

QUITCLAIM DEED

BOOK 19 PAGE 615  
Aleutian Islands Recording District

This Deed is made this 15<sup>th</sup> day of June, 1980,  
by and between OUNALASHKA CORPORATION, an Alaskan Corporation,  
hereinafter called the Corporation or the Grantor, and the STATE  
OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES,  
hereinafter called the State or the Grantee.

Pursuant to Section 14(c)(4), of the Alaska Native Claims  
Settlement Act, approved December 18, 1971, as Public Law 92-203,  
43 U.S.C. Section 1613(c)(4), as amended, the Grantor hereby  
conveys and quitclaims to the State of Alaska, Department of Trans-  
portation and Public Facilities, all right, title and interest in  
and to the surface estate of the existing Unalaska Airport (form-  
erly known as Dutch Harbor Airport) site, more particularly de-  
scribed within Exhibit A and delineated on Exhibit B, attached  
hereto and by this reference made a part hereof.

Excepting and reserving to the Corporation all title  
in and to the existing buildings as of the date of this  
document and described in Exhibit C, attached hereto;  
further that the functions and disposition of said  
buildings shall be in accordance with Paragraph 15, of  
that certain Lease entered into by the Grantor and the  
Grantee, dated November 22, 1978, as follows:

(a) The Corporation retains all rights to the  
existing buildings on the airport and has the  
additional right to repair, remodel, refurbish,  
reconstruct, or demolish such buildings or to  
erect new ones so long as new construction does  
not violate any law relating to such structures,  
including statutes and regulations of the State  
of Alaska and the FAA. Before construction of  
new buildings, the Corporation will first obtain  
the consent of the State, which consent will not  
be unreasonably withheld.

(b) If it is necessary to remove existing  
buildings in order to improve the operation  
of the airport or permit expansion of the  
airport, the Corporation may relocate its  
buildings or erect replacement buildings on  
vacant lots of similar size and comparable  
quality on the airport. At the time of the  
conveyance, a reasonable time limit may be  
established for this provision.

(c) Lots of reasonable size will be drawn  
around buildings on the basis of sound air-  
port planning. Such lot lines to be drawn  
at a reasonable time after survey, which  
the State expects to be in 6 to 12 months.

(d) Any notice required to be given will be  
deemed to have been duly given if in writing  
and sent by certified or registered mail to  
the parties at the following addresses:

Lessor

President  
Ounalashka Corp.  
P. O. Box 149  
Unalaska, Alaska  
99685

Lessee

Deputy Commissioner of  
Maintenance & Operations  
Department of Transportation  
& Public Facilities  
Pouch 6900  
Anchorage, Alaska 99502

The Grantor acknowledges that the existing buildings referred to in Item (a) above shall consist only of the specific buildings described within Exhibit C, attached hereto and made a part hereof, and that the Grantee by acceptance hereof, covenants and agrees for itself and its assigns that the Grantor does convey the real property described in Exhibit A hereof, for the consideration that the Grantee shall lease to the Grantor those certain lots described in the said Exhibit C, for the specified term stated thereon.

It is hereby established that the time limit referred to in Item (b) above shall be five (5) years from the date of execution of this document.

Further, in accordance with Item (c) above, lots have been established around the existing buildings and/or improvements, as shown on Exhibit D, attached hereto and made a part hereof, the Grantee hereby accepting said Exhibit D.

The real property interest hereby conveyed shall revert to the Corporation in the event the lands in question cease to be used for airport purposes; the Grantor agreeing that a sole determination by the Grantee, or its successors in function, that the lands have ceased to be used for airport purposes, shall be conclusive of the facts.

IN WITNESS WHEREOF, Ounalashka Corporation, acting by and through its President, who has affixed his name and seal hereto, has caused this Deed to be executed in its behalf on this 12<sup>th</sup> day of June, 1980.

OUNALASHKA CORPORATION

By: Vincent M. Tutakoff, Sr.  
President

ACKNOWLEDGEMENT

STATE OF ALASKA )  
 ) ss.  
Third JUDICIAL DISTRICT )

On this 12<sup>th</sup> day of June, 1980, before me a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Vincent M. Tutakoff, Sr. to me known and known to me to be the President of OUNALASHKA CORPORATION, and has authority pursuant to the bylaws of said Corporation to execute and acknowledge the foregoing deed as such and that he executed and acknowledged the same freely and voluntarily as the free and voluntary act and deed of the OUNALASHKA CORPORATION.

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

James M. Isenbaw  
Notary Public in and for Alaska

My commission expires: 12-27-83

The above described property is hereby accepted by the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.

By: Robert P. Ryan  
Title: Deputy Comm.

Subscribed and sworn to before me this 18th day of June 19 80.

(2)

Carol E. Merriam  
Notary Public for Alaska

My Commission Expires  
November 17, 1981

RESOLUTION

6-1-80

WHEREAS, OUNALASHKA CORPORATION, an Alaskan Corporation has received Interim Conveyance, No. 014, dated September 8, 1975, to the surface estate of certain lands pursuant to Sections 14(a) and 22(j), of the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat. 688, 702, 715; 43 U.S.C. 1601, 1613(a), 1621(j) (Supp. V, 1975), recorded in the Aleutian Islands District, Third Judicial District, State of Alaska, in Book 17, at Pages 467; and

WHEREAS, the surface estate of the land encompassing the Unalaska Airport (formerly known as Dutch Harbor Airport) is a part of the real property conveyed to OUNALASHKA CORPORATION: and

WHEREAS, pursuant to Section 14(c)(4), of the said Alaska Native Claims Settlement Act, OUNALASHKA CORPORATION shall convey to the State, title to the surface estate for the existing airport sites, airway beacons, and other navigation aids, together with such additional acreage and/or easements as are necessary to provide related services and to insure safe approaches to airport runways.

NOW THEREFORE BE IT RESOLVED:

1. That the Unalaska Village Corporation, known as OUNALASHKA CORPORATION has held a meeting in accordance with bylaws, for the purpose of carrying out its responsibilities relative to the aforementioned Interim Conveyance.

2. That by Resolution set forth herein, OUNALASHKA CORPORATION does hereby direct that a Quitclaim Deed be executed by the President or Vice President and the Secretary of said Corporation, conveying to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, the surface estate in those lands of the Unalaska Airport (formerly known as the Dutch Harbor Airport) identified and depicted as Tract I, on the Unalaska Airport (formerly known as the Dutch Harbor Airport) Property Plan, dated January 10, 1977, revised through May 25, 1977.

We, the undersigned, Vincent M. Buttskoffsa,  
President / Vice President  
and Jennie Lee Brauer,  
Secretary of OUNALASHKA CORPORATION, do

hereby certify that the above Resolution has been duly adopted by the Board of Directors of said Corporation at a meeting duly held the 11<sup>th</sup> day of June, 19 80, at which a quorum was present and voting, in accordance with said Corporation bylaws.

Dated, this 12<sup>th</sup> day of June, 1980, at  
Unalaska, Alaska.

Vincent M. Buttskoffsa  
President / Vice President

ATTEST:

Jennie Lee Brauer  
Secretary

EXHIBIT A

That certain real property lying and being in protracted Township 72 South, Range 117 West, Seward Meridian, Alaska, and located in the Aleutian Island Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Commencing at the TRUE POINT OF BEGINNING, being common to Navy Tri-Station "California", monumented with an iron capped concrete post, and, from which USC & GS South Base 2 bears N. 84° 36' 22" E., a distance of 4,947.84 feet, a computed tie;

thence, S. 35° 40' 17" W., a distance of 200 feet to a point;

thence, N. 54° 19' 43" W., a distance of 960.31 feet to a point;

thence, N. 35° 40' 17" E., a distance of 200 feet to a point;

thence, N. 54° 19' 43" W., a distance of 500 feet to a point being Navy Tri-Station "Washington", monumented with an iron capped concrete post;

thence, continuing N. 54° 19' 43" W., a distance of 2,433.83 feet to a point of intersection with the line of mean high water of northerly shore of Unalaska Bay;

thence, along the meanders at the line of mean high water of Unalaska Bay, the following courses and distances:

S. 02° 55' 15" E.	370.09 feet,
S. 08° 21' 45" E.	350.00 feet,
S. 23° 21' 45" E.	156.40 feet,
S. 20° 34' 21" E.	126.39 feet,
S. 40° 06' 58" E.	304.47 feet,
S. 46° 53' 49" E.	300.43 feet,
S. 37° 43' 29" E.	306.96 feet,
S. 37° 32' 32" E.	307.17 feet,
S. 75° 26' 07" E.	332.34 feet,
S. 51° 28' 38" E.	300.11 feet,
S. 49° 56' 59" E.	300.00 feet,
S. 20° 50' 47" E.	343.35 feet,
S. 02° 23' 49" E.	444.50 feet,
S. 22° 01' 34" E.	339.53 feet,
S. 48° 25' 20" E.	300.11 feet,
S. 27° 30' 00" E.	226.55 feet, to a point monumented with an ADA 5/8 inch rebar with aluminum cap;

thence, N. 87° E., a distance of 1,200 feet, more or less, to a point of intersection with the line of mean high water, on the southerly shore of Dutch Harbor;

thence, northwesterly, along the meanders at the line of mean high water on the southerly shore of Dutch Harbor, a distance of 1,400 feet, more or less, to a point monumented with an ADA 5/8 inch rebar with aluminum cap;

thence, N. 54° 13' 10" W., a distance of 245.35 feet to the TRUE POINT OF BEGINNING.

This parcel having an area of 105 acres, more or less, and designated as Tract I, of the Unalaska Airport and depicted on the Unalaska (formerly Dutch Harbor) Airport Plan, dated January 10, 1977, revised through May 25, 1977, attached hereto and made a part hereof. Subject to a survey to be completed under the auspices of the Bureau of Land Management during the reconveyance surveys with respect to the surface estate of the Corporation.

ALASKA STATE PLANE COORDINATE SYSTEM  
ZONE 10

USC BGS SOUTH BASE 2  
N 1192887.73 E 5040166.29  
MEAN AZIMUTH CORRECTION = 07° 35' 36.8"

USC BGS SOUTH RADIO TOWER  
N 1187262.97 E 5036228.07  
MEAN AZIMUTH CORRECTION = 07° 32' 36.3"

RUNWAY MIDPOINT  
N 1192597.38 E 5033788.53  
MEAN AZIMUTH CORRECTION = 07° 32' 12.2"

MEAN SCALE FACTOR = 1.00002105  
ALL BEARINGS AND DISTANCES SHOWN ARE GRID

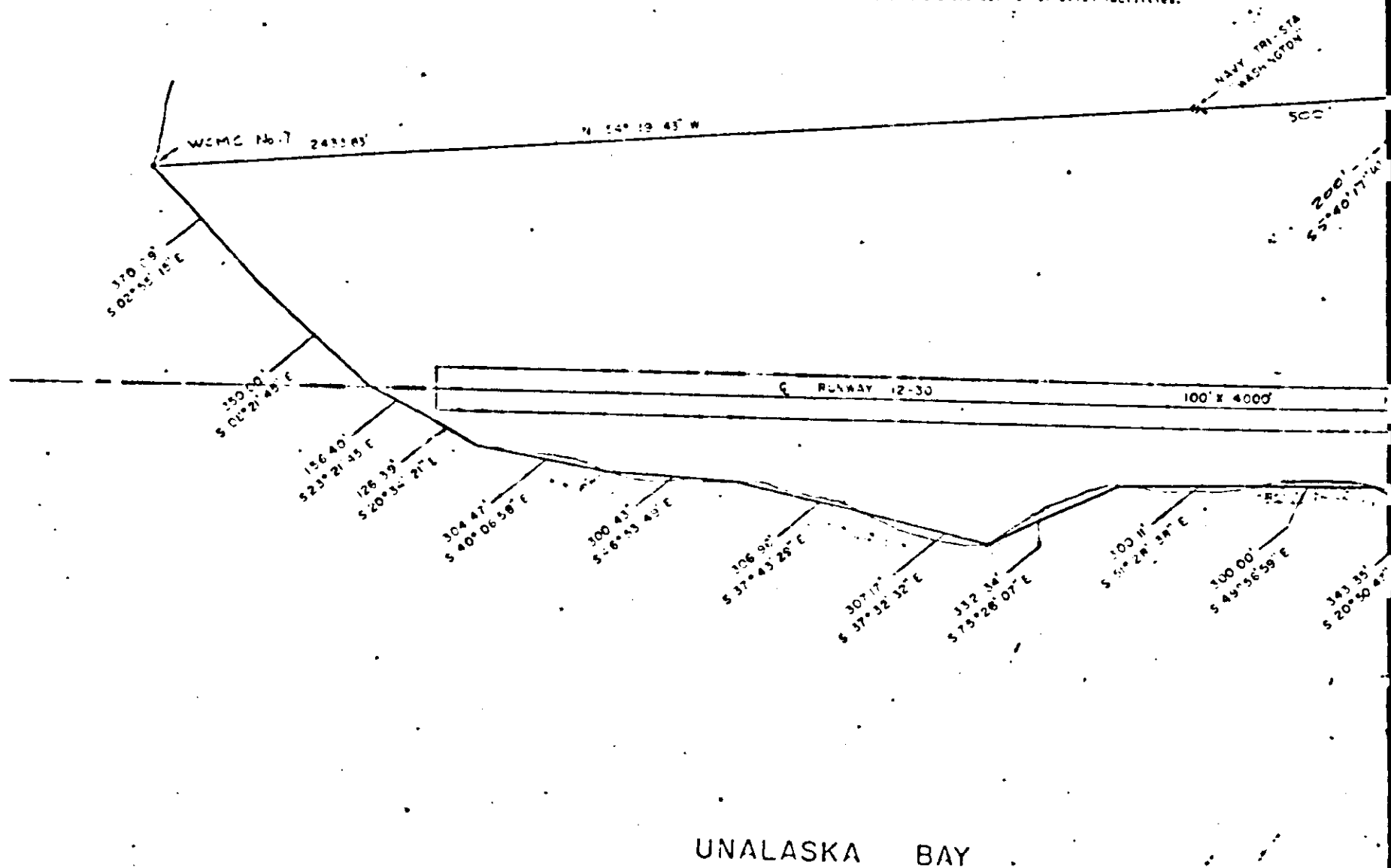
LEGEND

- ⊗ U.S. NAVY IRON CAPPED CONCRETE POST
  - ⊠ EXISTING STRUCTURE
- INFORMATION BASED ON DIVISION OF  
AVIATION, DUTCH HARBOR, SURVEY CONTROL  
SHEET, 3/6/75

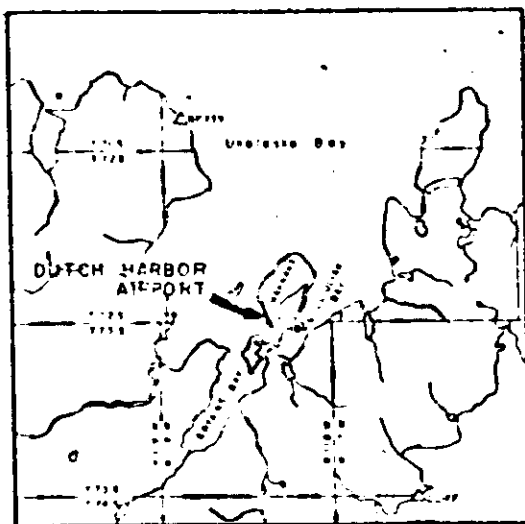
Note 1: This description was prepared from  
an unapproved, uncheckered preliminary  
property plan of July, 1975.  
*LLH Jan 11, 1977*

Note 2: No attempt has been made to identify (a) other lands which may generate  
revenues to offset airport operating costs; (b) land devoted to navigational  
aids; or (c) areas where aviation easements should be established to  
protect aircraft approach/departure and maneuvering airspace.

Note 3: Precise location and alignment of southerly boundary between Unalaska Bay  
and Dutch Harbor to be established in field at time of survey, so as to  
include aviation-oriented facilities and exclude non-aviation facilities.



Poor Original



VICINITY MAP  
SCALE 1" = 4 MI  
1725, RIIRW  
SEWARD MERIDIAN, ALASKA  
USGS UNALASKA

DUTCH HARBOR

STATE OF ALASKA  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF AVIATION

UNALASKA AIRPORT  
(Formerly Dutch Harbor Airport)

Identifying the land area which is, or can be expected to be, directly involved in air transportation activities. See II to 2.

EXHIBIT B

Poor Original

EXHIBIT "C"

The following lots are a part of the lands conveyed to the State of Alaska, Department of Transportation and Public Facilities, to which title to the structures thereon, as identified below, is retained by the Ounalashka Corporation and the State is committed to issue leases for said lots to the Corporation for the periods shown.

BLOCK 1

- Lot 1 - Building No. 417, Navy Terminal, AKA Aereology
- Lot 2 - Building No. 415, Reeve Terminal, AKA Air Adm.  
Term of Lease - 40 years from March 7, 1980

BLOCK 2

- Lot 1 - Building No. 421, Warehouse, AKA N.A.T.S.
- Lot 2 - Building No. 423, Torpedo Storage, AKA Torpedo Shop
- Lot 3 - Building No. 427, Collapsed Warehouse, AKA N.A.S.  
Line Storage
- Lot 4 - Building No. 429, Warehouse, AKA Receiving Warehouse  
Term of Lease - 40 years from June 1, 1980

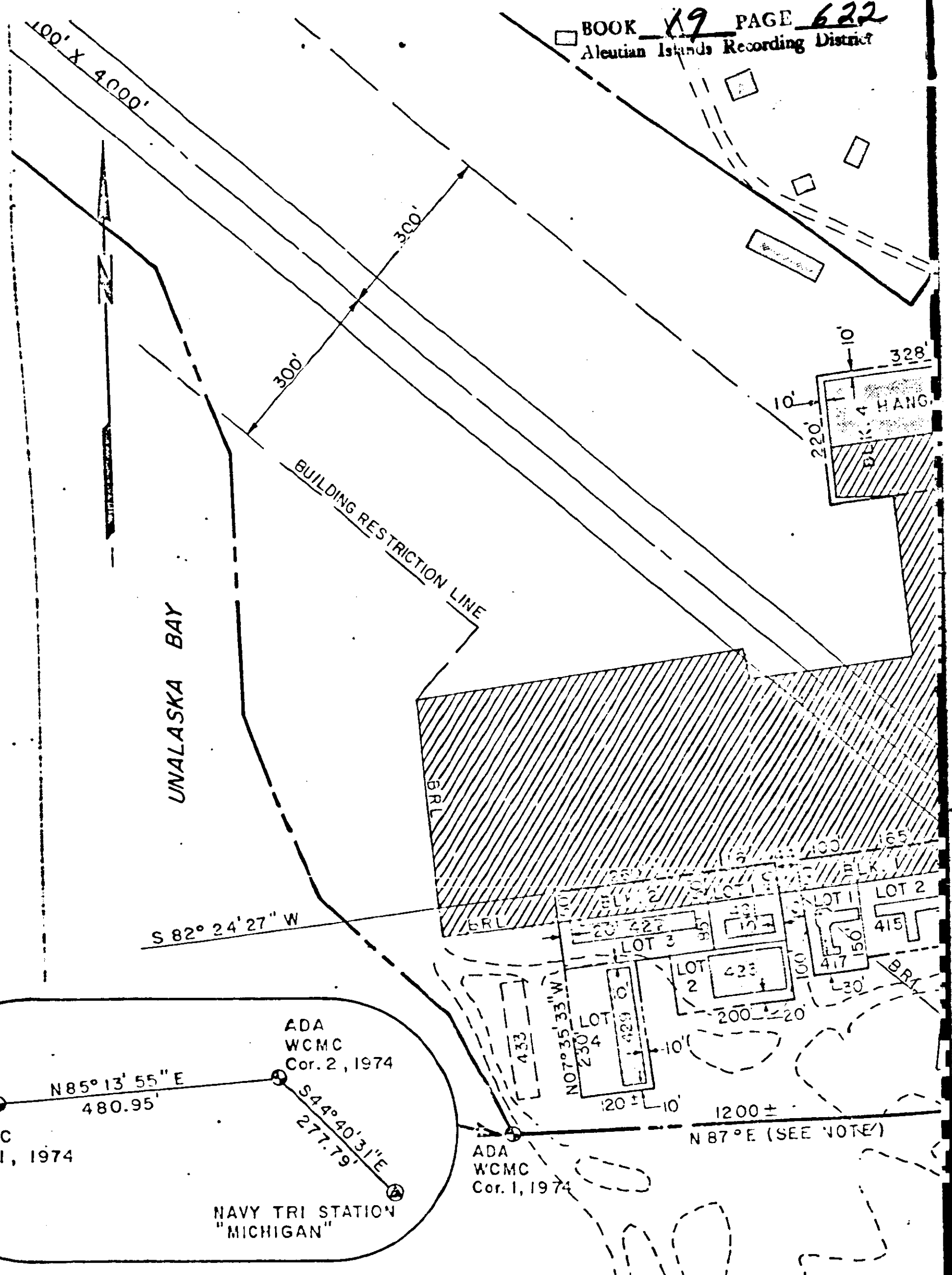
BLOCK 3

- Lot 1 - Petroleum Distribution System, AKA Aqua System No. 1  
Term of Lease - June 1, 1980 to September 7, 1985

BLOCK 4

- Lot 1 - Hanger  
Term of Lease - 40 years from June 1, 1980

The above listed lots are depicted on Exhibit D, attached hereto and made a part hereof.



25A-T23



# NOTES:

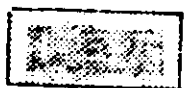
1. PRECISE LOCATION AND ALIGNMENT OF SOUTHERLY BOUNDARY BETWEEN UNALASKA BAY AND DUTCH HARBOR TO BE ESTABLISHED IN FIELD AT TIME OF SURVEY, SO AS TO INCLUDE AVIATION-ORIENTED FACILITIES AND EXCLUDE NON-AVIATION FACILITIES.
2. IN BLOCKS 1 AND 2 ALL INTERSECTING LOT LINES MEET AT 90° ANGLES.

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Aleutian Islands Recording District

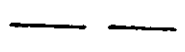
## LEGEND



EXISTING AIRCRAFT APRON (1979)



EXISTING BUILDING (1979)



BUILDING RESTRICTION LINE

BLDG. No.

IDENTIFICATION

415	REEVE TERMINAL
417	NAVY TERMINAL
421	WAREHOUSE
423	TORPEDO SHOP
427	WAREHOUSE
429	WAREHOUSE
433	WAREHOUSE

DUTCH HARBOR

BRL  
(THIS LINE IS COINCIDENT WITH THE SOUTH SIDE OF THE EXISTING HANGAR)

50' ROAD R.O.W.

R/W STA. 10 + 81.05

50' FUEL LINE EASEMENT

80-139  
RECORDED - N.C.  
Aleutian Islands REC. DIST.  
JUNE 23 1980  
11:30 A.M.  
AS/DOT  
Pouch 6900  
Anchorage, AK 99502

SCALE: 1" = 200'

EXHIBIT D

STATE OF ALASKA  
DEPT. OF TRANSPORTATION & PUBLIC FACILITIES  
UNALASKA AIRPORT

SHEET 1 OF 1

DATE 2/15/80

APPROVED

