



Thursday, August 21, 2008

MEMORANDUM

To: Sawmill Cove Industrial Park Board

From: Garry White, Director

Subject: TAB Property at SCIP

At the July 10, 2008 meeting the SCIP Board approved to send a 45 day cure letter to TAB regarding the First Condition of Reversion as per the purchase agreement between TAB and CBS. An official letter send by certified mail dated July 15, 2008. The 45 day clock will expire on August 29, 2008.

Attached is information retrieved from the State of Alaska Recorder's Office which shows on 12/06/2006 CBS granted title of the property know as Lot 5 in the SCIP to TAB. At the same time and date TAB turned around and granted title of the property to Cove Partnerships LLC. Cove Partnership LLC appear to hold title to the property know as Lot 5 in the SCIP.

Cove Partners LLC are aware of 45 day cure letter and have retained the law firm Baxter Bruce & Sullivan P.C. to represent their interests. Kent Sullivan of the firm has contacted me by phone and certified letter to request an additional 21 days be added to the 45 days default cure deadline for his firm to have sufficient time to review the case. They plan to prepare a response no later than September 19, 2008.

Recorders Office Search UCC Search

Natural Resources

find



Recorder's Office

Alaska Department of Natural Resources

State of Alaska > Natural Resources

[Search Menu](#) | [Name Search](#) | [Date Search](#) | [Plat Number Search](#) | [Survey Search](#) | [MTRS Search](#) | [Subdivision Search](#) | [No Plat Subdivision Search](#) | [Document Number Search](#) | [Document Type Search](#) | [Book and Page Search](#) | [Doc.Input/UnverifiedStatus](#)

Recorders Office - Document Display

Selected Document: 2006-002207-0

in District: 103 - SITKA

See Index Codes

Cannot view images?

Document Year: 2006 Number: 002207 Suf: 0	District: 103 - SITKA
<i>Date Recorded:</i> 12/06/2006 <i>Time:</i> 03:01PM <i>Pages:</i> 4	
<i>Index:</i> D - DEEDS	
<i>Desc:</i> WARRANTY DEED	
<i>Grantor</i> - SITKA CITY OF	
<i>Grantee</i> - TRUE ALASKA BOTTLING COMPANY	
<i>Location:</i> Lot: 5	<i>Plat:</i> 2006-8

All information has been displayed

UCC documents will be shown as active or inactive. Active does not necessarily mean effective. A Wildcard reference means it does not tie to an active filing.

[Name Search](#) | [Date Search](#) | [Plat Number Search](#) | [Survey Search](#) | [MTRS Search](#) | [Subdivision Search](#) | [No Plat Subdivision Search](#) | [Document Number Search](#) | [Document Type Search](#) | [Book and Page Search](#) | [Doc.Input/UnverifiedStatus](#)
[Recorder's Office Home Page](#) | [UCC Central Home Page](#) | [Dept.of Natural Resources Home Page](#)

Last updated on 08/21/2008.

NOTICE: Documents are entered in nonsequential batches. Temporary document number gaps may exist in current data.

If you identify a possible indexing error (typo, reversed names, etc) or can not locate the record you are trying to find please contact us.

All documents are provided as a public service for your convenience. Updates and corrections occur on a daily basis; however, the State of Alaska Shall not incur any liability for errors or omissions with respect to the information provided on this web site.

Not sure who to contact? Have a question about DNR? Visit the [Public Information Center](#).
Report technical problems with this page to the [Webmaster](#).

Site optimized for Netscape 7, IE 6 or above.
This site also requires that all [COOKIES](#) must be accepted.

[State of Alaska](#) | [Natural Resources](#) | [Copyright](#) | [Privacy](#) | [System Status](#)

Recorders Office Search UCC Search

Natural Resources find

Recorder's Office

Alaska Department of Natural Resources

State of Alaska > Natural Resources

[Search Menu](#) | [Name Search](#) | [Date Search](#) | [Document Number Search](#) | [Document Type Search](#) | [Doc.Input/UnverifiedStatus](#)

UCC Central File - Document Display

Selected Document: 2006-622047-4
in District: 500 - UCC CENTRAL

[See Index Codes](#)[Cannot view images?](#)[Image Unavailable](#)

Document Year: 2006 Number: 622047 Suf: 4	District: 500 - UCC CENTRAL
Date Recorded: 12/11/2006 Time: 03:14PM Pages: 5	
Record Status: Active	Associated Doc: 2006-622047-4
<i>Note: Click on the Associated Document link to see all related records</i>	
Index: FS - FINANCING STATEMENT	
Desc: FINANCING STATEMENT	
Debtor - TRUE ALASKA BOTTLING INCORPORATED	4500 SMC SITKA, AK 99835
Secured - COVE PARTNERS LLC	BOX 2422 LEBANON, OR 97355

All information has been displayed

UCC documents will be shown as active or inactive. Active does not necessarily mean effective. A Wildcard reference means it does not tie to an active filing.

[Name Search](#) | [Date Search](#) | [Document Number Search](#) | [Document Type Search](#) | [Doc.Input/UnverifiedStatus](#)
[UCC Central Home Page](#) | [Recorder's Office Home Page](#) | [Dept.of Natural Resources Home Page](#)

Last updated on 08/21/2008.

NOTICE: Documents are entered in nonsequential batches. Temporary document number gaps may exist in current data.

If you identify a possible indexing error (typo, reversed names, etc) or can not locate the record you are trying to find please contact us.

All documents are provided as a public service for your convenience. Updates and corrections occur on a daily basis; however, the State of Alaska Shall not incur any liability for errors or omissions with respect to the information provided on this web site.

Not sure who to contact? Have a question about DNR? Visit the [Public Information Center](#).
 Report technical problems with this page to the [Webmaster](#).

Site optimized for Netscape 7, IE 6 or above.
 This site also requires that all [COOKIES](#) must be accepted.

[State of Alaska](#) [Natural Resources](#) [Copyright](#) [Privacy](#) [System Status](#)

Recorders Office Search UCC Search

Natural Resources find



Recorder's Office

Alaska Department of Natural Resources

State of Alaska > Natural Resources

Search Menu | Name Search | Date Search | Plat Number Search | Survey Search | MTRS Search | Subdivision Search | No Plat Subdivision Search | Document Number Search | Document Type Search | Book and Page Search | Doc.Input/UnverifiedStatus

Recorders Office - Document Display

Selected Document: 2006-002208-0
in District: 103 - SITKA

See Index Codes

Cannot view images?

Document Year: 2006 Number: 002208 Suf: 0	District: 103 - SITKA
Date Recorded: 12/06/2006 Time: 03:01PM Pages: 2	
Index: D - DEEDS	
Desc: STAT WARRANTY DEED	
Grantor - TRUE ALASKA BOTTLING COMPANY	
Grantee - COVE PARTNERS LLC	
Location: Lot: 5	Plat: 2006-8

All information has been displayed

UCC documents will be shown as active or inactive. Active does not necessarily mean effective. A Wildcard reference means it does not tie to an active filing.

Name Search | Date Search | Plat Number Search | Survey Search | MTRS Search | Subdivision Search | No Plat Subdivision Search | Document Number Search | Document Type Search | Book and Page Search | Doc.Input/UnverifiedStatus
Recorder's Office Home Page | UCC Central Home Page | Dept.of Natural Resources Home Page

Last updated on 08/21/2008.

NOTICE: Documents are entered in nonsequential batches. Temporary document number gaps may exist in current data.

If you identify a possible indexing error (typo, reversed names, etc) or can not locate the record you are trying to find please contact us.

All documents are provided as a public service for your convenience. Updates and corrections occur on a daily basis; however, the State of Alaska Shall not incur any liability for errors or omissions with respect to the information provided on this web site.

Not sure who to contact? Have a question about DNR? Visit the [Public Information Center](#).
Report technical problems with this page to the [Webmaster](#).

Site optimized for Netscape 7, IE 6 or above.
This site also requires that all [COOKIES](#) must be accepted.

[State of Alaska](#) [Natural Resources](#) [Copyright](#) [Privacy](#) [System Status](#)

[Recorders Office Search](#) [UCC Search](#)
Natural Resources [find](#)


Recorder's Office

Alaska Department of Natural Resources

[State of Alaska](#) > [Natural Resources](#)
[Search Menu](#) | [Name Search](#) | [Date Search](#) | [Plat Number Search](#) | [Survey Search](#) | [MTRS Search](#) | [Subdivision Search](#) | [No Plat Subdivision Search](#) | [Document Number Search](#) | [Document Type Search](#) | [Book and Page Search](#) | [Doc.Input/UnverifiedStatus](#)

Recorders Office - Document Display

Selected Document: 2007-001454-0
in District: 103 - SITKA

[See Index Codes](#)
[Cannot view images?](#)
[Image Unavailable](#)

Document Year: 2007 Number: 001454 Suf: 0	District: 103 - SITKA
Date Recorded: 09/04/2007 Time: 08:30AM Pages: 5	
Index: M - MORTGAGES	Amount: \$1,300,000.00
Desc: TRUST DEED	
Grantor - COVE PARTNERS LLC	
Grantee - LAWYERS TITLE INSURANCE CO	
Grantee - SCHWINDT PAUL	
Location: Lot: 5	Plat: 2006-8

All information has been displayed

UCC documents will be shown as active or inactive. Active does not necessarily mean effective. A Wildcard reference means it does not tie to an active filing.

[Name Search](#) | [Date Search](#) | [Plat Number Search](#) | [Survey Search](#) | [MTRS Search](#) | [Subdivision Search](#) | [No Plat Subdivision Search](#) | [Document Number Search](#) | [Document Type Search](#) | [Book and Page Search](#) | [Doc.Input/UnverifiedStatus](#)
[Recorder's Office Home Page](#) | [UCC Central Home Page](#) | [Dept. of Natural Resources Home Page](#)

Last updated on 08/21/2008.

NOTICE: Documents are entered in nonsequential batches. Temporary document number gaps may exist in current data.

If you identify a possible indexing error (typo, reversed names, etc) or can not locate the record you are trying to find please contact us.

All documents are provided as a public service for your convenience. Updates and corrections occur on a daily basis; however, the State of Alaska Shall not incur any liability for errors or omissions with respect to the information provided on this web site.

Not sure who to contact? Have a question about DNR? Visit the [Public Information Center](#).
 Report technical problems with this page to the [Webmaster](#).

Site optimized for Netscape 7, IE 6 or above.
 This site also requires that all **COOKIES** must be accepted.

[State of Alaska](#) | [Natural Resources](#) | [Copyright](#) | [Privacy](#) | [System Status](#)

Recorders Office Search UCC Search

Natural Resources find

Recorder's Office

Alaska Department of Natural Resources

State of Alaska > Natural Resources

Search Menu | [Name Search](#) | [Date Search](#) | [Plat Number Search](#) | [Survey Search](#) | [MTRS Search](#) | [Subdivision Search](#) | [No Plat Subdivision Search](#) | [Document Number Search](#) | [Document Type Search](#) | [Book and Page Search](#) | [Doc.Input/UnverifiedStatus](#)

Recorders Office - Document Display

Selected Document: 2007-001455-0
in District: 103 - SITKA

[See Index Codes](#)[Cannot view images?](#)[Image Unavailable](#)

Document Year: 2007 Number: 001455 Suf: 0	District: 103 - SITKA
Date Recorded: 09/04/2007 Time: 08:30AM Pages: 5	
Index: M - MORTGAGES	Amount: \$200,000.00
Desc: TRUST DEED	
Grantor - COVE PARTNERS LLC	
Grantee - LAWYERS TITLE INSURANCE CO	
Grantee - STUTZMAN ELLIS	
Location: Lot: 5	Plat: 2006-8

All information has been displayed

[Back](#)

UCC documents will be shown as active or inactive. Active does not necessarily mean effective. A Wildcard reference means it does not tie to an active filing.

[Name Search](#) | [Date Search](#) | [Plat Number Search](#) | [Survey Search](#) | [MTRS Search](#) | [Subdivision Search](#) | [No Plat Subdivision Search](#) | [Document Number Search](#) | [Document Type Search](#) | [Book and Page Search](#) | [Doc.Input/UnverifiedStatus](#)
[Recorder's Office Home Page](#) | [UCC Central Home Page](#) | [Dept.Of Natural Resources Home Page](#)

Last updated on 08/21/2008.

NOTICE: Documents are entered in nonsequential batches. Temporary document number gaps may exist in current data.

If you identify a possible indexing error (typo, reversed names, etc) or can not locate the record you are trying to find please contact us.

All documents are provided as a public service for your convenience. Updates and corrections occur on a daily basis; however, the State of Alaska Shall not incur any liability for errors or omissions with respect to the information provided on this web site.

Not sure who to contact? Have a question about DNR? Visit the [Public Information Center](#).
 Report technical problems with this page to the [Webmaster](#).

Site optimized for Netscape 7, IE 6 or above.
 This site also requires that all [COOKIES](#) must be accepted.

[State of Alaska](#) [Natural Resources](#) [Copyright](#) [Privacy](#) [System Status](#)

ATTORNEYS AT LAW

BAXTER BRUCE & SULLIVAN P.C.

PROFESSIONAL CORPORATION

P.O. BOX 32819
JUNEAU, ALASKA 99803
(907) 789-3166 (Telephone)
(907) 789-1913 (Facsimile)
www.baxterbruceandlaw.com

DANIEL G. BRUCE
KEVIN J. SULLIVAN
Z. KENT SULLIVAN
MARIE Y. MARX
ALEXANDER J. HILDEBRAND
BENJAMIN E. BROWN
CORY W. WINCHELL
OF COUNSEL
FRED J. BAXTER

August 13, 2008

**SENT VIA FIRST CLASS MAIL &
FACSIMILIE TRANSMISSION TO: (907) 747-7688**

Garry White
Executive Director
Sawmill Cove Industrial Park
329 Harbor Drive Suite 212
Sitka, Alaska 99835

Re: *Cove Partners, LLC*
Our File No. 9150-000

Dear Mr. White:

This firm represents Cove Partners, LLC ("Cove Partners") concerning its ownership of Lot 5, Sawmill Cove Industrial Park Subdivision No. 1, according to Plat 2006-8, records of the Sitka Recording District, First Judicial District, State of Alaska. Please ensure that all future communications in this regard are directed to this firm. It is Cove Partners' understanding that the City and Borough of Sitka ("CBS") provided a "forty-five day written notice to cure default related to Reversionary Interest" to True Alaska Bottling Company President, C.R. Kearns, on or about July 15, 2008. It is also our understanding that CBS counsel, Ms. Theresa Hillhouse, Esq., has asked that all responses and inquiries regarding this notice be directed to you. I have copied Ms. Hillhouse with this letter. If for some reason our understanding is incorrect regarding contacting you directly, please let me know.

Cove Partners currently owns the real property that is the subject of the above-referenced notice. Based upon Cove Partners' interest in this property, Cove Partners wishes to address the concerns raised by CBS in its letter of July 15, 2008. In order to do so, Cove Partners requests an additional three weeks beyond the deadline currently set to expire on August 29, 2008. This additional time is requested so that our firm may review all of the relevant documentation concerning this matter, consult with our client regarding the issues at hand and potential resolution of the same, and finally, to prepare a response to you no later than September 19, 2008. Please let me know if this is not acceptable.

Mr. Garry White
August 13, 2008
Page 2

If you have any questions regarding this letter or the matters referenced herein, please feel free to contact me at (907) 789-3166 or zsullivan@baxterbrucelaw.com. Thank you for your anticipated understanding and consideration.

Sincerely,

BAXTER BRUCE & SULLIVAN P.C.



Z. Kent Sullivan

ZKS/mym

c: Theresa Hillhouse, Esq., CBS Attorney
Jim Dinley, CBS Administrator
C.R. Kearns, President, True Alaska Bottling Company
Cove Partners, LLC
Cabot Christianson, Esq.