

EXHIBIT "A"

A portion of Lot Twelve (12), Section Ten (10), Township One South (T1S), Range One West (R1W), Fairbanks Meridian, located in 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, United States Surveyor-General in 1922; THENCE along the South Boundary line of Twelfth Avenue North $81^{\circ}44'$ East 239.00 feet; THENCE South $8^{\circ}31'$ East 91.22 feet to an intersection with the South Boundary of the TOWNSITE OF FAIRBANKS; THENCE East along the South Boundary of said Townsite a distance of 507.63 feet to the West edge of Noble Street; THENCE South $8^{\circ}17'$ East along the West edge of said street 250.00 feet to the actual POINT OF BEGINNING; THENCE continuing along the West edge of said street South $8^{\circ}17'$ East 230.00 feet, more or less, to the intersection with the Northeast edge of Gaffney Road; THENCE North $61^{\circ}57'40''$ West, along the Northeast edge of Gaffney Road 143.81 feet, more or less, to the East line of the tract conveyed to Nathan Penseloy et ux, by Deed recorded August 3, 1964 in Deed Records, Book 168, Page 310, Records of the Fairbanks Recording District; THENCE along the East line of said tract, North 160.00 feet, more or less, to the South boundary of the tract conveyed to Alaska Foods, Inc., by Deed recorded April 7, 1964 in Deed Records, Book 164, Page 328, Records of the Fairbanks Recording District; THENCE along the South line of said tract, East 93.80 feet to the ACTUAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Warranty Deed recorded August 6, 1970 in Book 247 at Page 257, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, said tract being described as follows:

BEGINNING at the Southeast corner of said property; THENCE Northwesterly along the Southerly line of said property a distance of 112.99 feet on the Northerly right-of-way line of Alaska Project F-062-4(21); THENCE Easterly along said right-of-way line along a $26^{\circ}48'27''$ curve to the left (radius = 213.73 feet) through an arc of $20^{\circ}08'36''$ a distance of 75.14 feet to a point of compound curve; THENCE Northeasterly along a $260^{\circ}26'08''$ curve to the left (radius = 22.00 feet) through an arc of $56^{\circ}11'38''$ a distance of 21.58 feet to the Easterly line of said property; THENCE Southerly along said Easterly line a distance of 53.64 feet to the POINT OF BEGINNING. Said land is commonly known as Lot 7, KOLDE HOMESTEAD.