



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce,
Community, and Economic
Development

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS
Anchorage Office

550 West Seventh Avenue, Suite 1650
Anchorage, Alaska 99501
Main: 907.269.4581
Fax: 907.269.4539

PUBLIC NOTICE

REGARDING DISPOSAL OF AN INTEREST IN MUNICIPAL TRUST LAND IN
KARLUK, ALASKA BY THE MUNICIPAL LANDS TRUSTEE

In accordance with A.S. 44.33.755 and 3 AAC 190.460(1) the Municipal Lands Trust Officer, acting on behalf of the Commissioner of the Department of Commerce, Community, and Economic Development, approved the issuance of a 30-year land lease to Karluk IRA Council for a proposed Public Works Facility, to include a water treatment plant and backwash cell, water mains, water storage tank, waste storage tank, and other ancillary improvements on the following described parcel of Municipal Trust Land:

The surface estate that certain real property located within Sections 20 and 21, Township 30 South, Range 32 West, Seward Meridian, Alaska, within a portion of Tract C of Plat No. 2000-3, Kodiak Recording District, more particularly described in Appendix A-1 and A-2 of the lease.

The Karluk IRA Council, the recognized appropriate village entity for the Native Village of Karluk, adopted a resolution on June 14, 2025, approving the granting of the lease and the waiver of the fair market value requirement.

The public is invited to comment on the proposed action.

Please submit comments to:

Municipal Lands Trustee Program

Attn: Chris Grundman

550 W 7th Ave, Ste 1650 Anchorage, AK 99501

Phone: 907-269-4548 Fax: 907-269-4539 Email: mlt@alaska.gov

No later than 5:00 p.m. 30 days after: _____ (date of posting)

Following the comment deadline, all responses will be reviewed and the Commissioner's decision on this matter may be modified as a result of information received.

DocuSigned by:

Sandra Moller

Sandra Moller, Municipal Lands Trust Officer

9/8/2025

Date

Attachments: 1) Limited Waiver of Sovereign Immunity and Karluk IRA Council Resolution,
dated June 14, 2025
2) DRAFT Land Lease for Public Works Facility, MLT File No. 89-0808

STATE OF ALASKA
DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT
MUNICIPAL TRUST LAND

LAND LEASE FOR
PUBLIC WORKS FACILITY

This lease is entered into between the State of Alaska, Department of Commerce, Community, and Economic Development, as trustee for any future city in Karluk, the Lessor, whose address is 550 W. 7th Avenue, Suite 1640, Anchorage, Alaska 99501, and the Karluk IRA Council, the Lessee, whose mailing address is P.O. Box 22, Karluk, Alaska 99608.

The parties agree as follows:

1. The Leased Premises. The Lessor agrees to lease to the Lessee the exclusive right to construct, operate, and maintain a Public Works Facility, to include a water treatment plant and backwash cell, water mains, water storage tank, waste storage tank, and other ancillary improvements, on the following real property (referred to as "the Parcel"):

The surface estate that certain real property located within Sections 20 and 21, Township 30 South, Range 32 West, Seward Meridian, Alaska, within a portion of Tract C of Plat No. 2000-3, Kodiak Recording District, containing X.XXX acres more or less, more particularly described in Appendix A-1 and A-2, attached hereto.

2. Waiver of Fair Market Value/Rental. The fair market value requirement for this disposal of municipal trust land is waived pursuant to 3 AAC 190.460(1) because the Public Works Facility serves a public purpose.
3. Term. The term of this lease is 30 years starting on _____, 2025, and ending at midnight on _____, 2055, unless sooner terminated as provided in this lease.
4. Timely Construction.

(a) Lessee shall complete construction of the Public Works Facility within three (3) years of the effective date of this lease unless otherwise approved in writing by the Lessor. Should construction not be completed within the allowed time the lease shall terminate and all interests shall automatically revert to the Lessor or to any successor municipality.

(b) In the event Lessee constructs improvements on the Parcel, it shall provide Lessor with an updated property plan, building plans, and as-built survey(s) within one year after the date the construction is complete. For the purpose of this section, construction shall be considered complete when it is made available for use.

5. Renewal of Lease. If the Lessee wants to renew the lease, the Lessee must notify the Lessor at least 90 days prior to the expiration date of the lease. If it is mutually determined that a new lease should be granted, the Lessee will be given a right of first refusal to lease the Parcel upon the terms fixed by the Lessor.
6. Reservation of Rights. The Lessor reserves the right to grant to others the rights and privileges to use the Parcel not specifically and exclusively granted to the Lessee. The rights and privileges granted to the Lessee in this lease are the only rights and privileges granted to the Lessee by this lease. The Lessee has no easements, rights or privileges, express or implied, other than those specifically granted by this lease.
7. Valid Existing Rights. This lease is entered into and made subject to all valid existing rights, including easements, rights-of-way (including the Airport Access Road within Tract C as shown on Plat No. 2000-3 Kodiak Recording District), reservations, or other interests in land, in existence on the date the lease is entered into.
8. Assignment, Improvement, or Encumbrance of Land. During the term of this lease, the Lessee may not assign this lease nor enter into any lease, easement, or other obligation of the Lessor's title without the prior written approval of the Lessor. During the term of this lease, Lessee may not construct or install any improvements not expressly authorized in paragraph 1 of this lease without the prior written approval of the Lessor. Any such act, without prior written approval of the Lessor, is void.
9. Subleases. Subject to paragraph 7, the Lessee may sublet the Parcel for approved uses with the prior written consent of the Lessor. Any sublease permitted by the Lessor shall be subject to, and require full compliance with, all terms, obligations, and conditions of this lease agreement, and Lessee shall remain fully liable for Lessee's obligations and responsibilities under this lease, including, but not limited to, the performance of all conditions and obligations to be performed under this lease.
10. Documents. The Lessee shall promptly provide the Lessor with copies of all proposed or executed assignments and subleases, and with copies of all proposals for development or improvements to the Parcel before undertaking any of the activities described in same. Lessee shall provide Lessor any construction as-builts for any improvements made to the Parcel within 90 days of the completion of such improvements.

11. Access to Parcel. The Lessor or its authorized representatives reserve the right of ingress and egress on the Parcel and inspection of the leased premises with 24 hours written notice to Lessee or notice to Lessee by phone, email, or any other method by which the Lessee is available for contact.
12. Operation and Maintenance. At no cost to the Lessor, the Lessee will provide all utilities, services, and maintenance necessary for the Lessee's use of the Parcel. The Lessee will take reasonable steps to protect the surface of the leased area and the natural resources and all improvements on the Parcel, and to maintain the Parcel and surrounding area in a reasonably neat and clean condition compatible with its use and surroundings, to the satisfaction of the Lessor.
13. Surface Reservation. Unless otherwise stated in this lease, the Lessee may not sell or remove for use elsewhere any of the surface resources of the Parcel or surrounding area.
14. Subsurface Estate. This lease governs only the surface estate of the herein described Parcel. It is the duty and responsibility of the Lessee and its sublessees, if any, and not that of the Lessor, to notify and secure the written consent from the subsurface owner for any and all activity or construction that enters, whether temporary or permanent, into the subsurface estate. Said written consent to the Lessee from the subsurface owner shall be provided to the Lessor by the Lessee prior to any activity or construction on the Land. If any subsurface-owner-approved activity, management, operation, or construction by the Lessee or its agents results in harm to the surface estate, all Lessor's rights and remedies at law or equity will survive modification or termination of the lease. Any and all costs incurred by the Lessee or its sublessees related to its temporary or permanent use of the subsurface estate shall be borne by the Lessee or sublessee and not the Lessor, including but not limited to costs imposed by the subsurface owner. The Lessor makes no representations or warranties, express or implied, that any use of the subsurface estate will be approved of by the subsurface owner. The rights and responsibilities of the Lessee or sublessee under this lease exist separate and apart from their successful or unsuccessful attempt to secure permission to use the subsurface estate.
15. Breach and Remedies; Termination.
- (a) If the Lessee or any third party uses the Parcel for other than construction, operation, maintenance, and occupancy of the Public Works Facility as set forth in paragraph 1 above, this lease will immediately terminate and all interests in the Parcel will automatically revert to the Lessor or any successor municipality as provided in 3 AAC 190.460(1). In the event of such termination, Lessor reserves the right to collect

from Lessee fair market value rent as provided in 3 AAC 190.450, or other compensation to which Lessor may be entitled at law or equity, for so long as such use continues after termination under this subparagraph.

(b) Time is of the essence in this lease. If the Lessee breaches any provision of this lease, other than a breach for improper use of the Parcel, which is governed by subparagraph (a) of this paragraph, and the breach is not remedied within 30 days after written notice of same has been served on the Lessee, the Lessee is subject to any legal action that the Lessor considers appropriate, including the termination of this lease.

(c) If this lease is terminated by summary proceeding or in any other manner, or if the Parcel or any part of it is abandoned by the Lessee during the term of this lease, the Lessor, after written notice to the Lessee, may immediately, or at any time afterwards, enter or re-enter and take possession of the Parcel, or any part of it, without liability for any damage, and may remove all persons and property from it either by summary proceeding or by legal action. The words "entry" and "re-entry" are not restricted to their technical legal meaning.

(d) Lessor is not liable for any costs, expenditures, or damages incurred or suffered by Lessee in the event of termination of this Lease.

16. Vacation and Disposition of Improvements Upon Expiration, Termination, Cancellation:

(a) At the end of this lease, Lessee must peaceably and quietly vacate the Parcel and return possession to Lessor. The Parcel must be left in a clean, neat and presentable condition substantially the same as existed at the commencement of the lease term, normal wear and tear excepted. If Lessee causes any abnormal wear and tear or abuse of or to the Parcel, Lessee shall, at its expense and upon demand by Lessor, immediately eliminate such abnormal wear and tear or abuse or waste and pay for the restoration of the affected area(s) to a commercially reasonable equivalent condition to the Parcel's condition at the commencement of this lease.

(b) No later than sixty (60) days after the effective date of the expiration, termination, or cancellation of this lease:

1. All of Lessee's personal property must be removed from the Parcel;

2. All other property on the Parcel that is owned by the Lessee, including fixtures and improvements, may be removed by the Lessee, sold by the Lessee and removed from the Parcel, or sold to the highest bidder and removed from the Parcel,

so long as removal of the property will not cause injury or damage to the Parcel including any structures or improvements thereon.

(c) Title to any of Lessee's improvements, fixtures, or other property which are not removed or disposed of as set out above shall automatically and immediately vest in Lessor.

(d) Upon Lessee's request within the 60-day period, the Lessor may grant additional time for the removal of personal property, fixtures, or improvements if hardship is established by Lessee.

17. Hazardous Substances; Breach, Remedies, and Indemnification.

(a) Lessee shall not engage in or permit by any employee, agent, representative, sublessee, contractor, subcontractor, or invitee the generation, use, storage, or disposal of fuel or any other Hazardous Substance on or around the Parcel, except in strict compliance with then-applicable federal, state, or local laws or regulations pertaining to Hazardous Substances. If fuel or any other hazardous material is handled on or around the Parcel, the Lessee agrees to require properly trained personnel and adequate procedures for safely storing, dispensing, and otherwise handling fuel or hazardous materials in accordance with the National Fire Protection Code and all applicable federal, state and local laws. "Hazardous Substance(s)" means any toxic, hazardous, radioactive, corrosive material, waste, or compound the discharge, release or disposal of which is regulated under federal, state, or local law or regulations, or which must be reported under federal, state, or local law or regulation, and "Hazardous Substances" specifically include petroleum and petroleum by-products, whether refined and unrefined, as well as asbestos.

(b) In the event of a spill or discharge of any Hazardous Substance on or around the Parcel, the Lessee will ensure that either Lessee or the responsible party immediately acts to contain the spill or discharge, repair any damage, absorb and clean up the affected area, and restore the Parcel and surrounding land to comply with all current state and federal laws in effect at that time. The Lessee will also promptly notify the Lessor about the existence of any spill or discharge and report what actions have been taken to remedy the situation.

(c) Without limiting the effect of the indemnity contained in paragraph 20 of this lease, if Lessee, its employees, agents, representatives, sublessees, contractors, subcontractors and invitees breach the obligations stated in (a) or (b) of this paragraph, or if the presence of Hazardous Substances, including fuel, on or around the Parcel caused or permitted by Lessee, its employees, agents, representatives, sublessees, contractors, subcontractors and invitees results in contamination of the Parcel or

surrounding land, or if contamination of the Parcel by Hazardous Substances otherwise occurs for which Lessee is legally liable for damage resulting therefrom, then Lessee shall indemnify, defend, and hold the Lessor harmless from any and all claims, judgments, damages, penalties, fees, costs, liabilities, or losses (including, without limitation, costs of environmental investigation, response, contribution and remediation, diminution in value of the Parcel and surrounding land, damages for the loss or restriction of usable space or of any amenity of the Parcel and surrounding land, and sums paid in settlement of claims, attorney's fees, consultant fees, and expert fees) which arise during or after the period in which this lease is in effect as a result of such contamination. This indemnification of the Lessor by Lessee includes, without limitation, costs incurred in connection with any investigation of site conditions or any clean-up, remedial, removal, or restoration work required by any federal, state, or local government agency or political subdivision because of Hazardous Substances present in the soil or groundwater on or under the Parcel and surrounding land.

18. No Waiver. The failure of the Lessor to insist on any one or more instance upon the strict performance by the other party of any provision in this lease may not be considered as a waiver for the future; the provision will continue in full force.
19. Formation of a City. The parties acknowledge that this lease is subject to the potential conveyance of the Parcel to a first- or second-class city that may form in Karluk. If a first- or second-class city is formed in Karluk during the duration of this lease, the city shall succeed to the Lessor's interest upon the conveyance of the Parcel.
20. Indemnity of Lessor. The Lessee shall indemnify and hold the Lessor harmless from:
 - (a) all claims and demands for loss or damage, including property damage, personal injury, wrongful death, and wage or employment claims, arising out of or in connection with the use or occupancy of the Parcel by the Lessee, its successor, sublessee, representative, employee, contractor, subcontractor, or invitee, or at Lessee's invitation; and
 - (b) Any accident or fire on the Parcel; and
 - (c) Any nuisance on the Parcel; and
 - (d) Any failure of the Lessee to keep the Parcel in a safe and lawful condition consistent with applicable laws, regulations, ordinances, or orders; and
 - (e) Any assignment, sublease, or conveyance, attempted or successful, by the Lessee which is contrary to the provisions of this lease; and

(f) Any spill or discharge of Hazardous Substances on or around the Parcel, as provided in paragraph 17.

The Lessee will keep all goods, materials, furniture, fixtures, equipment, machinery, and other property on the Parcel at its sole risk, and will hold the Lessor harmless from any claim of loss or damage to them by any cause.

21. Waiver of Sovereign Immunity. The Lessee, by execution of Appendix B, attached hereto, gives its irrevocable consent to allow it to be sued by the Lessor upon the lease or any claims arising out of its activities under the lease and waives any immunity from suit for such claims.
22. Notice of Claim. The parties agree to immediately notify each other of any claim, demand, or lawsuit arising out of or affecting the Lessee's occupation or use of the Parcel. Both parties will fully cooperate in the investigation and litigation of any claim, demand, or lawsuit affecting the Parcel.
23. Laws and Taxes. At no expense to the Lessor, the Lessee will conduct all activities authorized by this lease in compliance with all federal, state, and local laws, ordinances, rules and regulations now or hereafter in force, which apply to the activities authorized herein or to the use, care, operation, maintenance, and protection of the Parcel and infrastructure, including but not limited to matters of health, safety, sanitation, and pollution. The acquisition of any necessary licenses or permits and payment of any taxes and special assessments accruing against the Parcel during this lease term will be the responsibility of the Lessee or its sublessees and not that of the Lessor.
24. Notices. All notices and other writings required or permitted by this lease must be sent by registered or certified mail, postage prepaid, to the parties at the following addresses. A party must notify the other in writing of any change in address.

Lessor: Municipal Land Trust Officer
Dept. of Commerce, Community, and Economic Development
550 W. 7th Avenue, Suite 1640
Anchorage, AK 99501-3510

Lessee: Karluk IRA Council
Attn: Tribal Administrator
P.O. Box 22
Karluk, AK 99608

25. Denial of Warranty Concerning Title or Conditions. The Lessor makes no specific warranties, express or implied, concerning the title or condition of the Parcel, including survey, access, or suitability for any use, including those uses authorized by this lease. The Lessee leases the Parcel subject to any and all of the covenants, terms, and conditions affecting the Lessor's title to the Parcel.
26. Successors Bound. All covenants and provisions in this lease extend to and bind the legal representatives, successors, sublessees, and assigns of the parties.
27. Discrimination. The Lessee agrees that discrimination on the grounds of race, color, religion, national origin, ancestry, age, marital status, or sex will not be permitted on the Parcel against any patron, employee, applicant for employment, or other person or group of persons in any manner prohibited by federal or state law. The Lessee recognizes the right of the Lessor to take any action necessary to enforce this covenant, pursuant to any federal or state law.
28. Integration and Modification. This lease, including all documents which by reference are incorporated in it or made a part of it, contains the entire agreement between the parties. No modifications or amendments to this lease are effective unless in writing and signed by both parties.
29. Severability of Clauses of Lease. If any provision or covenant of this lease is declared to be invalid by arbitration or a court of competent jurisdiction, the remaining provisions and covenants will continue in full force.
30. Effective Date. The effective date of this lease will be the starting date of the Term specified in paragraph 3, upon signature of this lease by both parties.
31. Early Termination. The Lessee and Lessor may agree to early termination of this lease provided that it is agreed to in writing and signed by both parties.
32. Headings. The heading of the numbered paragraphs in this lease shall not be considered in construing any provision of this lease.

BY SIGNING THIS LEASE, the State of Alaska, as Lessor, and the Lessee, agree to be bound by the provisions as stated above.

Attachments

Appendix A-1: Legal Descriptions (4 Pages)

Appendix A-2: Property Plan (5 Pages)

Appendix B: A resolution of the Karluk IRA Council, Resolution No. XXX, dated XX/XX/XXXX (5 Pages)

LESSEE:

Karluk IRA Council
P.O. Box 22
Karluk, AK 99608

By: _____
Alicia Andrew
President

ACKNOWLEDGEMENT

STATE OF ALASKA)
KODIAK RECORDING DISTRICT)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the _____ day of _____, 2025, before me appeared Alicia Andrew, known by me to be the President of the Karluk IRA Council, who is authorized to sign this lease as shown by the attached resolution, and who executed this lease and acknowledged voluntarily signing it on behalf of the Karluk IRA Council as Lessee.

(SEAL)

Notary Public for Alaska

My Commission expires: _____

LESSOR:

STATE OF ALASKA

Department of Commerce, Community, and
Economic Development as Trustee for any future
city established in Karluk

By: _____
Sandra Moller
Municipal Land Trust Officer

ACKNOWLEDGEMENT

STATE OF ALASKA
KODIAK RECORDING DISTRICT
THIRD JUDICIAL DISTRICT

)
)ss.
)

THIS IS TO CERTIFY that on the ____ day of _____, 2025, before me, the undersigned Notary Public for the State of Alaska, duly commissioned and sworn as such, personally came Sandra Moller, Municipal Land Trust Officer acting under delegation of authority for the Commissioner of the Department of Commerce, Community, and Economic Development, for and on behalf of the STATE OF ALASKA as trustee for any municipal corporation which may be established in the future at Karluk, Alaska, and acknowledged that this lease was signed and sealed on behalf of the STATE OF ALASKA by proper authority delegated and vested in herself, and acknowledged further said instrument to be the free act and deed of said STATE OF ALASKA.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(SEAL)

Notary Public for Alaska

My Commission expires: _____

**Limited Waiver of Sovereign Immunity
by the Karluk IRA Council
in Connection with the State of Alaska,
Department of Commerce, Community, and Economic Development
Municipal Land Trust
Land Lease for Public Works Facility**

1. The Karluk IRA Council (the Tribe), a federally recognized Indian Tribe, expressly and irrevocably waives its sovereign immunity and gives its consent to be sued in and to have judgment entered against it in the court or administrative tribunals/entities of the State of Alaska ("State") for the relief specified below.
2. Action. Immunity is waived solely as to:
 - a. Any administrative agency action or civil action filed by the State against the Tribe, or its employees or officials acting in their official capacities, for a breach or violation of the State of Alaska Department of Commerce, Community, and Economic Development, Municipal Land Trust Land Lease for Public Works Facility (the Lease) and any renewal or extension thereof;
 - b. Any defense, cross-claims, counterclaim, offset, or third party claims against the Tribe or its officials or corporate officers by the State in response to an administrative agency action or civil action involving the Tribe or its employees or officials acting in their official capacities and involving the Lease; and
 - c. Any claim arising under or related to the Lease asserted against the Tribe or its officials or corporate officers by the State (1) in response to third-party claims against the State as a result of the Tribe's actions, or the actions of the Tribe's officials, corporate officers, employees or agents, during the term of the Lease; (2) to compel compliance with a subpoena; (3) to compel compliance with a lawful judgement, order, or process of the administrative body or state court; or (4) to prevent any other unlawful interference with the process or proceedings of an administrative body or state court and to seek any available remedies against the Tribe via contempt proceedings (see, e.g., AS 09.50.010, AS 09.50.020 and AS 09.50.040).
3. Remedy. The remedies available under this waiver shall be limited as follows:
 - a. Monetary relief;
 - b. Equitable relief for the remedy of specific performance, including but not limited to injunctive relief, and declaratory relief;
 - c. Any available remedies for contempt;
 - d. Should the State be declared a prevailing party against the Tribe, or should a court find the Tribe in contempt, the Tribe hereby waives its immunity to permit the State to levy and

execute against Tribal funds for costs or attorney's fees awarded to the State of Alaska and to enforce the contempt order or any remedy provided for in the contempt order; and

- e. Only funds belonging to the Tribe are subject to potential levy and execution or other legal process; no personal assets of Tribal officials or employees are subject to levy, execution, or other mechanisms to enforce a judgement.
4. Federal Tort Claims Act. This limited waiver of sovereign immunity shall not be construed as an agreement or concession by the Tribe to limit, waive, or alter the coverage of section 314 of Public Law 101-512 or the Federal Tort Claims Act for any claim to which those laws apply.
5. No Third Party Beneficiary. The Tribe does not waive sovereign immunity as to any third party and this limited waiver of sovereign immunity may not be construed to grant any rights or interests to any third party.
6. Forum. Except as otherwise provided by law, Alaska State Courts shall have exclusive jurisdiction over all civil actions described in this waiver of sovereign immunity and any civil action initiated by either party that arises under or is in any manner related to the Lease shall be filed in the courts of the State of Alaska with venue in the Third Judicial District at Anchorage, Alaska.
7. Effective of Future Amendment of Tribe's Constitution. If the Tribe's Constitution or by-laws or ordinances are amended in the future, this waiver of sovereign immunity shall continue in full force and effect regardless of the terms of any such future amendments.
8. Applicable Law and Rules of Construction. This Limited Waiver of Sovereign Immunity shall be interpreted under the laws of the State of Alaska. The Parties have had a full and fair opportunity to consult with legal counsel, to ask questions, and to consider this Limited Waiver of Sovereign Immunity's specific provisions. This Limited Waiver of Sovereign Immunity will not be interpreted in favor of or against either Party.
9. Duration. This Limited Waiver of Sovereign Immunity shall expire six years after the termination, revocation, or expiration of the Lease.

KARLUK IRA COUNCIL

BY: 

Alicia Andrew, Tribal Chief

DATE: 6.14.25

ATTEST: SIGNATURE OF CLERK/SECRETARY

Signature: 

Kathryn Reft, Secretary

DATE: 6.14.25

Karluk IRA Tribal Council
PO Box 22
Karluk, AK 99608
Email: karlukiracouncil@aol.com

RESOLUTION NO. 25-03

WHEREAS, the Karluk IRA Council (Tribe) has requested that the State of Alaska, Department of Commerce, and Economic Development as trustee for a future city in Karluk, issue a lease to Karluk IRA Council to construct, operate and maintain a Public Works Facility on municipal trust land; and

WHEREAS, AS 44.33.755 and 3 AAC 190.010 et seq. of the municipal trust land regulations provide that the Commissioner of the Department of Commerce, Community and Economic Development of the State of Alaska is designated to administer and dispose of such lands conveyed to the State in trust, and that she may transfer a leasehold interest in municipal trust land and waive the requirement to obtain the fair market value for the land only after obtaining the approval of an appropriate village entity; and

WHEREAS, the Karluk IRA Council is the recognized "appropriate village entity" to approve land transactions to be performed by the State in trust pursuant to AS 44.33.755 (b) and 3 AAC 190.010 and .430 and has been consulted with reference to the interest in land to be so transferred; and

WHEREAS, the Karluk IRA Council has also reviewed and discussed the proposal that the fair market value for this Lease be waived as provided in 3 AAC 190.460 (1); and

WHEREAS, the State of Alaska, Department of Commerce, Community, and Economic Development, as trustee, requires as a condition of the lease that the Karluk IRA Council waive sovereign immunity from suit by the State of Alaska or a future city that may form in Karluk for claims arising out of its activities under the Lease; and

WHEREAS, the Tribe desires to accept and enter into the Land Lease for Public Works Facility, and to waive its sovereign immunity.

NOW THEREFORE BE IT RESOLVED THAT:

1. Waiver of Sovereign Immunity: The Tribe waives the Tribe's sovereign immunity and gives its consent to be sued and to have judgment entered against it in the courts or administrative tribunals or entities of the State of Alaska for the relief specified in the attached Limited Waiver of Sovereign Immunity; and
2. Approval of the Lease: The Tribe, acting through its village council in its capacity as the "appropriate village entity" for Karluk, approves the attached State of Alaska Department of Commerce, Community, and Economic Development, Municipal Land Trust Land Lease for Public Works Facility, including the waiver of the fair market value requirement for this disposal of an interest in municipal trust land; and
3. Authorized Agent: The Tribe authorizes Alicia Andrew to negotiate, execute, and administer on behalf of the Tribe all documents, agreements, and contracts required under or related to the State

of Alaska Department of Commerce, Community, and Economic Development, Land Lease for Public Works Facility, the Limited Waiver of Sovereign Immunity and any other agreements or documents required as a condition of the Lease, any renewal or extension thereof, and any subsequent amendments.

CERTIFICATION

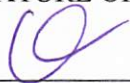
The foregoing resolution was passed and approved by a duly convened meeting of the Karluk IRA Council, the "appropriate village entity", at which the required voting quorum was present and voted 5 Yes, 0 No, and 0 Abstaining, this 14th day of June.

IN WITNESS THERETO:

Signature: 

Title: Tribal Chief

___ ATTEST: SIGNATURE OF CLERK/SECRETARY

Signature: 

Title: Secretary

LEGAL DESCRIPTION KYK-23-P1

Water Treatment Plant Lease Parcel located within Tract C,14 (c), Plat #2000-3, Karluk, Alaska

BEGINNING, at the northwest corner of Tract G, Karluk Subdivision, Plat #85-24, this point being the Point of Beginning (POB); THENCE S16°01'27"W, along the westerly boundary of said Tract G, a distance of 109.63 feet to the southwest corner of said Tract G; THENCE N73°52'08"W along the northerly boundary of Tract F, Karluk Subdivision, Plat #82-13, a distance of 176.37; THENCE N18°59'34"E, a distance of 110.53 feet to the southwest corner of Lot 4, also being the southeast corner of Lot 3, Block 3, Karluk Subdivision, Plat #78-16; THENCE S73°32'38"E, along said southerly boundary of said Lot 4, a distance of 110.60 feet to the southeast corner of said Lot 4; THENCE S73°44'12"E, along the southerly boundary of the Nunaliak Street Right of Way, a distance of 60.05 feet to the Point of Beginning.

Said lease parcel contains 19,077 Sq. Ft. or 0.44 Acre(s), more or less.

LEGAL DESCRIPTION KYK-23-P2

Water Main Lease Parcel located within Tract C,14 (c), Plat #2000-3, Karluk, Alaska

BEGINNING, for reference, (POB) at the northwest corner of Tract F, Karluk Subdivision, Plat #82-13; THENCE S73°52'08"E, along the northerly boundary of said Tract F, a distance of 2.19 feet to the True Point of Beginning (TPOB); THENCE N22°21'56"E, along the easterly boundary of Airport Access Road, a distance of 30.18 feet; THENCE S73°52'08"E, a distance of 79.65 feet to a point on the westerly boundary of Water Treatment Plant Lease Parcel KYK-23-P1; THENCE S18°59'34"W, along said lease parcel boundary, a distance of 30.04 feet, to a point on the northerly boundary of said Tract F; THENCE N73°52'08"W, along said northerly boundary of said Tract F, a distance of 81.42 to the True Point of Beginning.

Said lease parcel contains 2,416 Sq. Ft. or 0.06 Acre(s), more or less.

LEGAL DESCRIPTION KYK-23-P3

Water Main Lease Parcel located within Airport Access Road, 14 (c), Plat #2000-3, Karluk, Alaska

BEGINNING, for reference (POB), at the southwest corner of the Alex Brown Street Right of Way, Karluk Subdivision, Plat #78-16, this point being coincident with a point on the Airport Access Road, THENCE S67°39'56"E, along the southerly boundary of said Right of Way, a distance of 20.11 feet to the True Point of Beginning (TPOB); THENCE S67°39'56"E, along said Right of Way, a distance of 20.10 feet to the southeast corner of said Alex Brown Street Right of Way; THENCE S79°05'30"E, a distance of 29.17 feet, to a point on the Airport Access Road, this point also being the northwest corner of Water Main Lease Parcel KYK-23-P2; THENCE, along the easterly boundary of said Airport Access Road and the westerly boundary of said Lease Parcel, S22°21'56"W, a distance of 30.18 feet, to a point on the northerly boundary of Tract F, Karluk Subdivision, Plat #82-13; THENCE N73°52'08"W, along said northerly boundary of Tract F, a distance of 2.19 feet, to the northwest corner of said Tract F; THENCE, along said Right of Way and the westerly boundary of said Tract F, to the beginning of a nontangent curve to the right having a radius of 221.75 feet, a chord bearing of S39°35'01"W and a chord length of 59.73 feet; THENCE S16°07'56"W, along said Right of Way, a distance of 29.64 feet, to the beginning of a tangent curve; THENCE, along said Right of Way, on a curve to the right having a radius of 419.01 feet, a chord bearing of S64°00'46"W and a chord length of 350.68 feet; THENCE N88°04'10"W, along said Right of Way, a distance of 380.35 feet, to the beginning of a tangent curve; THENCE, along said Right of Way, on a curve to the right having a radius of 620.42 feet, a chord bearing of N81°37'37"W and a chord length of 146.90 feet; THENCE N74°58'10"W, along said Right of Way, a distance of 156.01 feet; THENCE N15°01'50"E, a distance of 50.00 feet; THENCE S74°58'10"E, a distance of 156.08 feet, to the beginning of a tangent curve; THENCE, on a curve to the left having a radius of 570.42 feet, a chord bearing of S81°37'54"E and a chord length of 135.27 feet; THENCE S88°04'10"E, a distance of 379.08 feet, to the beginning of a tangent curve; THENCE, on a curve to the left having a radius of 369.01 feet, a chord bearing of N56°17'15"E and a chord length of 393.86 feet, to the True Point of Beginning.

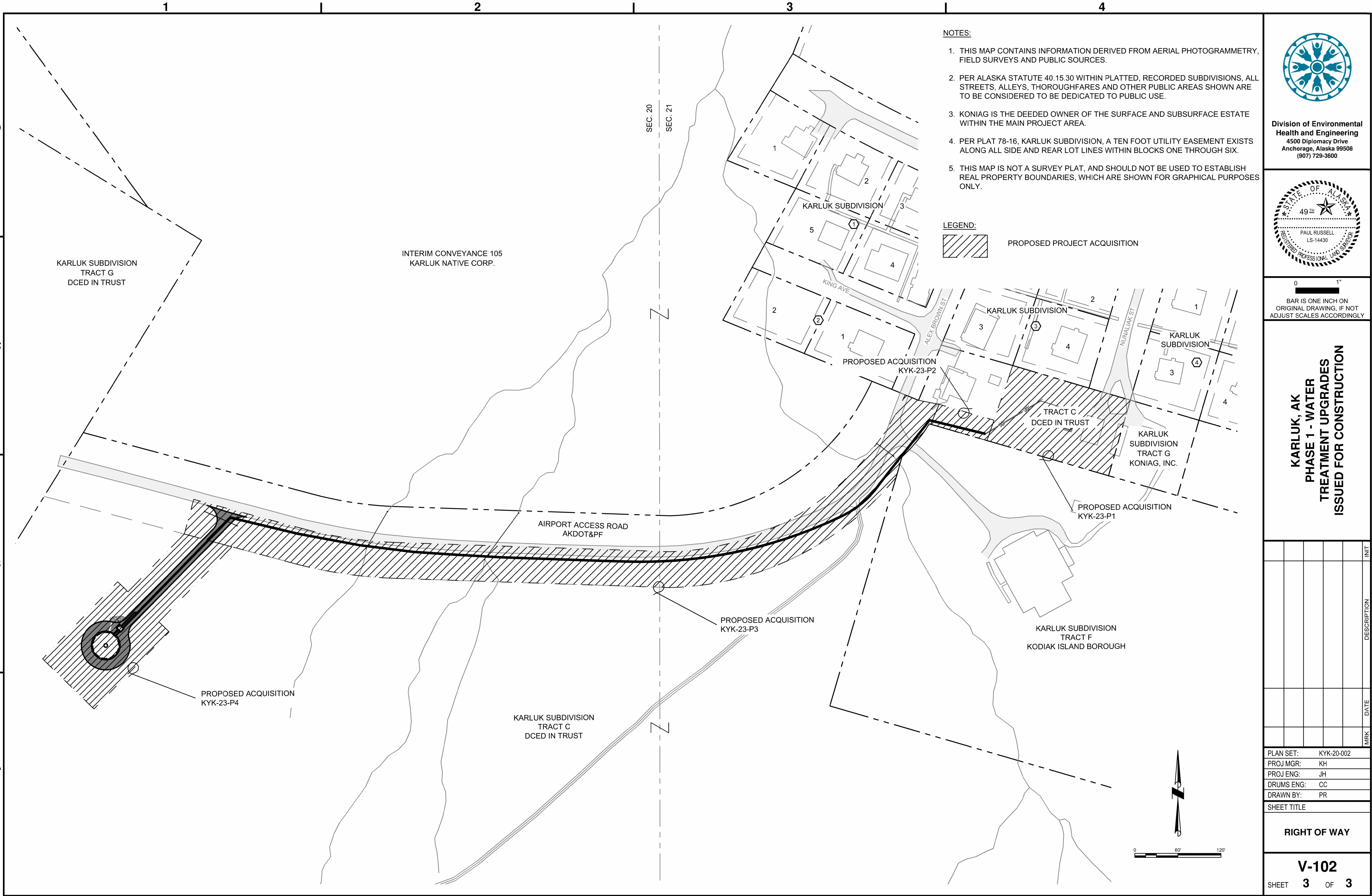
Said lease parcel contains 59,752 Sq. Ft. or 1.37 Acre(s), more or less.

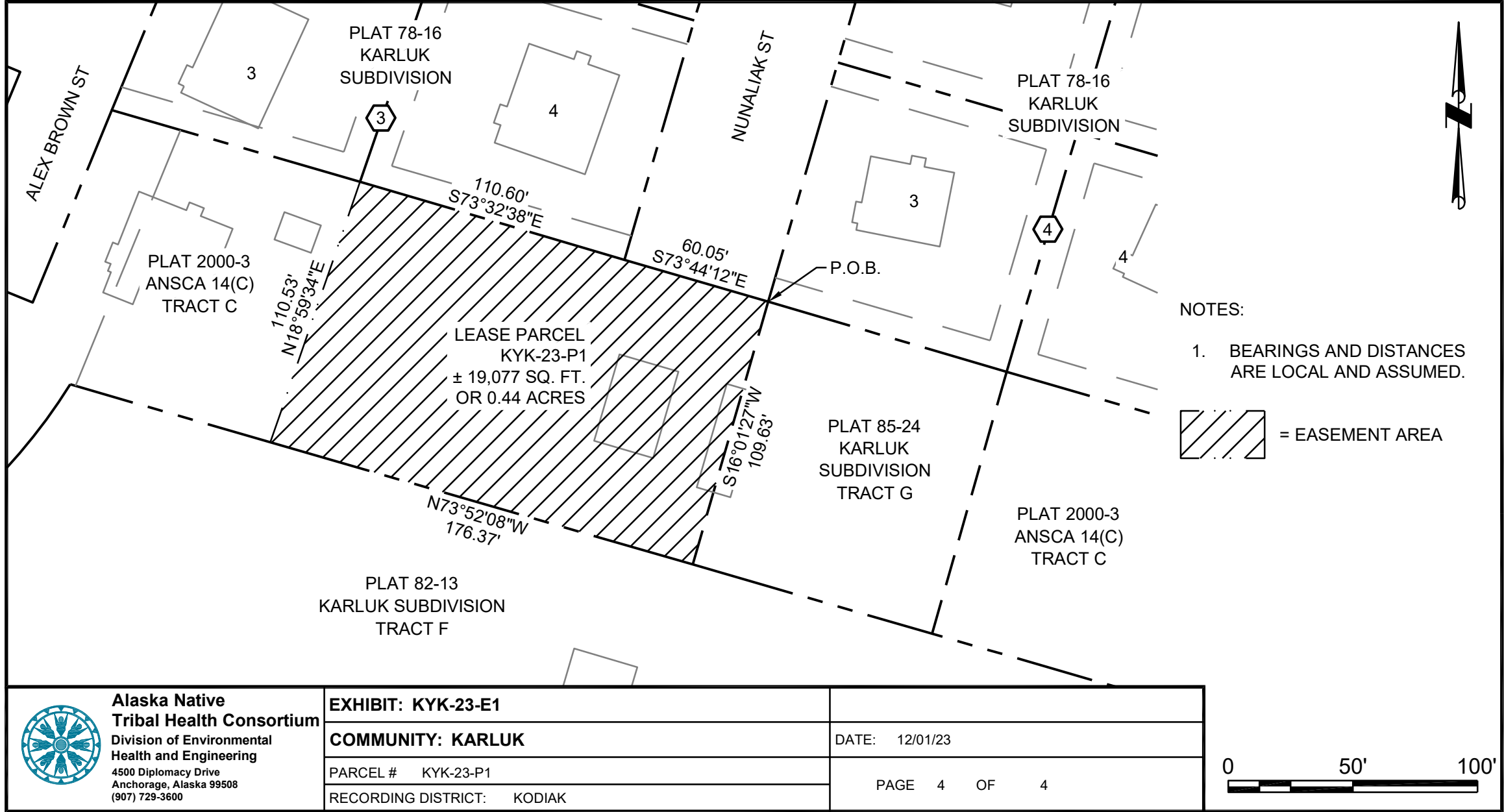
LEGAL DESCRIPTION KYK-23-P4

Water Main and Water Storage Tank Lease Parcel located within Tract C, 14(C), Plat #2000-3, Karluk, Alaska

BEGINNING, for reference (POB), at corner labeled G1, 14(c), Plat #2000-3, Tract G, Karluk Alaska; THENCE $S31^{\circ}35'09''W$, along the easterly boundary of said Tract G, this line also being the westerly boundary of Tract C and the Airport Access Road, for a distance of 104.32 feet; THENCE $S74^{\circ}58'10''E$, along the southerly boundary of said Airport Access Road, a distance of 202.32 feet, to the True Point Of Beginning (TPOB) of Lease Parcel KYK-23-P4; THENCE $S74^{\circ}58'10''E$, along said southerly boundary of Airport Access Road, a distance of 68.76 feet; THENCE $S44^{\circ}15'59''W$, a distance of 146.06 feet; THENCE $S45^{\circ}44'01''E$, a distance of 20.00 feet; THENCE $S44^{\circ}15'59''W$, a distance of 150.00 feet; THENCE $N45^{\circ}44'01''W$, a distance of 150.00 feet; THENCE $N44^{\circ}15'59''E$, a distance of 100.00 feet; THENCE $S45^{\circ}44'01''E$, a distance of 20.00 feet; THENCE $N44^{\circ}15'59''E$, a distance of 112.47 feet to the True Point Of Beginning.

Said lease parcel contains 22,756 Sq. Ft. or 0.41 Acre(s), more or less.





**Alaska Native
Tribal Health Consortium**
Division of Environmental
Health and Engineering
4500 Diplomacy Drive
Anchorage, Alaska 99508
(907) 729-3600

EXHIBIT: KYK-23-E1

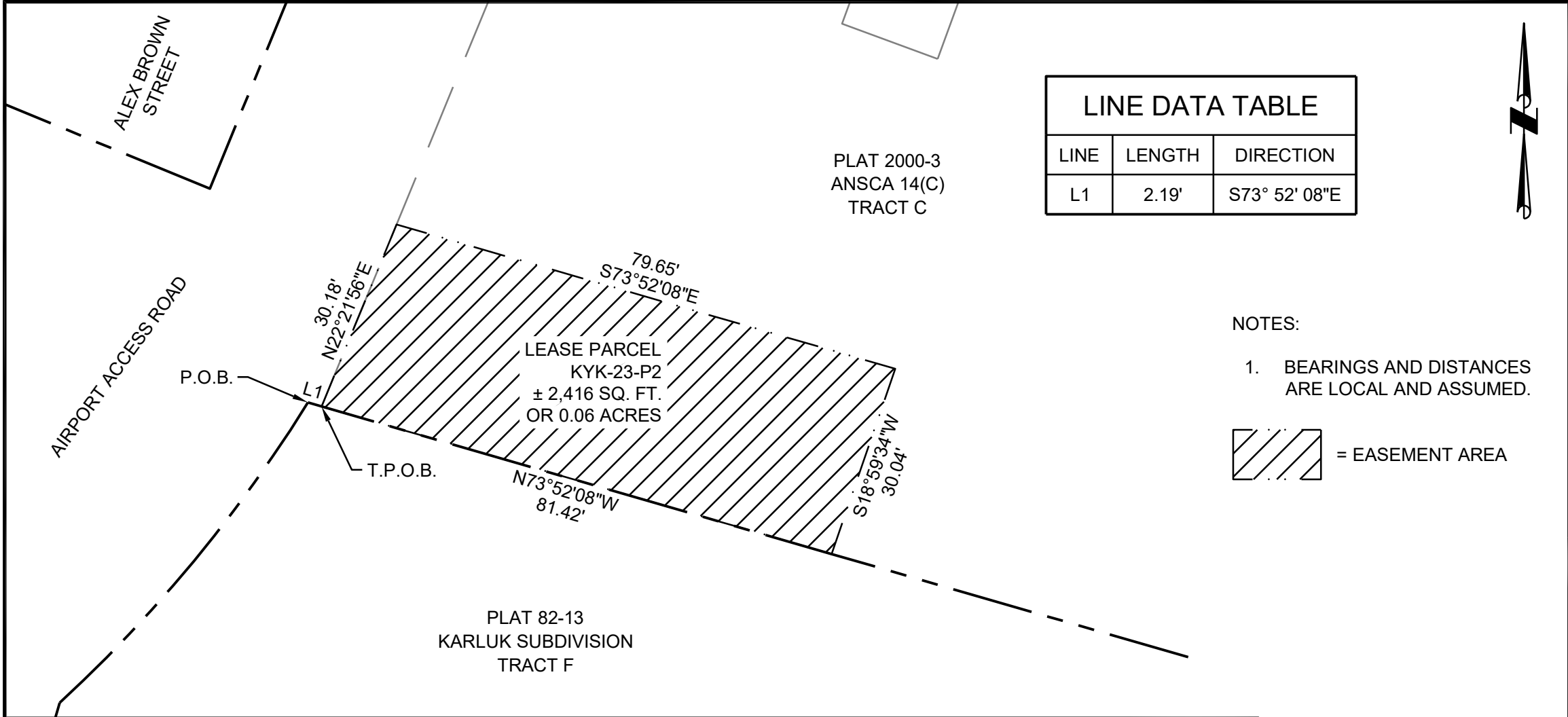
COMMUNITY: KARLUK

PARCEL # KYK-23-P1

RECORDING DISTRICT: KODIAK

DATE: 12/01/23

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**Alaska Native
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EXHIBIT: KYK-23-E2

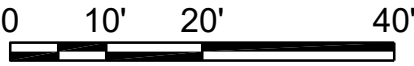
COMMUNITY: KARLUK

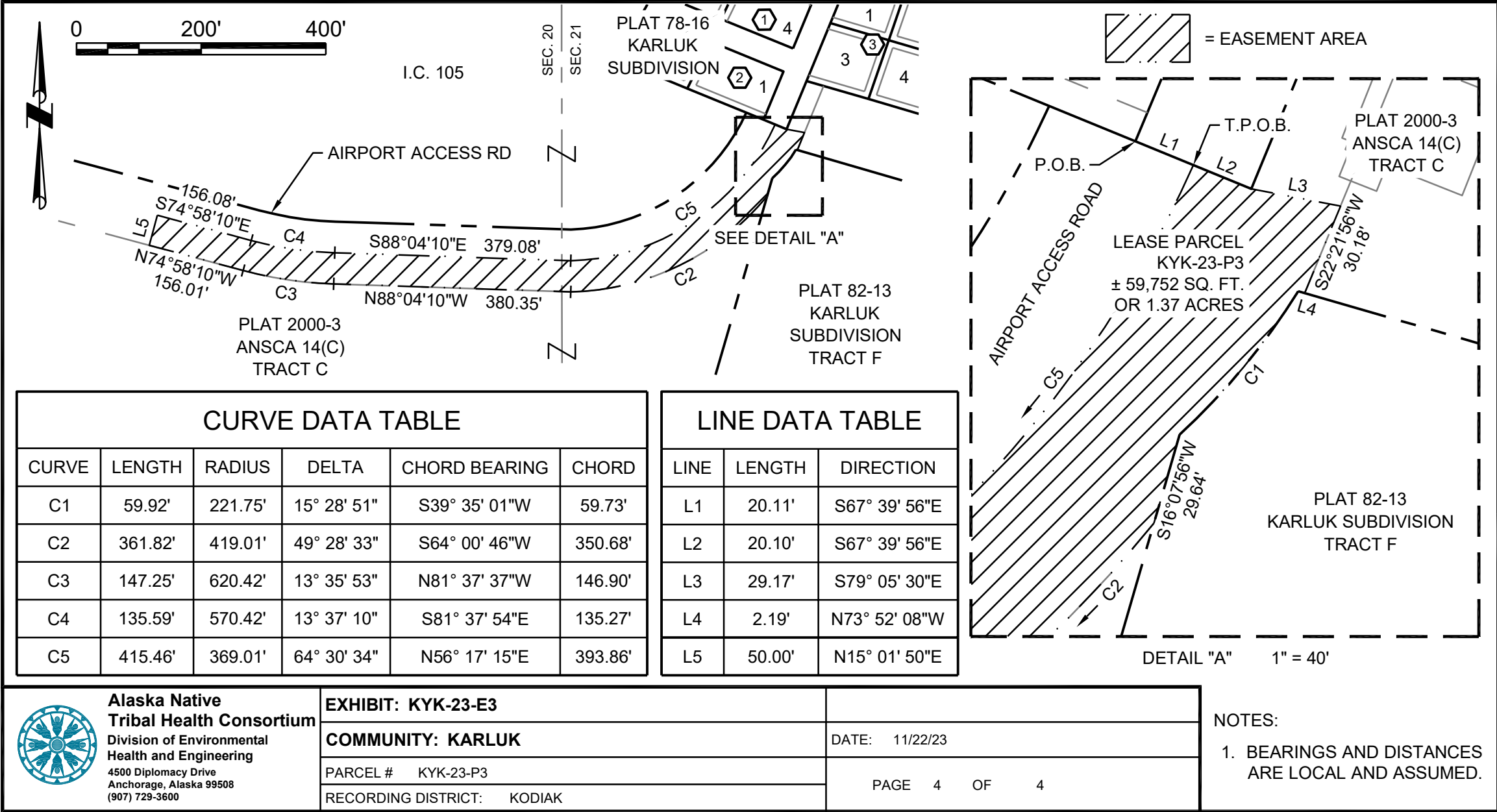
PARCEL # KYK-23-P2

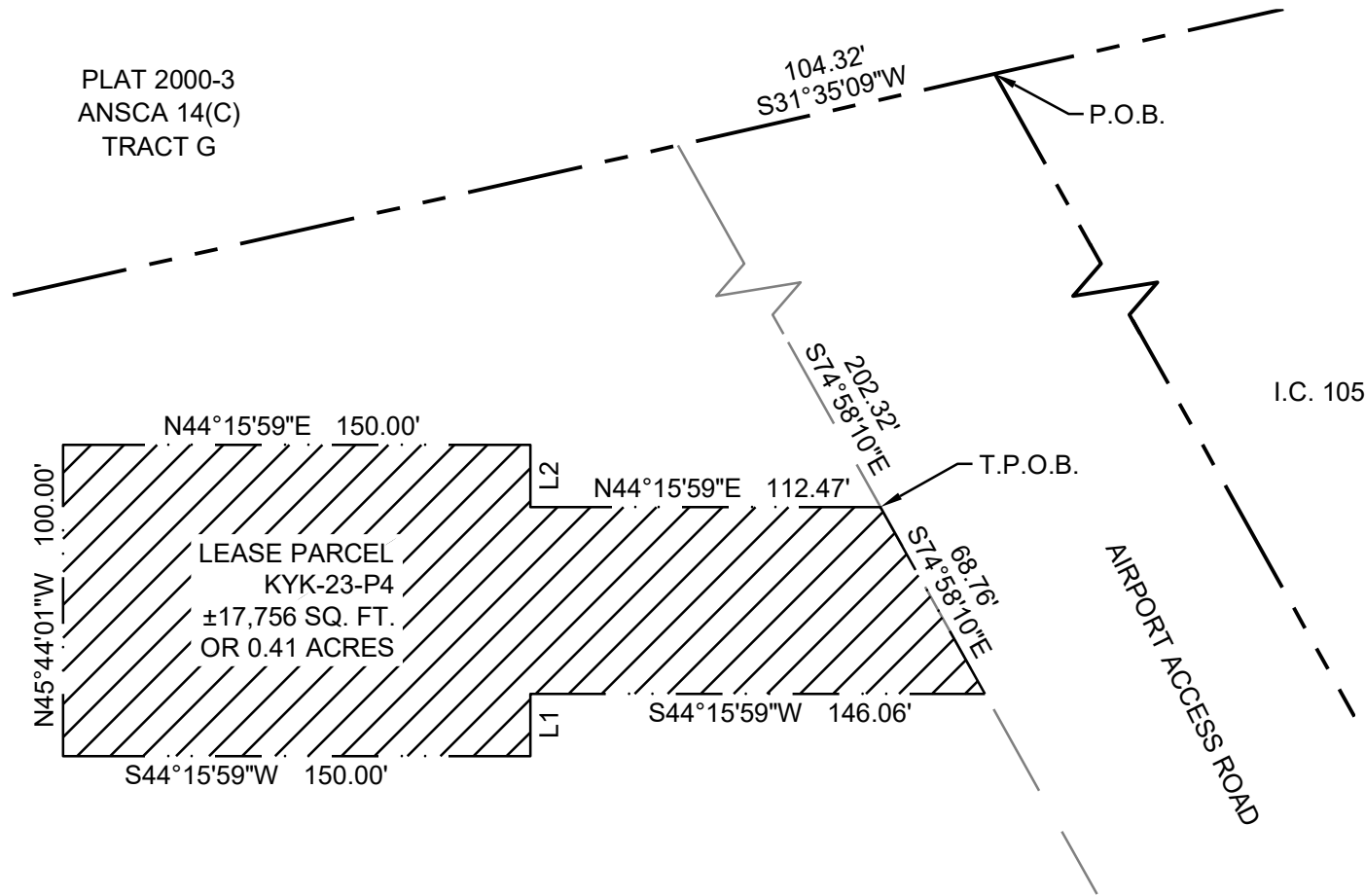
RECORDING DISTRICT: KODIAK

DATE: 11/22/23

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NOTES:

- 1. BEARINGS AND DISTANCES ARE LOCAL AND ASSUMED.

 = EASEMENT AREA

LINE DATA TABLE		
LINE	LENGTH	DIRECTION
L1	20.00'	S45° 44' 01"E
L2	20.00'	S45° 44' 01"E



Alaska Native Tribal Health Consortium
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EXHIBIT: KYK-23-E4		
COMMUNITY: KARLUK		DATE: 01/17/24
PARCEL #	KYK-23-P4	PAGE 4 OF 4
RECORDING DISTRICT:	KODIAK	

