNING at a point on the South right-of-way of Twelfth Avenue, South 81 degrees 44' West 100 feet from the Northeast corner of said Lot 6; thence South 11 degrees 16' East parallel to the Westerly right-of-way line of Lacey Street, a distance of 125.87 feet to a point on the South line of said Lot 6; thence West along said South line a distance of 61.10 feet; thence North 11 degrees 16' West parallel to the Westerly right-of-way line of Lacey Street, a distance of 117.07 feet to said South line of Twelfth Avenue; thence North 81 degrees 44' East 60 feet to the POINT OF BEGINNING;

## PARCEL VII:

A portion of Lot 6, Block 125 of the TOWNSITE OF FAIRBANKS, according to the survey of said Townsite known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 6; thence North 11 degrees 16' West along the East boundary of said Lot 6, 50.53 feet; thence Westerly at right angles with the East boundary line of said Lot 6, 100 feet; thence Southerly at right angles 35.81 feet, more or less, to a point on the South boundary line of said Lot 6; thence East along the South boundary line of said Lot 6, 100 feet, more or less, to the POINT OF BEGINNING;

## PARCEL VIII:

Lot 4A of the Replat of Lots 3, 4 and Portion of Lot 5, Block 125 of FAIRBANKS TOWNSITE, and a portion of unidentified block in RICKERT SUBDIVISION, according to the plat filed April 18, 1983 as Plat No. 83-52; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

## PARCEL IX:

That part of the STACIA RICKERT HOMESTEAD, being U.S. Survey No. 849, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, described as follows:

BEGINNING at the Northeast corner of said U.S. Survey No. 849; thence south along the East line of said U.S. Survey, 65 feet; thence due West 50 feet; thence due South 103.30 feet to the intersection with the North right-of-way line of Gaffney Road; thence South 70 degrees 21' East 53.09 feet to the intersection with the said East line of U.S. Survey; thence North 121.20 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion thereof lying within the following described tract;

COMMENCING at the Southeast corner of Lot 1, Block 125, Fairbanks Townsite, as shown on the map of the official Survey of Fairbanks Townsite, as reproduced under the direction of Karl Theile, U.S. Surveyor-General in 1922; thence along an extension of the Easterly boundary line of Lot 1, Block 125, South 10 degrees 47' East a distance of 73.68 feet to a point; thence along a line parallel to and at a perpendicular distance of 5 feet from the North face of the Alaska Building, South 89 degrees 54' East a distance of 108.27 feet to the Northwest corner of the tract herein described and the POINT OF BEGINNING; thence South 0 degrees 07' East a distance of 91.34 feet to the Southwest corner of the tract herein described; thence along

the Northerly boundary of Gaffney Road South 70 degrees 21' East a distance of 26.26 feet to the Southeast corner of tract herein described; thence North 0 degrees 07' West a distance of 100.13 feet to the Northeast corner of the tract herein described; thence North 89 degrees 54' West a distance of 24.71 feet to the Northwest corner of the tract herein described and the POINT OF BEGINNING.

AND EXCEPTING THEREFROM that portion lying within the following described tract:

FROM the Southeast corner of Lot 1, Block 125, Fairbanks Townsite, Alaska, as shown on the map of the official survey of Fairbanks Townsite as reproduced under the direction of Karl Theile, U.S. Surveyor-General in 1922; thence along an extension of the Easterly boundary line of Lot 1, Block 125, South 10 degrees 47' East a distance of 73.68 feet to a point; thence along a line parallel to and at a perpendicular distance of 5 feet from the North face of Alaska Building South 89 degrees 54' East a distance of 106.46 feet to a point which lies due South 72.58 feet and due West 50.00 feet from the Northeast corner of U.S. Survey 849, which is the TRUE POINT OF BEGINNING; thence due North 7.58 feet; thence due East 26.50 feet; thence South 00 degrees 07' East 7.63 feet to the Northeast corner of that parcel described at Book 248, Page 312, Fairbanks Recording District; Thence North 89 degrees 54' West along the Northerly boundary thereof 26.52 feet to the TRUE POINT OF BEGINNING.

PARCEL X

LEASEHOLD ESTATE

A portion of land 73 feet by 125 feet located in the Northerly portion of the real property described as follows:

A portion of Lot Twelve (12) of Section Ten (10), Township One South (T1S), Range One West (R1W), Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1, Block 125, of the TOWNSITE OF FAIRBANKS, according to the survey of said Townsite, known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922; THENCE along the South boundary line of Twelfth Avenue North 81 degrees 44' East 239.00 feet; THENCE South 8 degrees 31' East 91.22 feet to an intersection with the South boundary of said Townsite of Fairbanks, said point being identical with Corner No. 1 of U.S. Survey No. 849; THENCE East along the South boundary of said Townsite, a distance of 449.85 feet to the Northwest corner of the Tract of land conveyed to Tom Katsantres by Deed recorded in Deed Records Volume 26, Page 551, Records of the Fairbanks Recording District; THENCE South 175 feet along the West boundary line of said Katsantres Tract to the Northeast corner of the Tract herein to be described, and the actual POINT OF BEGINNING; THENCE West 125 feet; THENCE South 181.50 feet, more or less, to the North edge of Gaffney Road; THENCE along said edge of

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Gaffney Road South 62 degrees 30'12" East 139 feet, more or less, to a point South of the actual Point of Beginning; THENCE North 245 feet, more or less, to the actual POINT OF BEGINNING.