

W

A  
L  
A  
S  
K  
A

2013-049077-0

Recording District 301 Anchorage

08/28/2013 01:16 PM Page 1 of 4



NOTICE OF PROPERTY  
RESTRICTION

THIS DEED RESTRICTION is made this 23<sup>rd</sup> day of AUGUST, 2013 by the University of Alaska of Anchorage, whose address is 3890 University Lake Drive, Anchorage, Alaska 99507-4669, hereinafter the "Owner(s)", and hereby imposes the deed restriction as specified herein on that portion of U-MED Professional Park Subdivision, Tract 1 located in the Seward Meridian and the Anchorage Recording District, Third Judicial District, State of Alaska, shown on record Plat No. 2004-149.

The Owner is a Public University, and CHRIS TURLETES execute(s) this deed restriction on behalf of the Owner(s) in the capacity of Associate Vice Chancellor and hereby warrant(s) he has the authority to execute this deed restriction on behalf of the Owner(s).

WHEREAS, the property will be used a temporary laydown/storage yard and staging area during construction of UAA's new School of Engineering and Industry Building and associated renovation of the existing School of Engineering Building; and

WHEREAS, the scope of this project will include a two-foot in depth fill of Type II fill over fabric that is over existing vegetative mat. This fill will be left on site after the temporary use is completed in the event that future UAA development requires the use of the site as a temporary staging area in the future; and

WHEREAS, this fill shall be removed, replaced, and compacted with structural fill prior to any permanent development of the site.

NOW THEREFORE, the Following Restrictions Apply:

"Portions of the site within the boundary shown on Attachment "A" have been filled with unclassified and/or classified material that has been placed directly over organic soils which are highly compressible. Any plans for development requiring MOA approval of structures, vehicular traffic ways, or subsurface utilities inside the indicated boundary must be accompanied by a geotechnical report that identifies required ground improvements, and design parameters for structure foundations, subsurface utilities, and vehicular traffic ways. Such improvements must conform with the most current edition of Anchorage Municipal Code Title 23, the Municipality of Anchorage Standard Specifications, and the Municipality of Anchorage Design Criteria Manual. The report must be sealed by a licensed professional engineer registered in the State of Alaska, and must be based on a geotechnical investigation that was performed for the specific development planned.

This deed restriction shall run with the land and shall be binding upon the Owner(s), and any subsequent owners, their successors, heirs or assigns. Any lease of said specific parcels shall be subject to this restriction.

This deed restriction shall not be altered or restricted in any manner that does not comply with this document and the requirements of the Anchorage Municipal Code. The deed restriction does not inure to the benefit of any other parcel or party not a party to this document without prior written consent of all parties to this document.

This Deed Restriction shall terminate upon the recording of a written release issued by the Municipality of Anchorage.

**UNIVERSITY OF ALASKA ANCHORAGE**  
**A Public University**

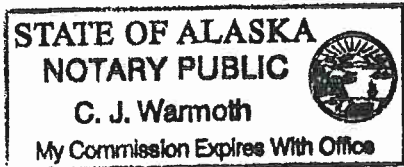
By: \_\_\_\_\_

Chris Turlletes, Associate Vice Chancellor



STATE OF ALASKA ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this: 23 day of August, 2013,  
by Chris Turlletes, in the capacity of Associate Vice Chancellor.



C. J. Warmoth  
Notary Public in and for Alaska

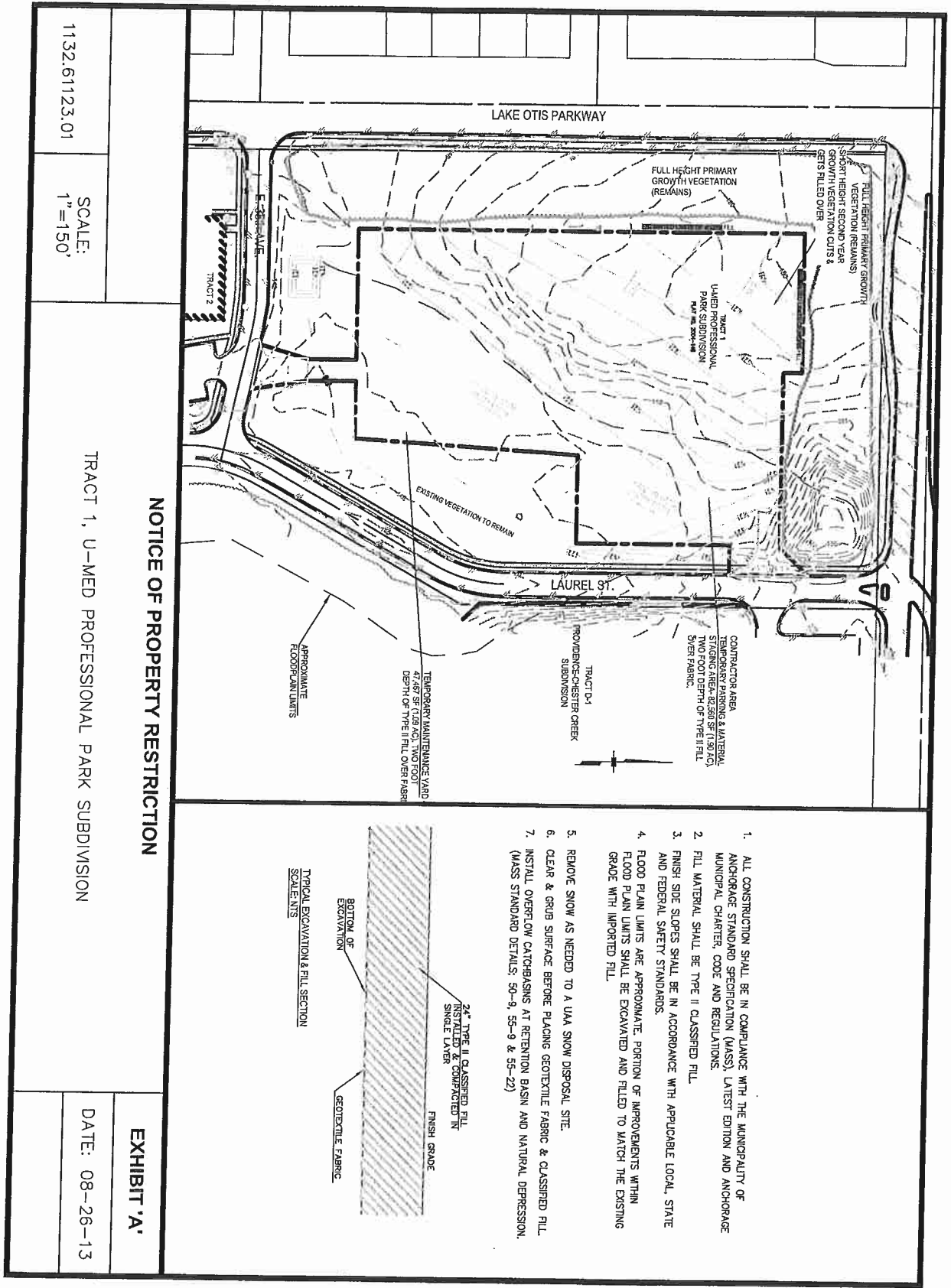
My commission expires With Office

Reference Building Permit# C13-1619

RETURN RECORDED DOCUMENT

TO: Municipality of Anchorage  
Development Services Division  
Community Development Division  
P.O. Box 196650  
Anchorage AK 99519-6650





1132.61123.01

SCALE:  
1" = 150'

**NOTICE OF PROPERTY RESTRICTION**

TRACT 1, U-MED PROFESSIONAL PARK SUBDIVISION

**EXHIBIT 'A'**

DATE: 08-26-13

1. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATION (MASS) LATEST EDITION AND ANCHORAGE MUNICIPAL CHARTER, CODE AND REGULATIONS.
2. FILL MATERIAL SHALL BE TYPE II CLASSIFIED FILL.
3. FINISH SIDE SLOPES SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY STANDARDS.
4. FLOOD PLAN LIMITS ARE APPROXIMATE. PORTION OF IMPROVEMENTS WITHIN FLOOD PLAN LIMITS SHALL BE EXCAVATED AND FILED TO MATCH THE EXISTING GRADE WITH IMPORTED FILL.
5. REMOVE SNOW AS NEEDED TO A UAA SNOW DISPOSAL SITE.
6. CLEAR & GRUB SURFACE BEFORE PLACING GEOTEXTILE FABRIC & CLASSIFIED FILL.
7. INSTALL OVERTLOW CATCHBASINS AT RETENTION BASIN AND NATURAL DEPRESSION. (MASS STANDARD DETAILS: 50-9, 55-9 & 55-22)

