

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

November 19, 2018, 5:00 PM.

Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. Draft Minutes, October 22, 2018

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

- A. Land Trade Proposal between CBJ and Alan and Ellen Rogers
- B. Easement Request from ADOT&PF
- C. Property Purchase Request from Thomas and Lisa Daugherty

VI. ITEMS FOR ACTION

VII. SUPPLEMENTAL MATERIALS - RED FOLDER ITEM

- A. November 19, 2018 Presentation

VIII. STAFF REPORTS

IX. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

X. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

October 22, 2018 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

Chair Mary Becker called the meeting to order at 5:00 pm.

Members Present: Mary Becker, Chair; Michelle Hale; Wade Bryson;

Members Absent: Maria Gladziszewski

Liaisons Present: None

Other Assembly Members Present: Loren Jones

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager;
Bhagavati Braun, Lands & Resources Specialist

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

The August 27, 2018 minutes were approved as written.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Alaska Sustainable Seafoods LLC dba *Deckhand Dave's* Application to Purchase Gunakadiet Park

Mr. Chaney noted that the Applicant, Dave McCasland, was in attendance and will give a brief presentation. Mr. Chaney introduced the location of the park, at the corner of Front Street and South Franklin, and gave some history of the park stating that it was once an improved park and has since been graded. Mr. Chaney noted that the park is located next to a large vacant property and it could be advantageous for the two to be purchased by the same buyer though that is not the question tonight. Mr. Chaney noted that the Lands Committee heard this issue on August 6th and sent the issue to the Parks and Recreation Advisory Committee (PRAC). The PRAC issued their recommendation on October 8. The PRAC unanimously approved a motion on October 8 recommending the Lands Committee:

Retain Gunakadeit Park as a Special Use Area and request that staff develop options for future development or disposal.

Mr. Chaney noted that there is an active application from Mr. McCasland that the Lands Committee is reviewing and that the Assembly will have to make a determination about this topic, he then introduced Mr. McCasland.

Mr. McCasland introduced himself as the owner of *Deckhand Dave's Fish Tacos*, he noted that he is requesting that the Lands Committee forward a recommendation preferably to sell or secondarily to lease the parcel to Mr. McCasland. He stated that his intention is to create a space for a food truck park area to replace the one that has been located in the Archipelago Lot which he and other vendors have been told will no longer be available for food vendors starting summer 2019. Mr. McCasland stated that this opportunity would create a community area where people can gather and eat and drink together, noting other communities where this model has proven successful. Mr. McCasland noted how difficult it was to set up his food truck initially and stated that the "plug-and-play" infrastructure that he is proposing would bring economic opportunities and ease the startup hassle for businesses. He stated that if this moves forward it will create a place for gathering that will provide a hub and an attraction to bring more tourists further north to locations where more local businesses are.

Mr. Bryson asked about the measurements on the diagram, noting that the 12'x16' and 12'x20' spaces might be small for both the business and room for customers. He also asked if the restrooms will be permanent with hand washing facilities. Mr. McCasland noted that the diagrams were worked up by Northwind Architects and are to scale, and may be subject to change. He noted that his truck is smaller than the space on the diagram and that there would be a gathering/eating area in the center for customers. He also noted that the restrooms would be permanent with handwashing facilities.

Mr. Bryson asked if the entire Archipelago Lot (where food trucks are currently) will be closed to food trucks starting next summer. Mr. McCasland answered as a tenant that the property manager told him that they would have to be off the property. Mr. Chaney added that the City hasn't had final confirmation but it is clear that that is the direction they are headed in, noting that the exact timeline is unclear to the City.

Ms. Hale asked if the project images show Gunakadiet Park as well as the adjacent vacant lot. Mr. McCasland answered that the concept relies on having both properties.

Mr. Chaney continued, noting that the Parks & Recreation Department is creating a new Parks & Recreation Comprehensive Plan that has not yet been finalized; additionally the Downtown Blueprint is a new plan that is underway through the Community Development Department, both of these plans may have something to say about the disposal or retention of Gunakadiet Park. Mr. Chaney noted that having these plans in process, it is not a good time to sell park land in the downtown area. He stated that staff's recommendation is that:

The Assembly decline Alaska Sustainable Seafoods LLC dba *Deckhand Dave's* application to purchase Gunakadiet Park and return the \$500 application fee. If using the lots for a food court is desired, a temporary annual lease should be explored.

Mr. Chaney noted that if the Assembly decides to sell the lot, it will be sold. Noting that doing so while planning efforts are underway might be short-sighted.

Ms. Hale stated her concern about the lack of food cart areas in the downtown area, noting that this might not be the correct time to bring this concern up. Ms. Becker stated that she heard the lot would continue to have spaces for food trucks ongoing, noting that she might have misheard.

Mr. Bryson asked if restrooms are available at the Gunakadiet Park lot. Staff noted that there are no restrooms. Mr. Bryson asked if the City were to do a lease, how long would the lease be for. Mr. Chaney responded that the City has a range of lease options, all of which would have to be approved by the Assembly, a lease could be as short as a few months to years.

Ms. Becker noted that she has other concerns, but would be willing to postpone discussion of them to a meeting with the full Assembly.

Ms. Hale moved:

The Lands Committee recommends that the Assembly decline Alaska Sustainable Seafoods LLC dba *Deckhand Dave's* application to purchase Guna-ka-deit Park and return the \$500 application fee. Emphasizing that if using the lot for a food court is desired and is necessary, a temporary annual lease should be explored.

Motion Passed Unanimously.

B. Juneau Composts! Application to Lease City at South Lemon Creek Material Source

Mr. Bleidorn introduced the application from Juneau Composts! LLC; submitted by Lisa Dougherty, who was available to answer questions. Mr. Bleidorn noted that the area is just under an acre of land, is adjacent to the South Lemon Creek Material Source (Gravel Pit), is relatively unused, and doesn't have water, sewer, or electricity and thus is not very desirable for other leases. Mr. Bleidorn continued that the application states that the project will help divert waste from the landfill and promote recycling which are both goals of the Assembly. There have been no objections from CBJ Pits and Quarries Manager and RecycleWorks Manager. The application states that the facility will likely be open to the public on Saturdays, and there will be no permanent structures so it would be easy to return the property to its current condition after the terms of the lease are completed.

Mr. Bleidorn outlined the options that are available via Title 53 to the Committee: *work with the original applicant; do not lease the property; or open it up for other lease options*. Mr. Bleidorn stated the staff recommends that:

The Lands Committee pass a motion of support to work with the original applicant to develop a lease of City property at the South Lemon Creek Material Source to Juneau Composts! LLC for fair market value.

Ms. Hale asked for some clarification as there was a street name discrepancy on the application. Mr. Bleidorn noted that the applicant initially requested a lease on Fish

Creek Road but it was determined that the Lemon Creek area was more desirable through discussions internally and with the applicant.

Mr. Bryson asked what lease term will be offered. Mr. Bleidorn stated that staff hasn't made a recommendation on this yet as the Lands Division must receive authority from the Assembly before negotiating leases. Noting that the terms, value, and timeframe have not been discussed, he continued that an appropriate timeframe for this lease could easily be around 5 years.

Ms. Hale asked if there has been any other recent interest in leasing this property. Mr. Bleidorn stated that there has been interest in other areas of the rock and gravel pit, but not for this specific area, he added that this helped lead to the conclusion that this would be a preferred spot.

Mr. Bryson moved to:

Pass the motion to lease the property to the original applicant to develop a lease of City property at the South Lemon Creek Material Source to Juneau Composts! LLC.

Motion Passed Unanimously

VI. STAFF REPORTS

A. Lands Division Overview

Mr. Chaney presented a Lands & Resources Division overview which covered the following:

- Lands & Resources Division and its members
- Title 53, the code that guides the Division
- Land Management Plan
- Land Management Plan Implementation Strategy
- Lands Fund
 - Funding the Lands Fund
 - Land disposals
 - Interest from land
 - Resources such as rock
 - Funded by the Lands Fund
 - Staff salaries
 - Operation of quarries
 - Land subdivision and preparation for sale
- Parcel Viewer
- Housing
 - Lena subdivision
 - Pederson Hill subdivision
 - Switzer area
 - Jackie Street
 - Norway Point
 - Bonnie Brae

- 6th Street in Douglas
- Auke Bay area
- Home Build Program
- Work with Chief Housing Officer and Affordable Housing Commission
- Types of Sales
 - Sealed competitive bids
 - Over the counter sales
 - Block sales
 - Fixed price lottery
- Industrial Property
 - Leasing to Juneau Composts!
- Hazardous Tree Management
- Film Permits
- Air Quality Monitoring
- Communication Tower Leases
- Water Quality Monitoring for AJ Mine
- Quarry Operations
- Pioneer Road on West Douglas

Ms. Hale asked if staff salaries were paid by the Land Fund. Mr. Chaney answered that they are. Ms. Hale thanked Mr. Chaney for the overview and asked if there is any affordable housing happening in the Pederson Hill subdivision. Mr. Chaney noted that the lots are small with the intent to keep the price of the property low, he continued that the City is required by code to sell for fair market value. Mr. Chaney added that the Assembly could consider subsidizing the lots.

B. Air Quality Monitoring Season Update

Mr. Bleidorn stated that the Air Quality Monitoring Season began on October 1 and runs through April 30. He outlined the boundaries of the area that is monitored in the Mendenhall Valley. The Lands & Resources Division works with the State of Alaska Department of Environmental Conservation Division of Air Quality, and Community Service Officers. Mr. Bleidorn continued that the air quality is monitored hourly 24/7 via State data from a monitoring station on top of Floyd Dryden Middle School.

Mr. Bleidorn outlined some of the causes for poor air quality, including weather patterns such as air inversions that cause pollutants from wood burning to concentrate near ground level which leads to higher concentrations of pollutants and eventually can reach an unhealthy level. He stated that air emergencies are called when air quality reaches, or is predicted to reach an unhealthy level. The program started with the Clean Air Act and unhealthy levels of pollutants are determined by the standards on pollution published by the Federal Environmental Protection Agency (EPA). Mr. Bleidorn noted that the Division follows rules set forth by City ordinance to determine when to call an air emergency.

Mr. Bleidorn noted that we are lucky that citizens of the Valley are responsive to the emergency calls and generally are appreciative of the program. He outlined some of the methods the Division uses to alert the public of an air emergency including the Lands webpage, Facebook, radio announcements, the wood smoke hotline, text alerts, and burn ban signs.

Mr. Bryson asked if there is a temperature limit or are exceptions allowed when the temperature is very low. Mr. Bleidorn stated that there are legal limits established by the EPA that cannot be exceeded without being out of compliance with the clean air act.

Ms. Hale stated her understanding that this program is governed by the EPA and the City has to follow EPA rules. Mr. Bleidorn stated that that was correct, the EPA sets the standards, the State monitors the air quality and notifies the City if found to be in violation, and the City takes the data provided by the state, uses guidelines set by the EPA and helps to enforce the rules. Mr. Bleidorn noted that this program has been very successful.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

Ms. Hale thanked staff for their good work on the Air Quality program, stating that the CBJ and the citizens of Juneau have stepped up and done a great job on this. Mr. Chaney noted that our program is one of the most successful air quality monitoring programs in the country, much due to the responsiveness of residents.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:54 PM.

MEMORANDUM

CITY AND BOROUGH OF JUNEAU

Lands and Resources Division Office
155 S. Seward St., Juneau, Alaska 99801
Greg.Chaney@juneau.org
(907) 586-0205

TO: Lands Committee
FROM: Greg Chaney, CBJ Lands Manager
SUBJECT: Alan and Ellen Rogers Land Trade Proposal
DATE: November 14, 2018

Greg Chaney

Introduction

In the fall of 2017, Alan and Ellen Rogers of 812 Fritz Cove Rd (Smuggler's Cove Rd) contacted the Lands and Resources Division with a proposal to exchange a strip of land along the northwest boundary of their property (including waterfront) for a portion of upland CBJ parkland.

The Rogers reside in a 500 square foot cabin at the water's edge, which requires a steep 160 foot descent to access their dwelling. Wishing to "age in place", the Rogers' proposed a land trade that would help them build a structure on a level surface near the driveway used to access the upper portion of their property.



On December 29th, 2017, Lands staff conducted an initial site visit to the Rogers' property and ground-truthed property corners. During this site visit, it came to staff's attention that a shed had been placed within the access easement, which was not permitted under the terms of the easement. If the proposed land trade is not approved, this structure will have to be relocated onto the Rogers' property.



History of the Area

In 2005, the City and Borough of Juneau approved a perpetual driveway and utility easement to the Smugglers Cove Pioneers Association within CBJ parklands at the end of the Mendenhall Peninsula. Before the easement was granted, property owners accessed their landlocked parcels either on foot or by boat.

According to a July 11th, 2005 memo from former Lands Manager Steve Gilbertson:

"The subject properties were subdivided in 1954 by the federal government with no land access. At the time, there were no such requirements for providing formal access. A number of these situations were created around the community and gradually there has been a movement of the property owners to obtain easements and develop driveways."

Staff Analysis

The 2016 Land Management Plan lists the Mendenhall Peninsula LND-0520 property as *retain/dispose*. The legal description of the City owned parcel is Alaska State Land Survey 78-171 Lot 3A and is roughly 350 acres in size.

Initially Mr. Rogers proposed a land trade with CBJ that would be equivalent in area and submitted a proposed sketch. After an initial review, it was clear that the Rogers' waterfront property was more valuable than the CBJ uplands. In order to establish equal monetary values for the two parcels, Mr. Rogers hired an appraiser, Charles Horan and Associates, approved by the CBJ Lands Manager to derive a value ratio. The appraiser determined that 1 square foot of Mr. Rogers waterfront property was worth 2.5 square feet of upland property in this region (**Appraisal-Attachment 1**).

On May 1st, 2018, Lands staff brought this topic to the Parks and Recreation Advisory Committee. Director Kirk Duncan and Project Manager Alix Pierce shared with the Committee that Parks staff had no concerns with the proposed land trade moving forward, especially because in the upcoming Master Plan Update, this region may be considered for divestment.

Parks and Rec staff then recommended to the PRAC that the equal value land trade proposed by Alan and Ellen Rogers is found to be generally acceptable and to forward the proposal to the Lands Committee for further consideration and recommendations. This recommendation was then discussed and called to a vote; the recommendation passed 5 to 2. The two objections were primarily based on the two dissenting PRAC members feeling that the land trade was not of benefit to the public. After the PRAC meeting, In an effort to develop a trade that was clearly in the public interest, Rogers family has revised their proposal and is offering to trade 6,164 ft² of waterfront property for 14,225 ft² of CBJ uplands, in monetary value this would result in a trade that is 8% in favor of the City.

The Lands Committee reviewed the concept at their May 21, 2018 meeting. The Committee considered that approximately 70% of the land proposed to be acquired by the Rogers family from CBJ is already in the Rogers' access easement, while the beach property offered in exchange is easily accessed by pedestrians or boats along the beach and has relatively high recreational value. In consideration of these facts, the Lands Committee found this proposal would be in the best interest of the City. Therefore the Lands Committee passed a motion to forward the Rogers land trade proposal to the full Assembly with a positive recommendation.

When considering land trades, the Assembly is required to follow CBJ§53.09.230(a) which stipulates that prior to considering a land exchange, the Assembly must determine if it is appropriate to work "*...by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by motion, the manager may commence negotiations for the...exchange...of City and Borough land.*"

In this case, the original proposer (Rogers family) is an adjacent property owner with a unique set of circumstances. It is extremely unlikely that any other party would have the opportunity to propose a land exchange on similar terms. The primary unique feature of this exchange is that the Rogers have an access easement across CBJ Park land. This easement has been developed as a private driveway and does not retain features that would normally be associated with natural area public park while the beach front being offered is in its natural state and is easily accessed by the public. Furthermore, the Rogers family has offered to pay all subdivision and recordings costs.

At the regular Assembly meeting on June 4, 2018 the Assembly unanimously approved a motion finding that the proposed terms of the land trade were generally acceptable and directed the Manager to commence negotiations with the Rogers family for the exchange.

The final alignment of the new property lines will be determined by a professional surveyor working collaboratively with the Community Development Department as well as Engineering and Public Works Department to meet appropriate subdivision requirements. The Rogers have agreed to pay for all surveying costs.

As stipulated in CBJ§53.09.230(b), prior to the Assembly taking action on land exchanges, the Assembly must consider Planning Commission's review and comments concerning the proposal. At the November 13 2018 Planning Commission meeting a motion recommending approval of the proposed land exchange was unanimously approved.

This item is scheduled for the November 26, 2018 Assembly meeting.

Staff recommends the Lands Committee adopts the following motion:

The Lands Committee recommends to the Assembly that the land exchange proposed by the Rogers family with the CBJ be approved by ordinance.



**APPRAISAL REPORT TO DETERMINE AN
UPLAND TO WATERFRONT VALUE RATIO
FOR A PROPOSED LAND SWAP ON
THE MENDENHALL PENINSULA**



**AERIAL PHOTO OF PROPOSED LAND EXCHANGE BETWEEN ALAN ROGERS
& THE CITY AND BOROUGH OF JUNEAU**

PREPARED FOR: Alan & Ellen Rogers
P.O. Box 34401
Juneau, Alaska 99803

PREPARED BY: Charles E. Horan, MAI
Slater M. Ferguson
Horan & Company, LLC
403 Lincoln Street, Suite 210
Sitka, Alaska 99835

EFFECTIVE DATE: February 15, 2018

REPORT DATE: March 7, 2018

OUR FILE NO.: 18-009

HORAN & COMPANY

Packet Page 13 of 101

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN, MAI / WILLIAM G. FERGUSON,
JOSHUA C. HORAN, AND SLATER FERGUSON

403 LINCOLN STREET, SUITE 210, SITKA, ALASKA 99835

PHONE NUMBER: (907)747-6666 FAX NUMBER (907)747-7417 commercial@horanappraisals.com

March 7, 2018

Alan & Ellen Rogers
P.O. Box 34401
Juneau, Alaska 99803

Re: Appraisal report to determine a waterfront to upland value ratio for a proposed land swap on the Mendenhall Peninsula; Our file 18-009

Dear Alan and Ellen Rogers:

We have completed a ratio study of the nominal SF value of waterfront to uplands relative to the proposed land exchange at 812 Fritz Cove Road (Smuggler's Cove Road) between Alan and Ellen Rogers (Rogers) and the City and Borough of Juneau (CBJ). The Rogers own the waterfront parcel described as ASLS 70-3, CBJ Parcel Number 4B2001080010, containing approximately 1.67 acres. They wish to convey to the CBJ a strip of land along their Northwest boundary of their lot, including the waterfront, in exchange for an upland area of CBJ lands within a large 90 acre parcel described as ASLS 78-171 LT 3A FR. In the exchange, the CBJ lands will be increased by more valuable waterfront land and reduced by a yet to be determined amount of lesser valuable upland area. It's the desire of the parties to exchange these lands based on a general value ratio of waterfront to upland properties of otherwise similar characteristics. We have considered the character of the Rogers waterfront lands and a hypothetically similar adjacent upland tract and concluded a reasonably market responsive ratio for this trade as follows.

Uplands SF Value: Waterfront SF Value 2.5:1

This indicated value 2.5 SF of uplands for each 1 SF of waterfront lands is based on a ratio study which we have described and summarized in the following report. It sets forth the Assumptions and Limiting Conditions, the Certification of Appraisal, methodologies, definitions, and the most pertinent data considered in arriving at this opinion.

Thank you for this opportunity be of service, if you have any questions or comments please don't hesitate to call.

Respectfully submitted,



Charles E. Horan, MAI
Horan & Company, LLC



Slater M. Ferguson, Appraiser Trainee
Horan & Company, LLC

TABLE OF CONTENTS

CERTIFICATION OF APPRAISAL	iv
1 Introduction.....	5
1.1 Background	5
1.2 Intended Use And Intended Users.....	6
1.3 Effective Date.....	6
1.4 Three Year Sales History	6
1.5 Scope of Appraisal	6
1.6 Assumptions and Limiting Conditions.....	7
1.7 Terminology	9
2 Neighborhood Analysis.....	10
2.1 Neighborhood Analysis.....	11
3 Property Description.....	12
3.1 Description of Waterfront lot-Rogers Property.....	12
3.2 Description of Hypothetical CBJ Upland Parcel.....	14
3.3 Conceptual Description of Proposed Trade	15
4 Upland-Waterfront Ratio Analysis.....	17
4.1 Introduction	17
4.2 Pair A – Auke Bay/Fritz Cove Road.....	18
4.3 Pair B – Gastineau Flats/North Douglas	21
4.4 Pair C – Gastineau Flats/North Douglas	22
4.5 Conclusion.....	24

ADDENDA

Subject Photos

Qualifications

CERTIFICATION OF APPRAISAL

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- Slater Ferguson, Appraiser trainee, made a personal inspection of the property that is the subject of this report on 03/02/18.
- Slater Ferguson, Appraiser trainee, provided significant real property appraisal assistance to the person signing this certification.
- We have not performed any services regarding the subject property, as an appraiser or in any other capacity, within the three year period immediately preceding acceptance of this assignment.
- As of the date of this report, Charles Horan has completed the continuing education program for Designated Members of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.



Charles E. Horan, MAI
APRG 41

February 15, 2018
Effective Date of Appraisal



Slater Ferguson, Appraiser Trainee
APRT 972

March 6, 2018
Report Date

1 INTRODUCTION



FIGURE 1.1 – PROPOSED LAND EXCHANGE ON THE MENDENHALL PENINSULA OFF FRITZ COVE ROAD (SMUGGLER’S COVE ROAD)

1.1 BACKGROUND

There is a proposed land exchange at 812 Fritz Cove Road (Smuggler’s Cove Road) between Alan and Ellen Rogers (Rogers) and the City and Borough of Juneau (CBJ). The Rogers own the waterfront parcel described as ASLS 70-3, CBJ Parcel Number 4B2001080010, containing approximately 1.67 acres. They wish to convey to the CBJ; a strip of land along the Northwest boundary of their lot including the waterfront in exchange for an upland area of CBJ lands within a large 90 acre parcel described as ASLS 78-171 LT 3A FR. In the exchange, the CBJ lands will be increased by more valuable waterfront land and reduced by a yet to be determined amount of lesser valuable upland area. It’s the desire of the parties to exchange these lands based on a general value ratio of upland to waterfront properties of otherwise similar characteristics.

The proposed land exchange involves a hypothetical upland tract within the city’s larger adjacent lands that would approximate the Rogers larger parcel in size. The Rogers larger parcel is the existing waterfront site which is 1.67 acres or approximately 72,745 SF. Our analysis will develop a ratio for trade of a strip of Rogers’s waterfront parcel that will be uniform along its northwestern boundary. The strip will be in exchange for a

portion of a hypothetical city upland parcel similarly situated of similar site characteristics except for its waterfront amenity.

We have been requested to develop a ratio which express the SF value of an upland to waterfront lot value for lots with otherwise similar characteristics. This appraisal concludes a reasonable ratio for use in the proposed exchange

1.2 INTENDED USE AND INTENDED USERS

This appraisal has been prepared for the use of Alan & Ellen Rogers, and the City and Borough of Juneau as the **intended users**. The **intended use** is to determine a waterfront to uplands value ratio on a price per square foot basis that can be applied to the subject property and the hypothetical city owned parcel, for the assistance in negotiating a fair land trade between the two parties.

This appraisal may not be used or relied upon by anyone other than the client, for any purpose whatsoever, without the express, written consent of the appraisers. This is a summary report which meets the Standards of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser is not a soils engineer. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee the property is free from defects. These comments are intended to be a permanent part of the report.

1.3 EFFECTIVE DATE

The subject property was physically inspected by Slater Ferguson, Appraiser Trainee, on 03/02/18. The effective date is the date of inspection; March 2, 2018.

1.4 THREE YEAR SALES HISTORY

The appraiser has not been provided with a title report. No sales activity or offers of any type over the past three years have been made on the subject property that the appraiser is aware of.

1.5 SCOPE OF APPRAISAL

This report is based on an analysis of value ratios between upland sales and waterfront sales in various locations on the road system in Juneau. The properties are considered in fee simple interest, with title to the ostensible owners based on verbal information given to the appraiser. No consideration is made for easements or other encumbrances.

The character of the land is ascertained based on inspection and verbal communication with the property owners and through aerial photography/topographic maps of the area. Slater Ferguson, Appraiser Trainee, also made a physical inspect of the subject property on 03/02/18. The description of the properties are consistent with the apparent

condition of the neighboring properties. For the purpose of developing the upland to waterfront ratio, the appraisers assume an upland parcel owned by CBJ with similar location and site characteristics as the Rogers parcel except for its waterfront amenity.

The appraiser made an extensive search for matched paired sales of similarly located uplands and waterfront properties throughout the semi-rural areas of Juneau-Douglas. These areas included Lena Point, North Douglas, Thane Road, and the Mendenhall Peninsula. The search parameters included transactions that occurred since 2010. These paired sales are used to determine an upland to waterfront value ratio on a price per square foot basis. The determined ratio is then applied to the properties involved in the proposed land exchange. This appraisal report concludes with a reasonable market responsive ratio for the proposed trade.

Comparable information was identified through interviews with knowledgeable participants in the real estate market, such as existing land owners, lenders, brokers, State Recorder's Office, and others who are familiar with the real estate market in Juneau. Where transfers of property that might be comparable were found, the appraisers attempted to contact the buyer, seller, realtors or other parties knowledgeable of the transaction to confirm the details.

Our office maintains market data information on sales, transfers, and rents. These are organized on a geographic location basis. Within each of these areas, the data is further segmented into commercial and residential properties. Within these divisions of separation are divisions for zoning and whether the properties are waterfront or upland parcels. Horan & Company, LLC maintains and continually updates this library of sale transactions throughout the Southeast Alaska region and has done so for over 30 years.

1.6 ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to specific extraordinary assumptions (EA) and hypothetical conditions (HC) listed on the following page. If these conditions are found to be different, than it may impact the value conclusion.

EA1 - The appraisal is made subject to the extraordinary assumption that any improvements to the lands contemplated for trade will be disregarded since any development area included in the lands received by the Rogers are already owned by the Rogers.

EA2- The subject waterfront lot and hypothetical upland lot are as described and situated as outlined in this report.

HC1 – The appraisal is also made subject to the hypothetical condition that the impact of the access easement areas within the trade areas will be disregarded for valuation ratio purposes.

HC2 – The city parcel is a hypothetical parcel that is similar in character to the subject except for its waterfront amenity.

General Assumptions

This appraisal report and valuation contained herein are expressly subject to the following assumptions and/or conditions:

1. It is assumed that the data, maps and descriptive data furnished by the client or his representative are accurate and correct. Photos, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The developed ratio is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject properties.
4. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the properties under the appraiser's estimate of the highest and best use.
5. It is assumed that the title to the property is marketable. No investigation to this fact has been made by the appraiser.
6. No responsibility is assumed for matters of law or legal interpretation.
7. It is assumed that no conditions existed that were undiscoverable through normal diligent investigation which would affect the use and value of the properties. No engineering report was made by or provided to the appraiser.
8. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the properties, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that

would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

9. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.

10. The signatory of this appraisal report is an associate of the Appraisal Institute. The bylaws and regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety to such third parties as selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of signatories of this appraisal report.

11. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

1.7 TERMINOLOGY

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions of conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Page 83

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Page 113

2 NEIGHBORHOOD ANALYSIS

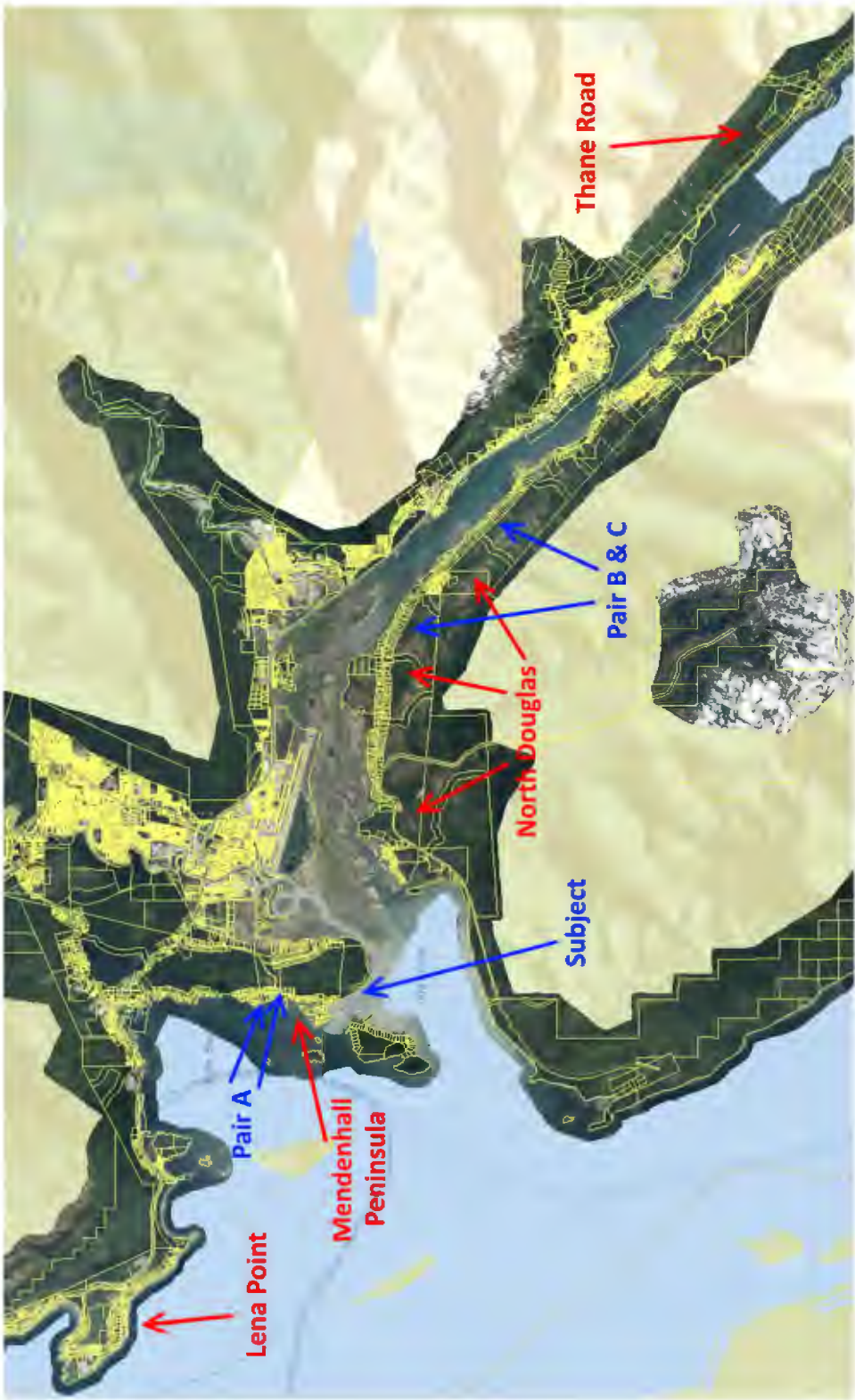


FIGURE 2.1 – SUBJECT AREA MAP - JUNEAU

2.1 NEIGHBORHOOD ANALYSIS

The subject properties are located near the southern tip of the Mendenhall Peninsula overlooking Smugglers Cove and Fritz Cove. The Mendenhall Peninsula is the immediate neighborhood with the broader neighborhood being the area between Auke Bay (1 mile north) and the Juneau International Airport (1 mile to east). The peninsula is along the flight path to the Juneau airport. It has developed view lots and non-view residential lots. There are waterfront lots located along Auke Bay and Fritz Cove as well as upland lots. Although technically waterfront, the lots along the eastern coast of the Mendenhall Peninsula borders what is considered grassy wetlands with tidal influence.

The subject property is zoned RR for rural reserve which is typically intended for public ownership, conservation, and future development. RR Land can also be developed with recreation cabins, lodges, and small seasonal recreational facilities. Most of the developed subdivisions along the Mendenhall Peninsula are zoned D-1 (1 AC+ lots only) for residential use. The subject properties are zoned RR along with the majority of the publicly owned, undeveloped lands on the Peninsula. The Rogers Parcel is part of a standalone seven lot subdivision located south of the majority of residential development in the neighborhood.

In summary, the area is known for larger, residential lots and is relatively lightly populated as a result. Most development in the area has maintained this approach, with many lots exhibiting either excess or surplus lands. As the vacant lots with excess lands are developed, trends have been to preserve the option to develop additional sites, however, sometimes the desire to have a larger, private lot has outweighed the demand for the potential to develop an additional site; this trend is expected to continue.

3 PROPERTY DESCRIPTION



FIGURE 3.1 – AERIAL PHOTO OF THE SUBJECT PARCEL

3.1 DESCRIPTION OF WATERFRONT LOT-ROGERS PROPERTY

The subject parcel is legally described as ASLS 70-3, CBJ Parcel Number 4B2001080010, containing approximately 1.67 AC (72,745 SF), located within USS 3816 within Township 41 South, Range 66 East, Copper River Meridian, Juneau Recording District, First Judicial District, State of Alaska.

The subject site is **zoned** RR for rural reserve which is typically intended for public ownership, conservation, and future development. RR Land can also be developed with recreation cabins, lodges, and small seasonal recreational facilities.

The subject is **assessed** at a total value of \$433,992 with the site value being \$363,576.

The lot is semi-rectangular in **shape** with approximate dimensions of 200' (wide) x 350' (deep). It has approximately 215' of waterfrontage.

The parcel **topography** is rugged and slopes moderately upwards from the coastline, gaining approximately 180 ft. in total elevation. The site is undeveloped, wooded, and brushy. **Vegetation** is typical for the area, which includes spruce, hemlock, and cedar trees, as well as common underbrush.

Access to the property is via a developed access easement that extends from Fritz Cove Road, through the adjoining CBJ parcel, to the northern corner of the subject. The lot can also be accessed via the coastline, however, moorage is considered to be fair with SE exposure.

Onsite **utilities** include city electric, and a recently drilled private water well available at the northern end of the site. A septic system is in place for an existing cabin located near the shoreline. This cabin is approximately 500 SF in size.



FIGURE 3.2 – AERIAL PHOTO SHOWING GENERAL AREA OF HYPOTHETICAL CBJ UPLAND PARCEL

3.2 DESCRIPTION OF HYPOTHETICAL CBJ UPLAND PARCEL

The hypothetical CBJ owned upland parcel would be similar in size (72,700 SF more or less) and in various other attributes to the subject. Topography would be rugged and sloping with similar vegetation. The only substantial difference would be its lack of waterfrontage. It would be only a fraction of the existing CBJ owned 90AC parcel. This parcel does not physically exist and is hypothetically used for the sole purpose of this ratio study.

3.3 CONCEPTUAL DESCRIPTION OF PROPOSED TRADE

The final configuration of the proposed trade has yet to be developed and is pending the outcome of this ratio study. It is the intention of the parties involved that the size of the waterfront parcel be reduced by moving the lot line of the northwestern border in a southeasterly direction, reducing its size. The parties wish to determine the size of the CBJ upland parcel by applying the ratio to increase the size of the uphill area of Rogers's lot in its northwesterly corner. A conceptual idea of how this trade might look is contained in the exhibit provided by the client on the following page.

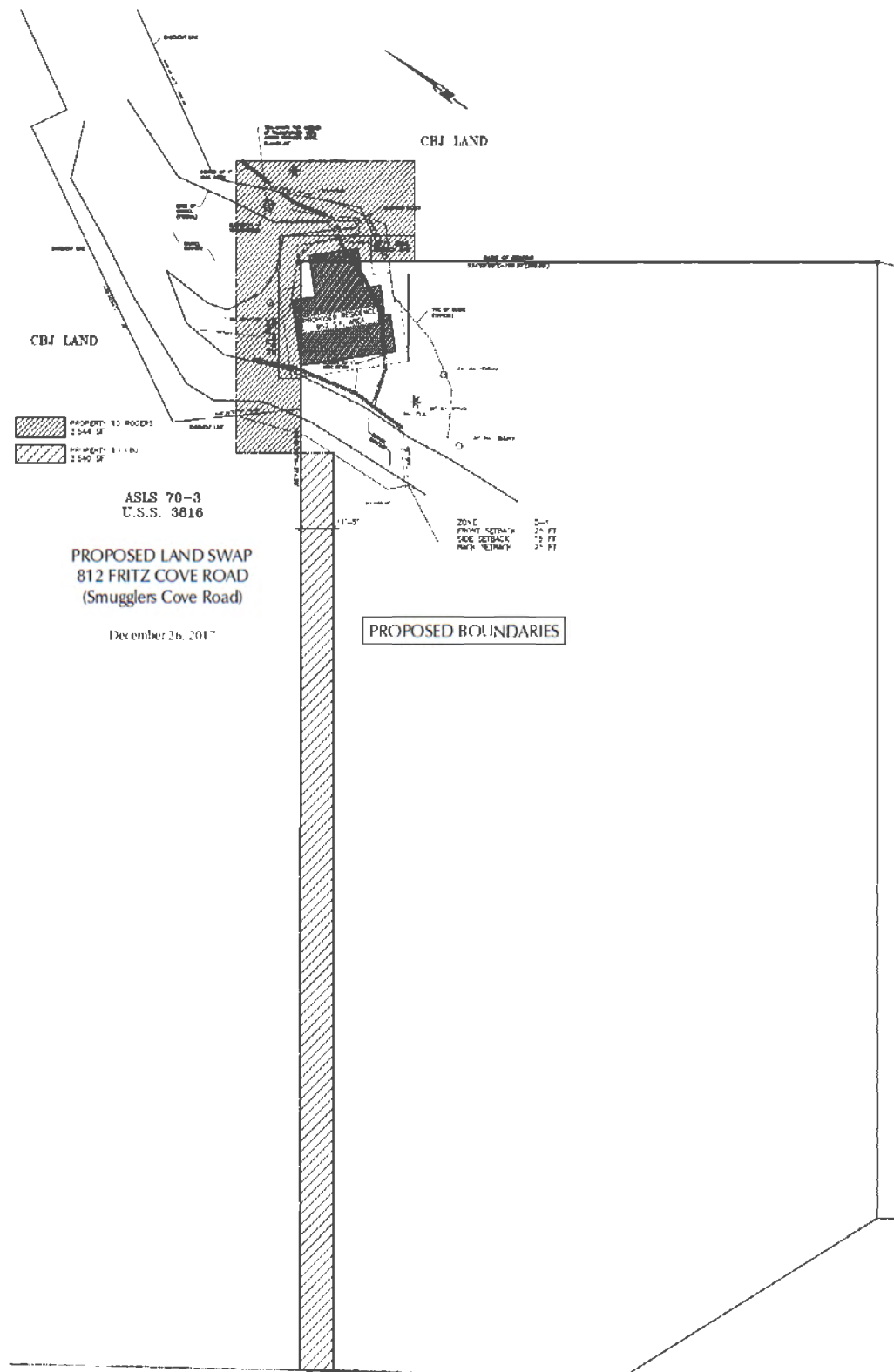


FIGURE 3.3 – CONCEPTUAL PROPOSED LAND SWAP BETWEEN ALAN ROGERS & THE CBJ

4 UPLAND-WATERFRONT RATIO ANALYSIS

4.1 INTRODUCTION

We've considered the residential characteristics of the subject property and the CBJ owned adjacent land as larger sites. Characteristics considered include significant site depths, location; away from city maintained public roads, and limited public utility access. Dozens of paired sales were considered in Tee Harbor, Mendenhall Valley, Mendenhall Peninsula, Auke Bay, North Douglas, Thane, and other areas in Juneau.

Due to the subject's large size and semirural character, directly comparable pairs were difficult to find. Our search, however, yielded the following three pairs which when analyzed, clearly bracket the subject in terms of their ratio of uplands to waterfront SF values.\

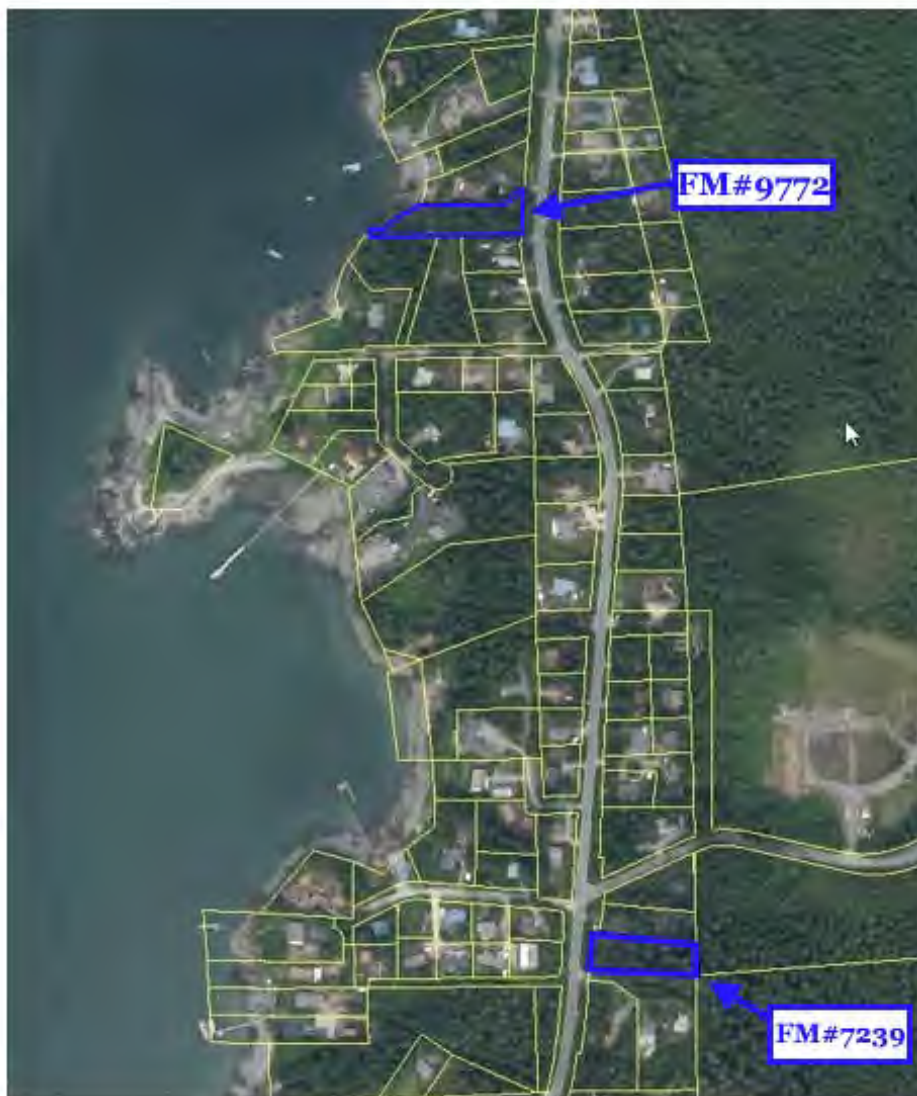


FIGURE 4.1 PAIR A LOCATION ON AUKE BAY- FRITZ COVE ROAD AREA

4.2 PAIR A – AUKE BAY/FRITZ COVE ROAD

TABLE 4.1 – PAIR A – AUKE BAY/FRITZ COVE ROAD							
Record #	Address	Zone	Sales Date	SF Size	Sales Price	Price/SF	Character
9772	2130 Fritz Cove Rd	D1	06/12/13	34,237 SF	\$330,000	\$9.64/SF	Waterfront
7239	NHN Fritz Cove Rd	D1	05/23/11	30,492 SF	\$75,000	\$2.46/SF	Uplands
Upland to Waterfront Ratio						3.92:1	Upland:WF

2130 Fritz Cove Rd Waterfront Parcel

This is a very good quality waterfront site that had relatively gentle topography and a rock beach at grade. Its waterfront characteristics are rated as very good as this area appears to be well protected and could be feasible to develop moorage. The subject's waterfront property is significantly steeper, and would prove to be more difficult to develop moorage.



FIGURE 4.2 – 2130 FRITZ COVE ROAD

NHN Fritz Cove Road Upland Parcel

This is an uplands parcel that is generally average in most regards. It has gently sloping topography and is vegetated with cedar, and spruce trees as well as common underbrush. This lot was not developed at the time of sale. View potential is considered limited. The subject hypothetical upland parcel is considered to have inferior topography and access.



FIGURE 4.3 – NHN FRITZ COVE RD (FM#7239)

Pair A indicates a relatively high ratio when compared to the subject pair. The waterfront parcel located at 2130 Fritz Creek Road is considered to have superior waterfront quality to the subject due to having more protected waters for potential moorage. It also has a less rugged topography than the subject with superior road access. Pair A's upland parcel also has a superior (more gradual) topography with superior road access. Overall, the subject ratio should be significantly **less than** Pair A's indicated ratio of **3.92:1**.



FIGURE 4.4 – PAIR B AND PAIR C LOCATION MAP IN NORTH DOUGLAS

4.3 PAIR B – GASTINEAU FLATS/NORTH DOUGLAS

TABLE 4.2 – PAIR B – GASTINEAU FLATS/NORTH DOUGLAS							
Record #	Address	Zone	Sales Date	SF Size	Sales Price	Price/SF	Character
9838	7920 N. Douglas Hwy	D1	3/15/16	64,904 SF	\$143,000	\$2.20/SF	Waterfront
4260	5675 N. Douglas Hwy	D1	1/29/13	108,693 SF	\$100,000	\$0.92/SF	Uplands
Upland to Waterfront Ratio						2.39:1	Upland:WF



7920 North Douglas Hwy Waterfront Parcel

This is a lower quality waterfront site with frontage on the highly tidal influenced Gastineau Flats. This lot only has true waterfrontage on extreme high tides. It has a moderately sloping topography and a rectangular shape that is considered to be slightly superior to the subject.



5675 North Douglas Hwy Upland Parcel

This is an upland parcel that has an inferior flag shape which limits access and use. It slopes moderately upwards from the highway. This lot had a long Pioneered driveway at the time of sale and was adjusted downward \$10,000 (\$100K-\$10k). There is limited view potential from the uphill side of the lot. The subject uplands is considered to be overall similar to slightly inferior comparatively. The size of this site and its flag shape reduces the SF value of the uplands

The waterfront parcel located at 7920 North Douglas Highway is considered to have inferior waterfront quality when compared to the subject. The grassy tide flats fronting the comparable are influenced by extreme high tides only. There is little to no potential for moorage. Topographically, this lot is superior to the subject with a more gradual slope and less uneven terrain. Pair B's upland and waterfront parcels are relatively similar in relation to each other. Pair B's upland parcel is considered to be inferior in shape and superior in topography. It indicates a lower SF value for size and shape. Overall, the subject ratio should be **similar to or slightly less than** Pair B's indicated ratio of **2.65:1**.

4.4 PAIR C – GASTINEAU FLATS/NORTH DOUGLAS

TABLE 4.3 – PAIR B – GASTINEAU FLATS/NORTH DOUGLAS

Record #	Address	Zone	Sales Date	SF Size	Sales Price	Price/SF	Character
9838	7920 N. Douglas Hwy	D1	3/15/16	64,904 SF	\$143,000	\$2.20/SF	Waterfront
9352	7379 N. Douglas Hwy	D1	1/26/15	69,260 SF	\$112,000	\$1.62/SF	Uplands
Upland to Waterfront Ratio						1.36:1	Upland:WF



7920 North Douglas Hwy Waterfront Parcel

This is a lower quality waterfront site with frontage on the highly tidal influenced Gastineau Flats. This lot only has true waterfrontage on extreme high tides. This lot has a moderately sloping topography and a rectangular shape that is considered to be slightly superior to the subject.



7379 North Douglas Hwy Upland Parcel

This is an upland parcel that has an inferior narrow shape to the subject. It slopes moderately upwards from the highway. This lot was developed with a partial driveway at the time of sale which was estimated to cost \$5,000. This cost was deducted from the total sales price for the purpose of this report (\$117K-\$5k). There is limited view potential from the uphill side of the lot. The subject uplands is considered to be overall similar comparatively.

The waterfront parcel located at 7920 North Douglas Highway is considered to have inferior waterfront quality when compared to the subject. The grassy tide flats fronting the comparable are influenced by extreme high tides only. There is little to no potential for moorage. Topographically, this lot is superior to the subject with a more gradual slope and less uneven terrain. Pair B's upland parcel is considered to be slightly superior to the subjects. Upland overall, the subject ratio should be **more than** Pair B's indicated ratio of **1.36:1**.

TABLE 4.4 – UPLAND TO WATERFRONT SF RATIO RANKING GRID		
PAIR	RATIO	RANKING
PAIR A	3.9:1	Higher than subject
PAIR B	2.7:1	Similar to the subject
PAIR C	1.4:1	Less than the subject

4.5 CONCLUSION

The three indicated ratios developed from pairings A, B, and C, bracket the subject's upland to waterfront pair as shown in the above table. These ratios are developed based on each individual comparables indicated price/SF value. Pairing A indicates a superior overall waterfront to upland ratio. Pairing B indicates a similar to slightly superior ratio, and Pairing C indicates a similar to slightly inferior ratio. Pairings B and C indicate a refined range of 1.4:1 to 2.7:1. Pair B is given the most weight in the analysis.

Indicated Subject Upland to Waterfront Ratio – 2.5:1

ADDENDA



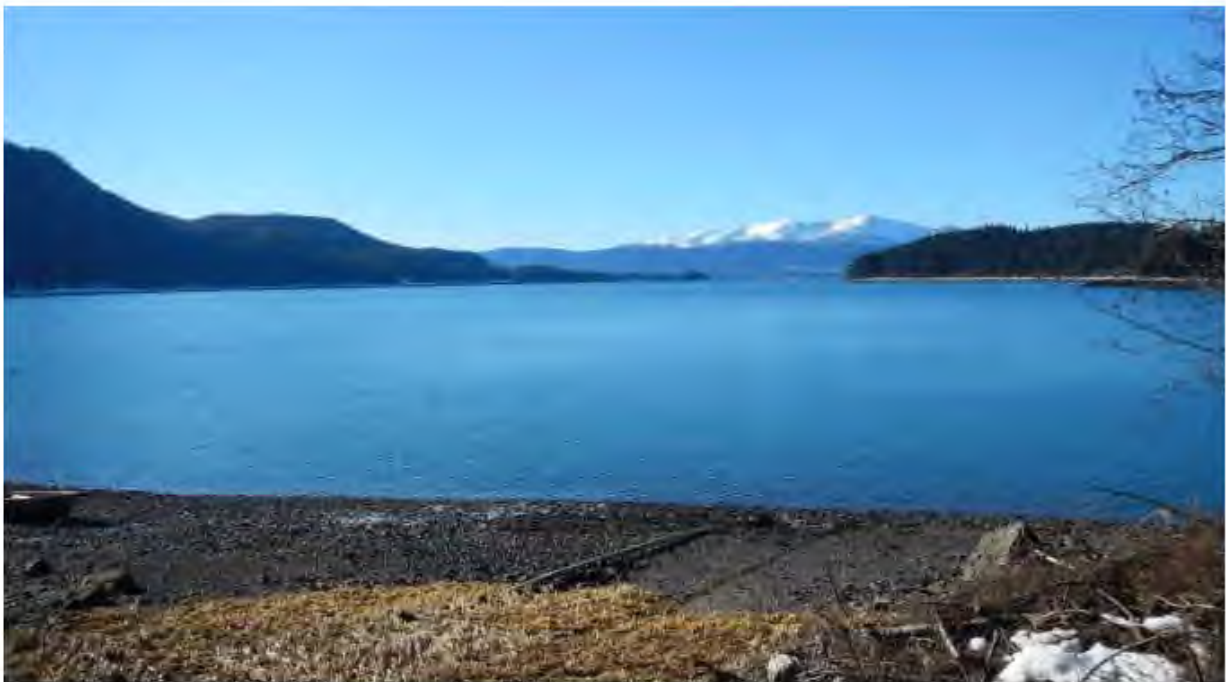
SUBJECT PHOTO 1 – LOOKING SOUTH ALONG FRITZ COVE ROAD (SMUGGLER’S COVE ROAD)



SUBJECT PHOTO 2 – EASEMENT FROM FITZ COVE ROAD TO THE ROGER’S LOT



SUBJECT PHOTO 3 – LOOKING WEST TOWARDS SMUGGLER’S COVE FROM THE APPROXIMATE NORTHERN CORNER OF THE SUBJECT LOT.



SUBJECT PHOTO 4 – SUBJECT WATERFRONTAGE - LOOKING WEST ACROSS SMUGGLER’S COVE TOWARDS THE LYNN CANAL



SUBJECT PHOTO 5 – LOOKING NE THROUGH THE ROGER’S LOT FROM THE WATERFRONT.



SUBJECT PHOTO 6 – LOOKING ACROSS THE ACCESS EASEMENT THROUGH CBJ LAND INTO THE ROGER’S PROPERTY. PROPOSED BUILDING SITE IN BACKGROUND.

QUALIFICATIONS OF CHARLES E. HORAN, MAI

Professional Designation	MAI, Member Appraisal Institute, No. 6534
State Certification	State of Alaska General Appraiser Certification, No. APRG41
Bachelor of Science Degree	University of San Francisco, B.S., Business Administration, 1973

Employment History:

8/04 – now	Owner, HORAN & COMPANY, LLC
3/87 – 7/04	Partner, HORAN, CORAK AND COMPANY
1980 – 2/87	Partner, The PD Appraisal Group, managing partner since November 1984 (formerly POMTIER, DUVERNAY & HORAN)
1976 – 80	Partner/Appraiser, POMTIER, DUVERNAY & COMPANY, INC., Juneau and Sitka, Alaska
1975 – 76	Real Estate Appraiser, H. Pomtier & Associates, Ketchikan, AK
1973 – 75	Jr. Appraiser, Ketchikan Gateway Borough, Ketchikan, AK

Lectures and Educational Presentations:

2007, AConservation Easements@ Presentation - Alaska Association of Assessing Officers, Fairbanks, AK
 1998, AEasement Valuation Seminar,@ Alaska Chapter Appraisal Institute, Anchorage, AK
 1998, AEasement Valuation Seminar,@ Seal Trust, Juneau, Alaska
 1997, ASitka Housing Market,@ Sitka Chamber of Commerce
 1997, developed and taught commercial real estate investment seminar for Shee Atika, Inc.
 1994, developed and taught seminar "Introduction to Real Estate Appraising," UAS, Sitka Campus
 1985, Speaker at Sitka Chamber of Commerce, "What is an Appraisal? How to Read the Appraisal"
 1984, Southeast Alaska Realtor's Mini Convention, Juneau, Alaska
 Day 1: Introduction of Appraising, Cost and Market Data Approaches
 Day 2: Income Approach, Types of Appraisals, AIREA Accredited Course
 1983, "The State of Southeast Alaska's Real Estate Market"
 1982, "What is an Appraisal?"

Types of Property Appraised:

Commercial - Retail shops, enclosed mall, shopping centers, medical buildings, restaurants, service stations, office buildings, auto body shops, schools, remote retail stores, liquor stores, supermarkets, funeral home, mobile home parks, camper courts. Appraised various businesses with real estate for value as a going concern with or without fixtures such as hotels, motels, bowling alleys, marinas, restaurants, lounges.

Industrial - Warehouse, mini-warehouse, hangars, docks barge loading facilities, industrial acreage, industrial sites, bulk plant sites, and fish processing facility. Appraised tank farms, bulk terminal sites, and a variety of waterfront port sites.

Special Land - Partial Interest and Leasehold Valuation - Remote acreage, tidelands with estimates of annual market rent. Large acreage land exchanges for federal, state, municipal governments and Alaska Native Corporations; retail lot valuations and absorption studies of large subdivisions; gravel and rock royalty value estimates; easements, partial interests, conservation easements; title limitations, permit fee evaluations. Appraised various properties under lease to determine leasehold and leased fee interests. Value easements and complex partial interests.

Special Projects - Special consultation for Federal land exchanges. Developed Land Evaluation Module (LEM) to describe and evaluate 290,000 acres of remote lands. Renovation feasibilities, residential lot absorption studies, commercial, and office building absorption studies. Contract review appraiser for private

individuals, municipalities, and lenders. Restaurant feasibility studies, Housing demand studies and overall market projections. Estimated impact of nuisances on property values. Historic appreciation / market change studies. Historic barren material royalty valuations, subsurface mineral and timber valuation in conjunction with resource experts. Mass appraisal valuations for Municipality of Skagway, City of Craig, Ketchikan Gateway Borough and other Alaska communities. Developed electronic/digital assessment record system for municipalities. Developed extensive state-wide market data record system which identified sales in all geographic areas.

Expert Witness Experience and Testimony:

2016 Expert Witness – D’s Investment Group, LLC vs Erwin Enterprises, et al 1JU-15-971CI, settled
 2012 Expert Witness – Dukowitz vs Chamberlain and First American Title Insurance Co. 1JU-12-778CI, settled
 2011 Expert Witness – Wise and Wise vs City and Borough of Juneau. 1JU-10-584CI, settled
 2009 Expert at mediation - Talbot=s Inc vs State of Alaska, et al. IKE-07-168CI
 2008 Albright vs Albright, IKE-07-265CI, settled
 2006 State of Alaska vs Homestead Alaska, et al, 1JU-06-572, settled
 2006 State of Alaska vs Heaton, et al, 1JU-06-570CI, settled
 2006 State of Alaska vs Jean Gain Estate, 1JU-06-571, settled
 2004 Assessment Appeal, Board of Equalization, Franklin Dock vs City and Borough of Juneau
 2000 Alaska Pulp Corporation vs National Surety - Deposition
 U.S. Senate, Natural Resources Committee
 U.S. House of Representatives, Resource Committee
 Superior Court, State of Alaska, Trial Court and Bankruptcy Courts
 Board of Equalization Hearings testified on behalf of these municipalities: Ketchikan Gateway Borough, City of Skagway, City of Pelican, City and Borough of Haines, Alaska
 Witness at binding arbitration hearings, appointed Master for property partitionment by superior state court, selected expert as final appraiser in multi parties suit with settlements of real estate land value issues

Partial List of Clients:

<u>Federal Agencies</u>	<u>Lending Institutions</u>	<u>ANCSA Corporations</u>	<u>Companies</u>
Bureau of Indian Affairs	Alaska Growth Capital	Cape Fox, Inc.	AK Electric Light & Power
Bureau of Land Mngmnt	Alaska Pacific Bank	Doyon Corporation	AK Lumber & Pulp Co.
Coast Guard	Alaska Ind. Dev. Auth.	Eyak Corporation	AK Power & Telephone
Dept. Of Agriculture	ALPS FCU	Goldbelt	Allen Marine
Dept. Of Interior	First Bank	Haida Corporation	Arrowhead Transfer
Dept. Of Transportation	First National Bank AK	Huna Totem	AT&T Alascom
Federal Deposit Ins Corp	Key Bank	Kake Tribal Corporation	Coeur Alaska
Federal Highway Admin.	Met Life Capital Corp.	Klawock-Heenya Corp.	Delta Western
Fish & Wildlife Service	National Bank of AK	Klukwan, Inc.	Gulf Oil of Canada
Forest Service	Rainier National Bank	Kootznoowoo, Inc.	Hames Corporation
General Service Agency	SeaFirst Bank	Sealaska Corporation	HDR Alaska, Inc.
National Park Service	True North Credit Union	Shaan Seet, Inc.	Holland America
USDA Rural Develop.	Wells Fargo	Shee Atika Corporation	Home Depot
Veterans Administration	Wells Fargo RETECHS	TDX Corporation	Kennecott Greens Creek
<u>Municipalities</u>	<u>Other Organizations</u>	The Tatitlek Corporation	Kennedy & Associates
City & Borough of Haines	BIHA	Yak-Tat Kwan	Madsen Construction, Inc.
City & Borough of Juneau	Central Council for Tlingit	<u>State of Alaska Agencies</u>	Service Transfer
City & Borough of Sitka	& Haida Indian Tribes		Standard Oil of CA
City of Akutan	of Alaska (CCTHITA)		The Conservation Fund

City of Coffman Cove	Diocese of Juneau	Alaska State Building	Union Oil
City of Craig	Elks Lodge	Authority (formerly	Ward Cove Packing
City of Hoonah	Hoonah Indian Assoc.	ASHA)	White Pass & Yukon RR
City of Ketchikan	LDS Church	Attorney General	Yutana Barge Lines
City of Klawock	Moose Lodge	Dept. of Fish & Game	
City of Pelican	SE AK Land Trust (SEAL)	Dept. of Natural Service,	
City of Petersburg	SEARHC	Div. of Lands	
City of Thorne Bay	Sitka Tribe of Alaska	Dept. of Public Safety	
City of Wrangell	The Nature Conservancy	DOT&PF	
Ketchikan Gateway Borg.		Mental Health Land Trust	
Municipality of Skagway		Superior Court	
		University of Alaska	

Education

Valuation of Conservation Easements, Fairfield, CA, Sept 2016	USPAP, Part A, Burr Ridge, IL, Jun 2001
Business Practices and Ethics, Seattle, WA, Jan 2016	Partial Interest Valuation - Undivided, Anchorage, AK, May 2001
7-Hour National USPAP Update Course, Seattle, WA, Jan 2016	Partial Interest Valuation - Divided, Anchorage, AK, May 2001
Online Small Hotel/Motel Valuation, Chicago, IL June 2015	Easement Valuation, San Diego, CA, Dec 1997
Advanced Spreadsheet Modeling for Valuation Applications, Rockville, MD April 2015	USPAP, Seattle, WA, Apr 1997
7-Hour National USPAP Update Course, Seattle, WA January 2015	The Appraiser as Expert Witness, Anchorage, AK, May 1995
7-Hour National USPAP Update Course, Mount Vernon, WA, April 2013	Appraisal Practices for Litigation, Anchorage, AK, May 1995
Fall Real Estate Conference 2012, Seattle, Wa November, 2012	Forestry Appraisal Practices, Atterbury Consultants, Beaverton, OR, Apr 1995
Appraising the Appraisal: Appraisal Review-General, Rockville, MD, May 2012	Advanced Sales Comparison & Cost Approaches, Univ. of Colorado, Boulder, CO, Jun 1993
Information Security Awareness for Appraisal Professionals Webinar, December, 2012	Computer Assisted Investment Analysis, University of Maryland, MD, Jul 1991
Fall Real Estate Conference 2011 Seattle, WA October, 2011	USPAP, Anchorage, AK, Apr 1991
Appraisal Curriculum Overview (2-day General) Milwaukee, WI, August 2011	General State Certification Review Seminar, Anchorage, AK, Apr 1991
Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Rockville, MD, Oct 2010	State Certification Review Seminar, Dean Potter, Anchorage, AK, Apr 1991
Business Practices and Ethics, Seattle, WA, Apr 2010	Highest and Best Use and Market Analysis, Baltimore, MA, Mar 1991
Fall Real Estate Conference, Seattle, WA, Dec 2009	Financial Institution Reform, Recovery & Enforcement Act of 1989, Doreen Fair Westfall, Appraisal Analyst, OTS, Juneau, AK, Jul 1990
7-hour National USPAP Update Course, Seattle, WA, May 2009	Real Estate Appraisal Reform, Gregory Hoefer, MAI, OTS, Juneau, AK, Jul 1990
Fall Real Estate Conference, Seattle, WA, Nov 2008	Standards of Professional Practice, Anchorage, AK, Oct 1987
Attacking and Defending an Appraisal in Litigation,	

Kent, WA, Sep 2008 Sustainable Mixed-Use N.I.M., Seattle, WA, Feb 2008 Appraising 2-4 Unit Properties, Bellevue, WA, Sep 2007 Business Practices and Ethics, Seattle, WA, Jun 2007 7-hour National USPAP Update Course, Seattle, WA, Jun 2007 Residential Market Analysis and Highest and Best Use, Seattle, WA, Apr 2007 Basic Appraisal Procedures, Seattle, WA, Feb 2007 USPAP Update Course, Anchorage, AK, Feb 2005 Rates & Ratios: Making Sense of GIMs, OARs, and DCF, Anchorage, AK, Feb 2005 Best Practices for Residential Appraisal Report Writing, Juneau, AK, Apr 2005 Scope of Work - Expanding Your Range of Services, Anchorage, AK May 2003 Litigation Appraising - Specialized Topics and Applications, Dublin, CA, Oct 2002 UASFLA: Practical Applications for Fee Appraisers, Jim Eaton, Washington, D.C., May 2002	Federal Home Loan Bank Board Memorandum R41C Seminar, Catherine Gearhearth, MAI, FHLBB District Appraiser, Juneau, AK, Mar 1987 Market Analysis, Boulder, CO , Jun 1986 Federal Home Loan Bank Board Regulation 41b, Instructor Bob Foreman, MAI, Seattle, WA, Sep 1985 Litigation Valuation, Chapel Hill, North CA, Aug 1984 Standards of Professional Practices, Bloomington, IN, Jan 1982 Course 2B, Valuation Analysis & Report Writing, Stanford, CA, Aug 1980 Course 6, Introduction to Real Estate Investment Analysis, Aug 1980 Course 1B, Capitalization Techniques, San Francisco, CA, Aug 1976 Course 2A, Case Studies in Real Estate Valuation, Aug 1976 Course 1A, Real Estate Principles and Valuation, San Francisco, CA, Aug 1974
--	--

QUALIFICATIONS OF SLATER M. FERGUSON

Education:

Graduated from Sitka High School, Sitka, Alaska

Graduated with a BS in Geography from Western Oregon University, Monmouth, OR

Employment:

June 2014 to Present - Real Estate Appraiser Trainee - Horan & Company, LLC

- Further in depth assistance of Commercial/Residential Appraisal Development and Market Data Research
- Leadership role in the 2015 Mass Appraisal/Revaluation for the City of Craig, AK

Oct 2012 to June 2014 – Office admin/Appraiser Assistant – Horan & Company, LLC

Summers, 2009 to 2012 – Maintenance & Trail Crew, U.S. Forest Service, Sitka, Alaska

Certification & Approvals:

Real Estate Appraiser Trainee, State of Alaska License #972

Appraisal Education:

Appraisal Principles; Appraisal Institute, Online Course, October 2013

15-Hour USPAP, Tigard, OR, November 2013

Appraisal Procedures, Appraisal Institute, Online Course, April 2014

General Appraiser Sales Comparison Approach, Chicago, IL, October 2014

Real Estate Finance Statistics and Valuation Modeling, Las Vegas, NV, February 2015

General Appraiser Site Valuation & Cost Approach, Chicago, IL, October 2015

General Appraiser Income Approach/Part 1, Houston, TX, September 2016

General Appraiser Income Approach/Part 2, Houston, TX, September 2016

2016-2017 7-Hour Equivalent USPAP Update Course, Online, June 2017

Residential Sales Comparison and Income Approaches, Louisville, KY, October 2017

General Appraiser Report Writing and Case Studies, Woburn, MA, November 2017

General Appraiser Market Analysis with Highest and Best Use, Aurora, CO, August 2018

Types of Property Assessed for Taxation:

City of Craig real property assessment roll; single-family, multi-family and mobile homes.

City of Skagway real property assessment roll, single-family, multi-family and mobile homes.

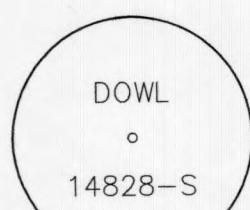
Types of Property Appraised:

Residential – Assistance in Single Family, Multi-Family, Vacant Lands and Mobile Homes.

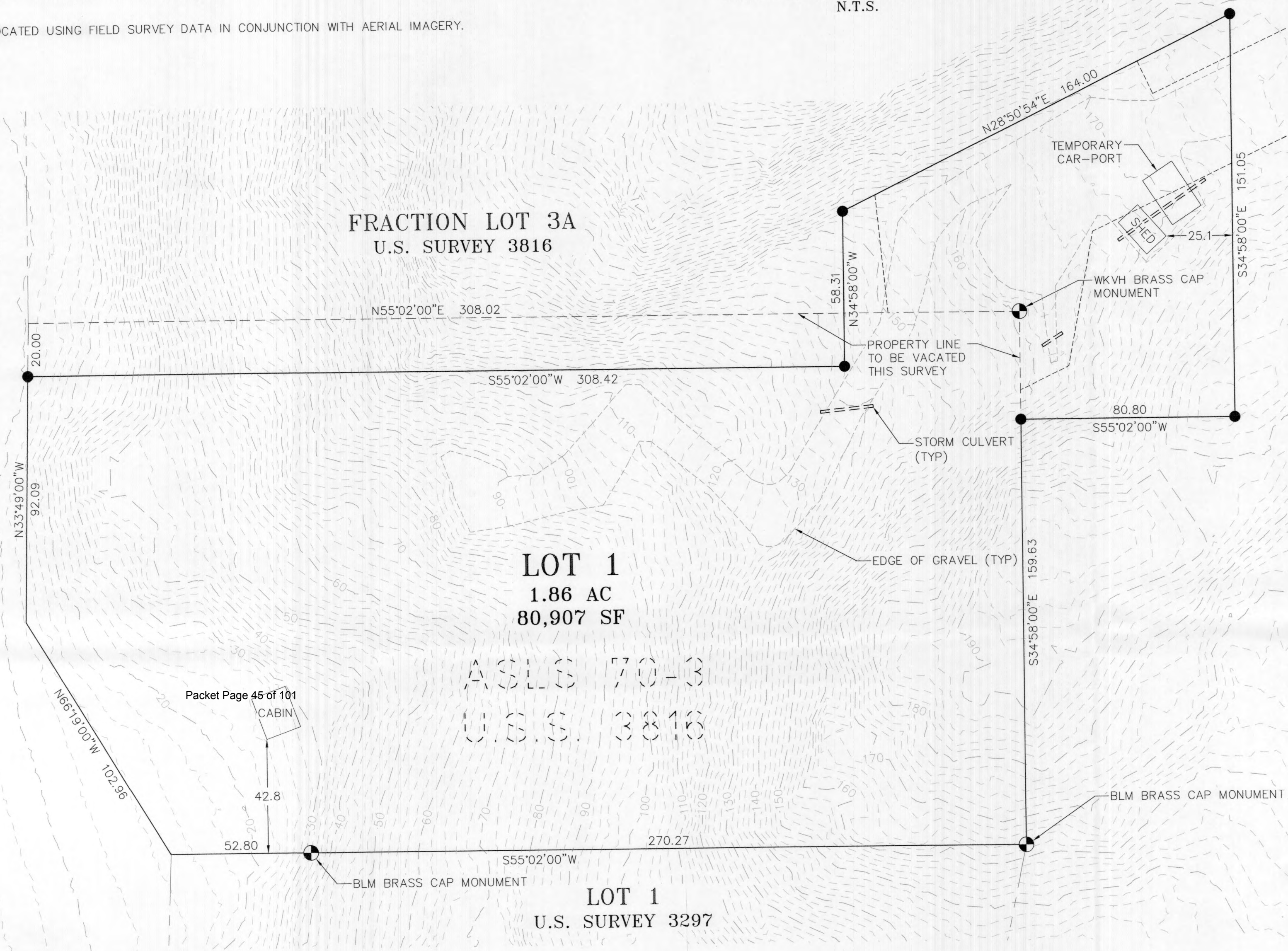
Commercial – Assistance in Warehouses, Office Buildings, and vacant lands.

NOTES

1. THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.
5. THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
6. IMPROVEMENTS SHOWN WERE LOCATED USING FIELD SURVEY DATA IN CONJUNCTION WITH AERIAL IMAGERY.



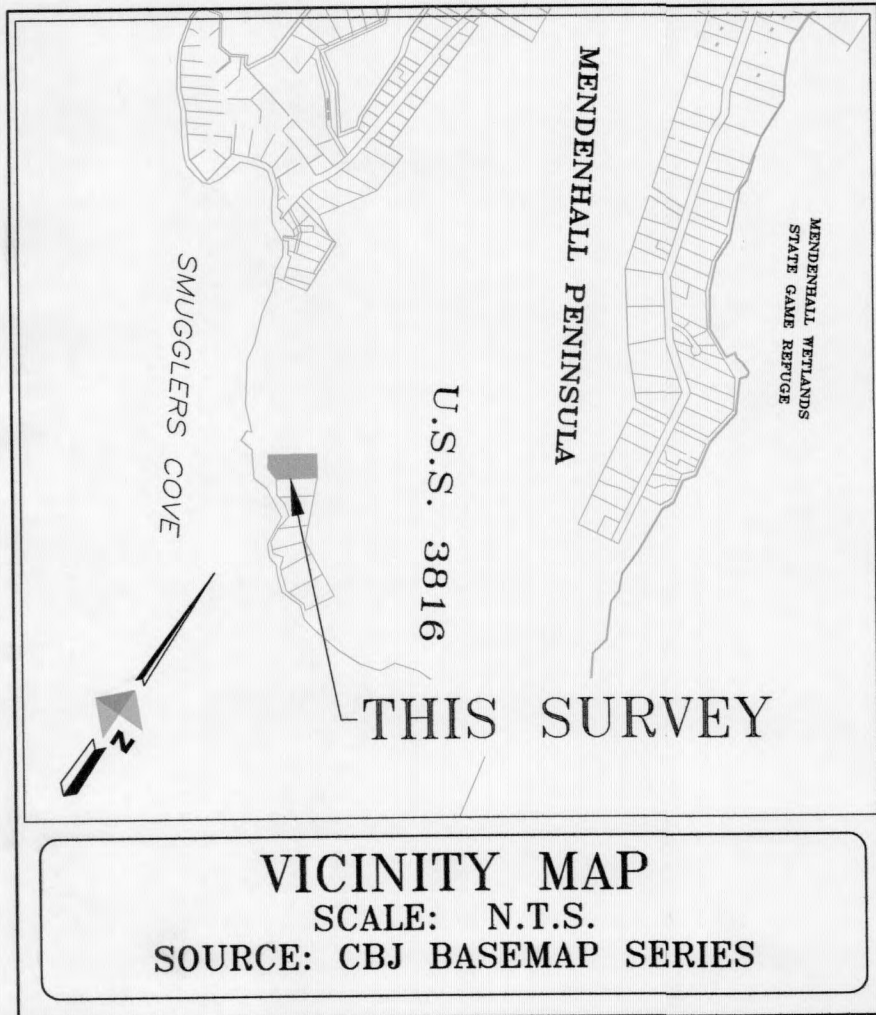
5/8"x36" REBAR WITH
YELLOW PLASTIC CAP
TYPICAL MONUMENT DETAIL
N.T.S.



LEGEND

- PRIMARY MONUMENT EXISTING
- SECONDARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT EXISTING
- PROPERTY LINE (ESTABLISHED THIS SURVEY)
- EXISTING PROPERTY LINE
- EXISTING ACCESS EASEMENT (DOC No. 2009-000753-0)

LAND SWAP AREA TABLE	
TRANSFER	AREA (SF)
ROGERS TO CBJ	6,164
CBJ TO ROGERS	14,225



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS RECORD BEARING OF S34°58'00"E BETWEEN WKVH PRIMARY MONUMENT AND U.S. GENERAL LAND OFFICE SURVEY PRIMARY MONUMENT AS PER ALASKA STATE LAND SURVEY No. 70-3, DATED 06/11/1970, JUNEAU RECORDING DISTRICT.

RECORD INFORMATION

RECORD INFORMATION THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS: ALASKA STATE LAND SURVEY No. 70-3, JUNEAU PLAT 585 AND ALASKA STATE LAND SURVEY No. 78-171, BOUNDARY RETRACEMENT PLAT, LOTS 1, 2 & 3, U.S. SURVEY No. 3816, CITY AND BOROUGH OF JUNEAU, ALASKA, JUNEAU RECORDING DISTRICT.

COMMUNITY DEVELOPMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DIRECTOR, CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

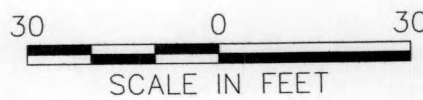
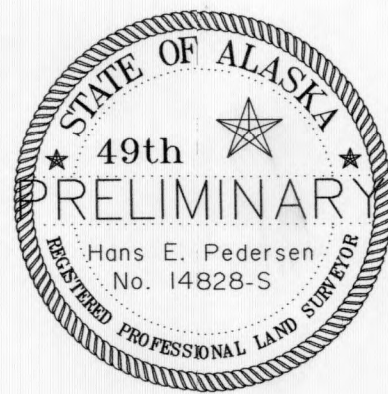
DATE:

ATTEST:
MUNICIPAL CLERK, CITY & BOROUGH OF JUNEAU

SURVEYOR'S CERTIFICATE

I, HANS E. PEDERSEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: JULY, 2018



OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALASKA STATE LAND SURVEY No. 70-3, U.S. SURVEY 3816 AS SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

ALAN E ROGERS DATE

ELLEN R ROGERS DATE

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT }ss.

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME ALAN E ROGERS & ELLEN R ROGERS KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATE

THE CITY AND BOROUGH OF JUNEAU HEREBY CERTIFIES THAT IT IS THE OWNER OF FRACTION LOT 3A, U.S. SURVEY 3816 AS SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

CITY & BOROUGH OF JUNEAU
LANDS MANAGER - GREG CHANEY

DATE

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT }ss.

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME GREG CHANEY, CITY & BOROUGH LANDS MANAGER, KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

PLAT OF
ROGERS SUBDIVISION
A SUBDIVISION OF
ASLS 70-3, U.S. SURVEY 3816
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDERS OFFICE AT JUNEAU

AECL848

DOWL
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5368 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNERS

ALAN E ROGERS &
ELLEN R ROGERS
PO BOX 34401
JUNEAU, AK 99803

CITY & BOROUGH OF JUNEAU
DIVISION OF LANDS & RESOURCES
155 SOUTH SEWARD STREET
JUNEAU, AK 99801

SCALE: 1"= 30'
DATE: JULY 2018
PROJECT NO: J71002
FILE NO:
SHEET NO: 1 OF 1

RECEIVED
JUL 24 2018
PERMIT CENTER/CDD

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan_Bleidorn@juneau.org
(907) 586-5252

TO: The Assembly Lands Committee

Daniel Bleidorn

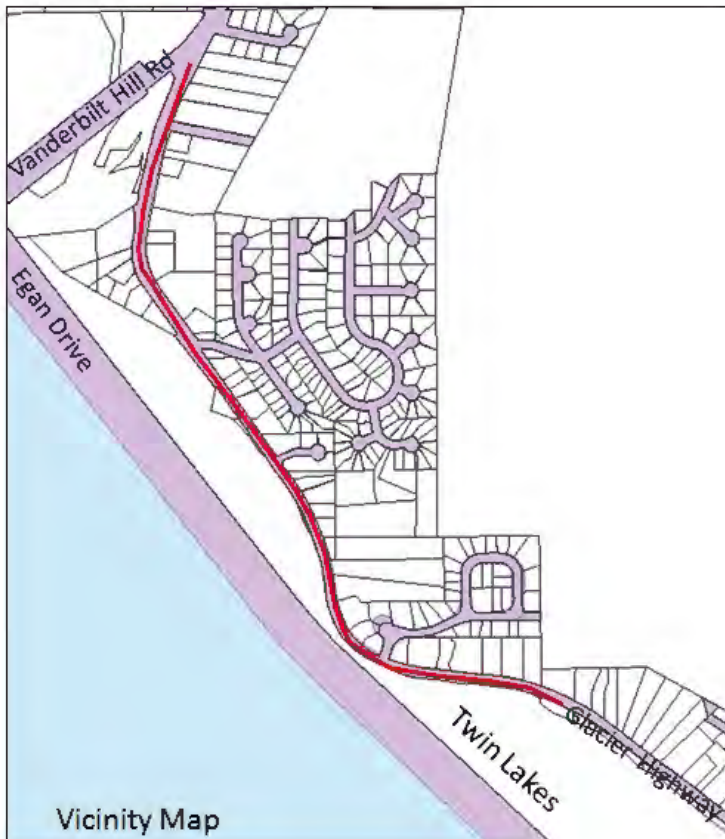
FROM: Dan Bleidorn, Deputy Lands Manager

SUBJECT: Alaska Department of Transportation and Public Facilities: Glacier Highway
Twin Lakes Drive-Lemon Road Culvert Rehabilitation Easement Request

DATE: October 11, 2018

Overview

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) has submitted an application to the Lands and Resources Office for the Twin Lakes Drive-Lemon Road culvert rehabilitation project. The DOT&PF will be replacing culverts and is requesting that the City donate two temporary access easements, four permanent easements and a temporary construction easement.



DOT&PF is requesting two temporary access easements which will allow for persons and equipment to traverse the area to and from the culvert that is being improved (TAE-2 & TAE-5). Said parcels contain about 2,707 square feet and 16,372 square feet respectively. The four permanent easements are for existing culverts where the culverts extend beyond the existing recorded easements. There will be no construction activity in the permanent easements during this project. The square footage is 218 square feet for E-5, 245 square feet for E5-A, 469 square feet for E5-D and 223 square feet for E-5E. The DOT&PF is also requesting a temporary construction easement (TCE-12) for maneuverability, with a total area of 478 square feet.

Land Disposal of CBJ Property

CBJ§53.09.200 - General

(e) *Sale Price*. Except as provided in CBJ 53.09.270, *Disposals for Public Use*, the sale price for City and Borough land shall not be less than market value as determined by the manager.

53.09.270 - Disposals for public use.

(a) *Disposal to governmental agency*. The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the assembly approves the terms and conditions of such disposal by ordinance.

Title 53.09.300 – Easements states that “the application for the easement shall be referred to the planning department and public works department for comment. The manager may refer the application to other departments which may have an interest in the parcel subject to the proposed easement. Upon receipt of the comments of other departments, the planning department shall refer the application and departmental comments to the planning commission for its recommendation to the assembly.”

The ADOT&PF has requested these easements be donated by the City at no cost and with no appraisal. After previous easements and use permits for the ADOT&PF project “Egan Drive; 10th Street to Main Street” were completed at fair market value, there was discussion about creating a Memorandum of Agreement (MOA) which could include terms for property donations and a streamlined process for granting small leases and easements for road construction and rehabilitation projects. However, the terms of the agreement have not been worked out or adopted. DOT continues to charge CBJ market value for access to DOT rights-of-way. Therefore until the terms of a mutually appropriate MOA are adopted by both parties, the manager recommends charging DOT market value for access through CBJ property.

Staff recommends that the Lands Committee pass a motion of support for two temporary access easements, four permanent easements, and a temporary construction easement to be granted to ADOT&PF for fair market value.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

SOUTHCOST REGION

6860 Glacier Highway
PO Box 112506
Juneau, Alaska 99811-2506
Main: (907) 465-4444
Toll free: (800) 575-4540
Fax: (907) 465-8485
TTY IDD: (800) 770-8973
dot.state.ak.us

October 2, 2018

Packet Page 48 of 101

Certified Mail: 7001 1140 0004 7888 7082

CITY AND BOROUGH OF JUNEAU, (CBJ)
Attn: Dan Bleidorn, Deputy Manager
CBJ Lands & Resources
155 South Seward Street
Juneau, Alaska 99801

Letter of Offer

Re: JNU-GLACIER HWY: TWIN LAKES DRIVE-LEMON RD.
CULVERT REHABILITATION
Project No. SFHWY00083
FHWA No. 0955019
Parcels Numbered: TAE-2, TAE 5, E-5, E-5A,
E-5D, E-5E and TCE-12

Dear Mr. Bleidorn,

The State of Alaska, Department of Transportation and Public Facilities (DOT&PF) is preparing to rehabilitate culverts in the Juneau, Alaska area. The purpose of the project is to improve the drainage system. The existing culverts are nearing the end of their service life and have shown signs of deterioration that could eventually lead to problems, including culvert failure.

DOT&PF will need two temporary access easements for access, (TAE-2 & TAE-5). The temporary easements for access will allow persons and equipment to traverse the area to and from the culvert that is being improved. In addition, DOT&PF requests four permanent easements for existing culverts where the culverts extend beyond the recorded easements. There will be no construction activity in the permanent easements during this project (E-5, E5-A, E5-D & E-5E). A temporary construction easement,

Keep Alaska Moving through service and infrastructure."

(TCE-12) is also being requested for maneuverability. All the interests in the Easements: Access Permanent and Temporary, lie adjacent to the DOT&PF right of way.

DOT&PF is required to do our best to identify the fair market value of any property that must be acquired in relation to our project. It is my understanding that the City and Borough of Juneau decided to donate these real property interests, both permanent and temporary to expedite this project, and a donation form has been enclosed.

If you are in agreement with the conveyance, all documents to be executed are enclosed: Donation Agreement, the Memorandum of Agreement and the conveyances for the Temporary Access Easements, Easements, and Temporary Construction Easement. Please sign the documents indicated in front of a notary public and return the signed documents to my attention in the enclosed self-addressed stamped envelope. Page 49 of 101

Please call me at (907) 465-4519 if you have any questions. I can also provide notary services for the State at our Juneau office at 6860 Glacier Highway, the building behind the Marine Highway Building. My e-mail is lee.ault@alaska.gov.

Sincerely,



Lee D. Ault
Right of Way Agent

Enclosures

DONATIONS

City and Borough of Juneau (CBJ) has been informed under code of Federal Regulations 23 C.F.R.710.505 – 23 C.F.R. 710.507 CBJ is entitled to receive just compensation for the property being donated and CBJ has waived the right to an appraisal of the property by a qualified appraiser.

CBJ's donation for the JNU Glacier Highway Twin Lakes Culvert Project #SFHWY00083 Parcel #'s TAE-2 & 5; E-5, E-5A, E-5D, E-5E; & TCE-12 to DOT&PF is made voluntarily and with full knowledge of the City & Borough of Juneau's entitlement to receive just compensation. CBJ also releases DOT&PF from the obligation of preparing an appraisal of these donated parcels.

Dated this _____ day of _____, 2018

CITY AND BOROUGH OF JUNEAU

By: _____
Duncan Rorie Watt, City Manager



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MEMORANDUM OF AGREEMENT

PROJECT NAME: JNU-GLACIER HWY: TWIN LAKES
DRIVE-LEMON RD. CULVERT ASSESSMENT

STATE PROJECT #: SFHWY00083

FEDERAL-AID PROJECT #: 0955019

PARCEL #S: TAE 2 & 5, E-5, 5A, 5D, 5E & TCE-12

AGREEMENT has been reached this _____ day of _____, 2018, between the owner or owners of the below designated parcel or parcels and the DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, for the purchase of said parcel or parcels. The amount to be paid and other considerations to be given in full satisfaction of this Agreement are as follows:

Right-of-Way Acquisition: \$ _____

Retention Value \$ _____

Total Compensation \$ DONATED

Fixtures and improvements purchased: \$ _____

Land purchased: _____ Donated _____ (sq.ft.) _____ (acres)

Damages are a consideration: ☐ yes ☒ no Amount of Damages \$ _____ included in total compensation

Other Conditions: None

Packet Page 51 of 101

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the vendor or vendors.
2. This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The vendor or vendors hereby agree that the compensation herein provided to be paid includes full compensation for their interest and the interests of their life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said vendor or vendors agree to discharge the same.
4. THIS AGREEMENT shall be deemed a CONTRACT extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Chief Right-of-Way Agent on behalf of the Department.

Of the total amount of compensation hereinabove agreed upon, the sum of \$ Donated shall be paid upon execution and delivery of a good and sufficient: ☐ Warranty Deed ☒ Easement ☒ Temporary Construction Easement or ☒ Other Temporary Access Easement, and the balance of the compensation amounting to \$ n/a shall be paid upon compliance by the vendor or vendors with the terms hereof.

No disbursement of funds will be made.

Vendor

Amount of Payment

City and Borough of Juneau

Donated

The Vendor or Vendors certify that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above. The Vendor occupants will be allowed a thirty-day rent-free period after receipt of the warrant and legal occupants will not be required to vacate the premises without at least ninety days written notice.

DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

CITY AND BOROUGH OF JUNEAU

DESIGN PROJECT MANAGER

Date

Note: Design Project Manager or Designee must sign when construction consideration is involved

By:

Duncan Rorie Watt, City Manager

Date

BY:

Right-of-Way Agent

Date

APPROVED FOR PAYMENT AS ABOVE

REGIONAL CHIEF RIGHT-OF-WAY AGENT

Date

Region: SOUTHCOAST

 STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES TEMPORARY ACCESS EASEMENTS (Standard/Partial Property)	PROJECT NAME: JNU-GLACIER HWY: TWIN LAKES DRIVE-LEMON RD. CULVERT ASSESSMENT STATE PROJECT #: SFHWY00083 FEDERAL-AID PROJECT #: 0955019 PARCEL #: TAE-2 & TAE-5
--	---

The GRANTOR, **CITY AND BOROUGH OF JUNEAU, (CBJ)**, whose mailing address is 155 South Seward Street, Juneau, Alaska 99801 for and in consideration of **charitable donation** and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**, whose mailing address is **PO Box 112506, Juneau, Alaska 99811-2506** its successors and assignees, unrestricted temporary easements, to traverse over, and across the following-described tracts of land:

PARCEL TAE-2: Portions of United States Survey 1861 and Alaska Tidelands Survey 868 according to the official plats thereof, Juneau Recording District, First Judicial District, State of Alaska; and
PARCEL-TAE-5: A portion of Alaska Tidelands Survey 868 according to the official plats thereof, Juneau Recording District, First Judicial District, State of Alaska

which lies adjacent to right-of-way lines of Alaska Project No SFHWY00083, delineated as to said tracts of land on the plats attached hereto and made a part of hereof as page three and four of this instrument and designated as Parcel Numbers TAE-2 & TAE-5. Said parcels, containing about 2,707 square feet and 16,372 square feet respectively and are hereby granted to the State of Alaska for the purpose of:

Access over, across and along the specified areas for construction crew and equipment associated with project activities on adjacent properties.

The Grantor hereby covenants with the State of Alaska that the Grantor has good title to the above-described tract of land, and covenants that the State of Alaska shall have quiet and peaceable possession thereof and use thereof during the period of the temporary access. The Temporary Access Easement will be in effect for a period beginning on the starting date of construction and ending upon project completion at which time this temporary access easement shall expire and be of no force and effect.

The Grantee, the State of Alaska, shall leave said premises in a clean and presentable condition when said construction has been completed.

Dated this _____ day of _____, 2018

CITY AND BOROUGH OF JUNEAU

By: _____
Duncan Rorie Watt, City Manager

CITY ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
FIRST JUDICIAL DISTRICT)

On this ____ day of _____, 2018, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Duncan Rorie Watt, the City Manager for the City and Borough of Juneau, known to me to be the person who executed the foregoing instrument, and who acknowledged to me that he or she executed the same as their free and voluntary act and with full knowledge of its contents, for the uses and purposes therein mentioned on behalf of the City and Borough of Juneau

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

Notary Public in and for the State of Alaska
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

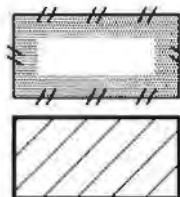
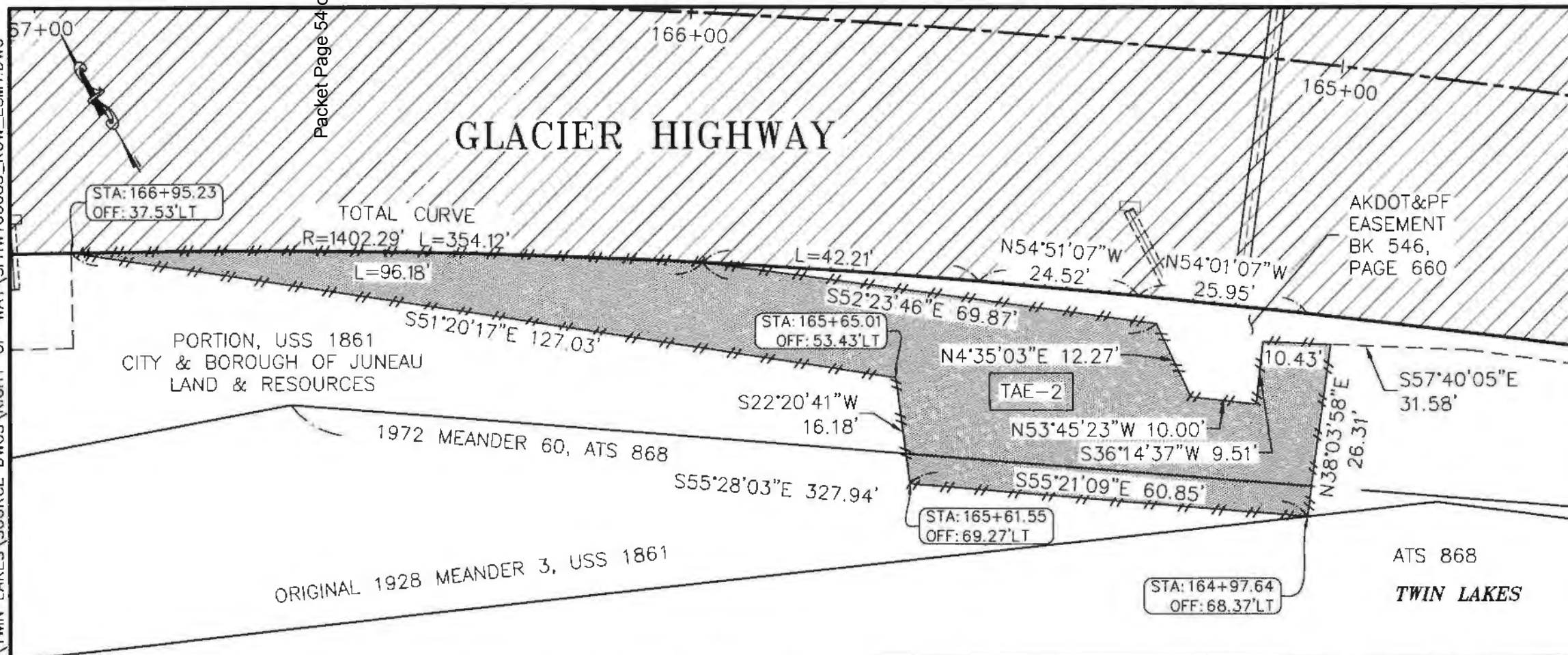
IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2018

THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

By: _____
FOR THE COMMISSIONER

C:\JNU\SFHWY00083\RW\TWIN LAKES\SOURCE DWGS\RIGHT-OF-WAY\SFHWY00083_ROW_ESMT.DWG

Packet Page 54 of 101

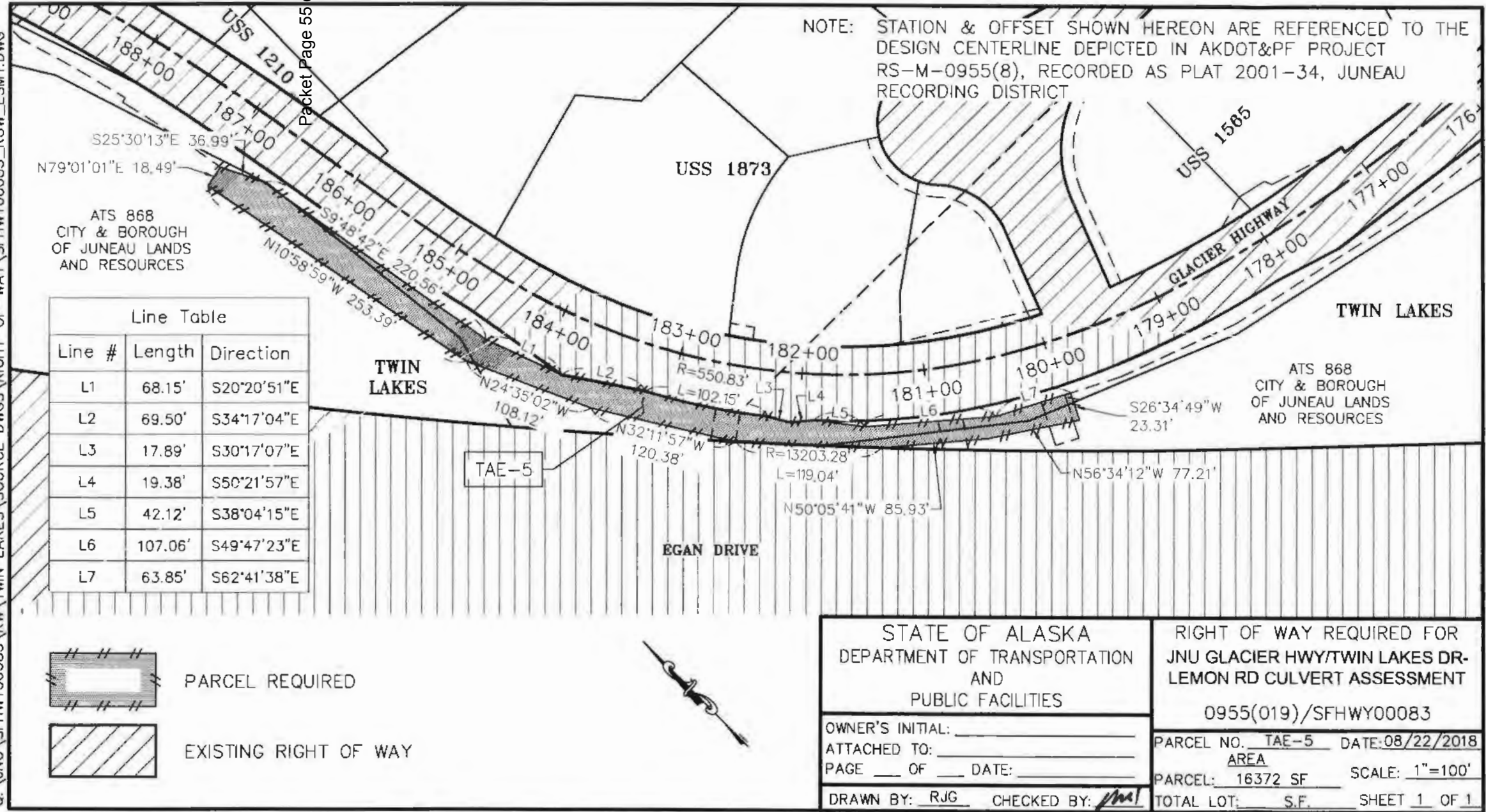


PARCEL REQUIRED

EXISTING RIGHT OF WAY

NOTE: STATION & OFFSET SHOWN HEREON ARE REFERENCED TO THE DESIGN CENTERLINE DEPICTED IN AKDOT&PF PROJECT RS-M-0955(8), RECORDED AS PLAT 2001-34, JUNEAU RECORDING DISTRICT

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU GLACIER HWY/TWIN LAKES DR- LEMON RD CULVERT ASSESSMENT 0955(019)/SFHWY00083	
OWNER'S INITIAL: _____		PARCEL NO. <u>TAE-2</u> DATE: <u>08/22/2018</u>	
ATTACHED TO: _____		AREA	
PAGE ____ OF ____ DATE: _____		PARCEL: 2707 S.F. SCALE: 1"=20'	
DRAWN BY: <u>RJC</u> CHECKED BY: <u>Dml</u>		TOTAL LOT: 25177 S.F. SHEET <u>1</u> OF <u>1</u>	



 STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES EASEMENTS (Standard/Partial Property)	PROJECT NAME: JNU-GLACIER HWY: TWIN LAKES DRIVE-LEMON RD. CULVERT ASSESSMENT STATE PROJECT #: SFHWY00083 FEDERAL-AID PROJECT #: 0955019 PARCEL #: E-5, E-5A, E-5D & E-5E
--	--

Packet Page 56 of 101

The GRANTOR, **CITY AND BOROUGH OF JUNEAU ALASKA(CBJ)**, whose mailing address is **155 South Seward Street, Juneau, Alaska 99801** for and in consideration of **charitable donation** and other other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**, whose mailing address is **PO Box 112506, Juneau, Alaska 99811-2506** its successors and assignees, a perpetual, full and unrestricted easement and right-of-way along, over, and across a portion of the following-described tract of land:

A portion of Alaska Tidelands Survey 868, Records of the Juneau Recording District, First Judicial District, State of Alaska,

which lies within the easement of right-of-way lines of Alaska Project No SFHWY00083, delineated as to said tracts of land on the plat attached hereto and made a part hereof as page 3 of this instrument, as the overview of said parcels. Parcel No. E-5, (218SF), and Parcel E-5A, (345SF), are shown on page 4 of this instrument; Parcel E-5D, (469SF,) and Parcel E-5E, (223SF), are on Page 5. Said easement parcels, contain an aggregate of one thousand and two hundred and fifty five square feet, (1,255SF), more or less, in addition to existing right-of-way, are hereby granted to the State of Alaska for the purpose of:

an easement area for activities associated with rehabilitation, repair, maintenance, and protection of existing drainage culverts including sloping and grading, but not limited to, installation of culvert pipe lining and for all highway and utility purposes.

The Grantor hereby covenants with the State of Alaska that the Grantor has good title to the above-described tract of land and covenants that the State of Alaska shall have quiet and peaceable possession thereof; and shall have a free and unrestricted right to maintain said facilities as long as the right-of-way of which this easement area is a part, remains a public way.

Dated this ____ day of _____, 2018

CITY AND BOROUGH OF JUNEAU

By: _____
Duncan Rorie Watt, City Manager

ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA)
 : ss
FIRST JUDICIAL DISTRICT)

On this _____ day of _____, 2018 before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Duncan Rorie Watt, City Manager of the City and Borough of Juneau, known to me to be the identical persons who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily with full authority for the City and Borough of Juneau, and knowledge of its contents, for the uses and purposes therein mentioned.

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

[NOTARY SEAL]

Notary Public in and for the State of Alaska
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2018

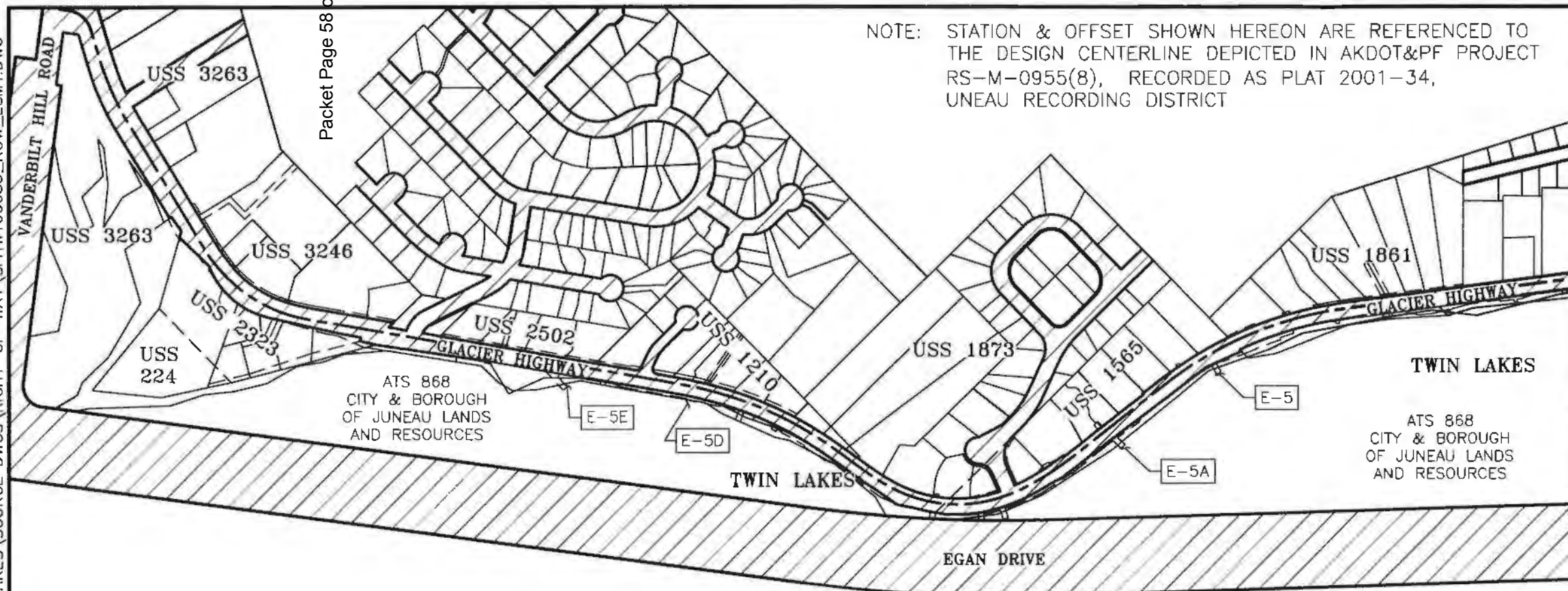
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: _____
FOR THE COMMISSIONER

Q:\JNU\SFHWY00083\RW\TWIN LAKES\SOURCE DWGS\RIGHT-OF-WAY\SFHWY00083_ROW_ESMT.DWG

Packet Page 58 of 101

NOTE: STATION & OFFSET SHOWN HEREON ARE REFERENCED TO THE DESIGN CENTERLINE DEPICTED IN AKDOT&PF PROJECT RS-M-0955(8), RECORDED AS PLAT 2001-34, UNEAU RECORDING DISTRICT



PARCEL REQUIRED



EXISTING RIGHT OF WAY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES

OWNER'S INITIAL: _____

ATTACHED TO: _____

PAGE ____ OF ____ DATE: _____

DRAWN BY: RJG CHECKED BY: [Signature]

RIGHT OF WAY REQUIRED FOR
JNU GLACIER HWY/TWIN LAKES DR-
LEMON RD CULVERT ASSESSMENT

0955(019)/SFHWY00083

PARCEL NO. E-5,A,D&E DATE: 08/22/2018

AREA

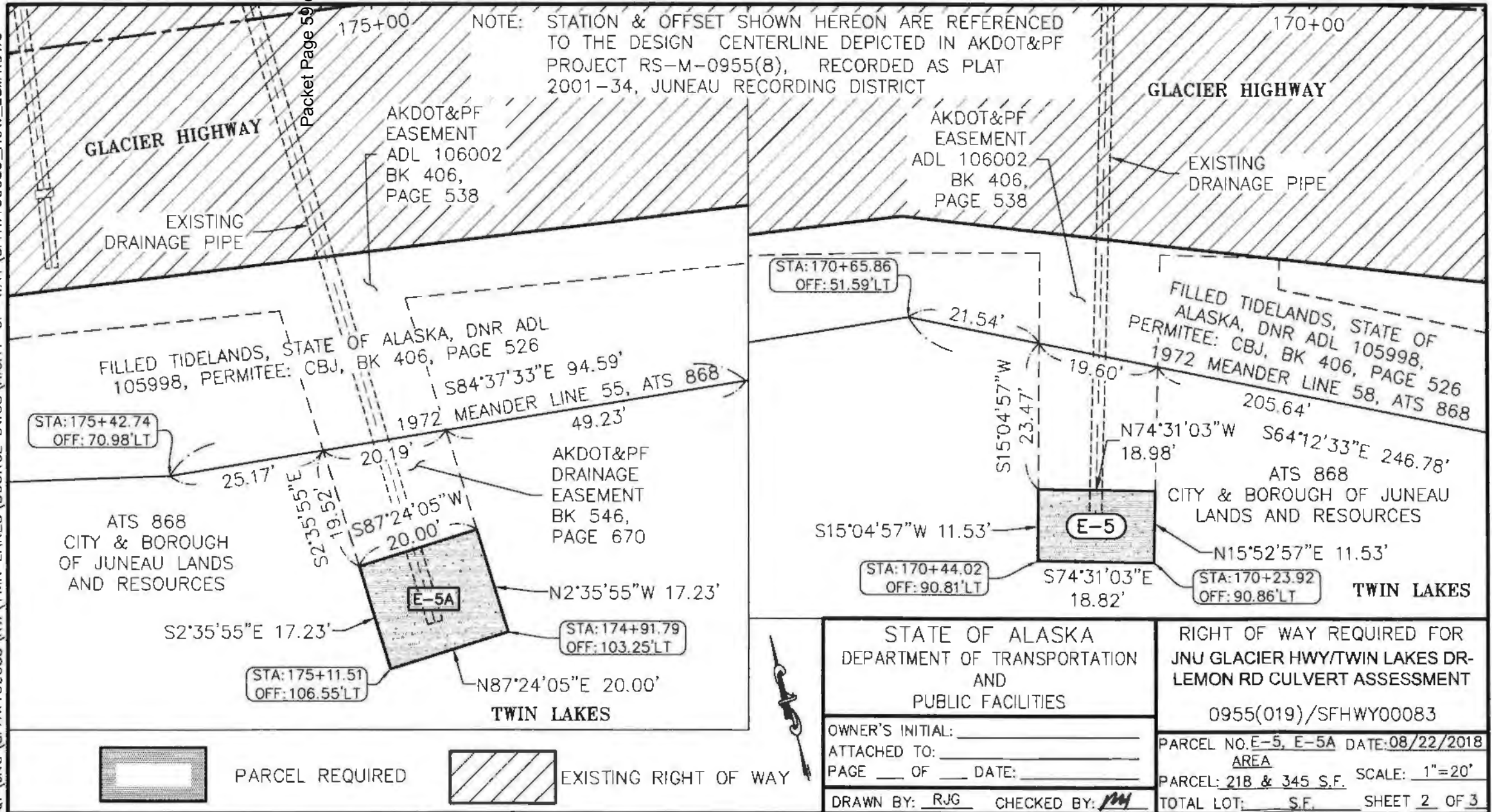
SCALE: 1"=500'

PARCEL: _____

TOTAL LOT: _____ S.F. SHEET 1 OF 3

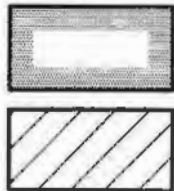
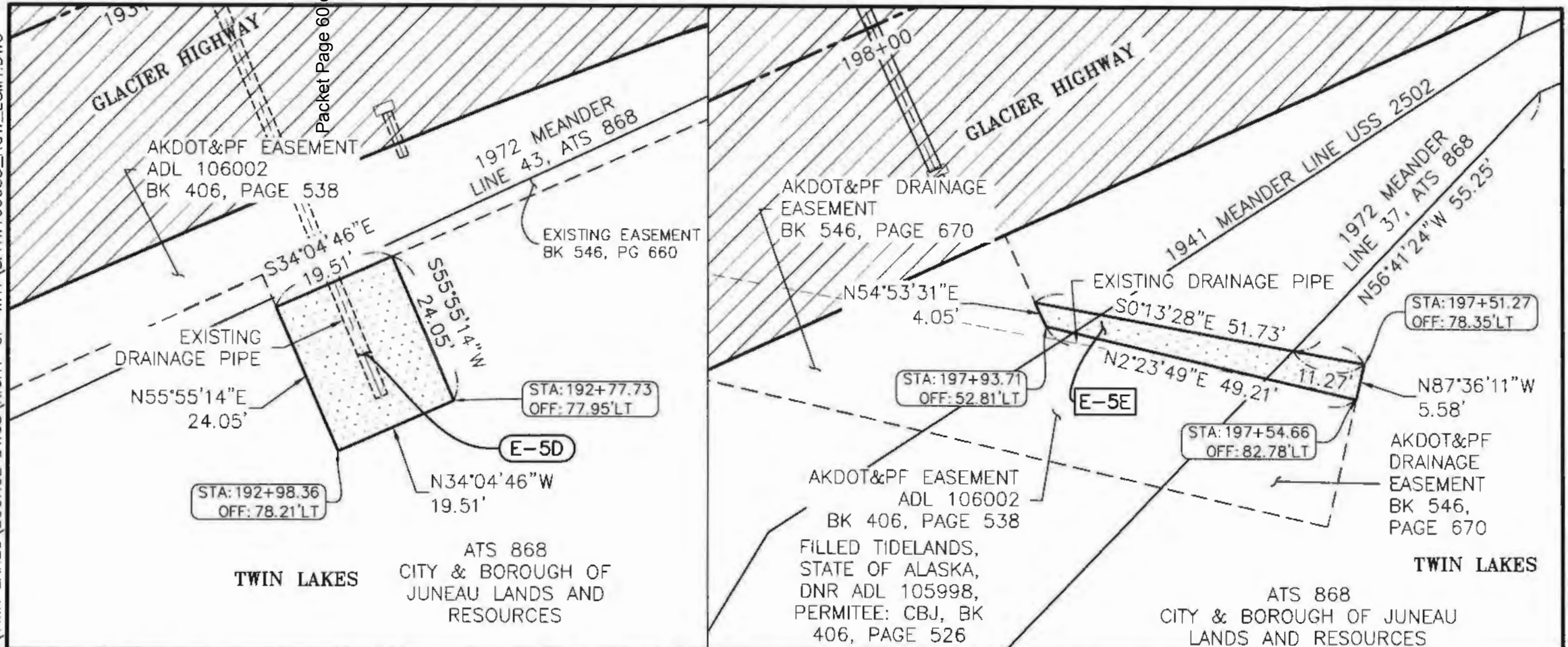
Q:\JNU\SFHWY00083\RW\TWIN LAKES\SOURCE DWGS\RIGHT-OF-WAY\SFHWY00083_ROW_ESMT.DWG

Packet Page 59 of 101



C:\JNU\SFHWY00083\RW\TWIN LAKES\SOURCE DWGS\RIGHT-OF-WAY\SFHWY00083_ROW_ESMT.DWG

Packet Page 60 of 101



PARCEL REQUIRED

EXISTING RIGHT OF WAY

NOTE: STATION & OFFSET SHOWN HEREON ARE REFERENCED TO THE DESIGN CENTERLINE DEPICTED IN AKDOT&PF PROJECT RS-M-0955(8), RECORDED AS PLAT 2001-34, JUNEAU RECORDING DISTRICT

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES

OWNER'S INITIAL: _____
ATTACHED TO: _____
PAGE ____ OF ____ DATE: _____

DRAWN BY: RJG CHECKED BY: *[Signature]*

RIGHT OF WAY REQUIRED FOR
JNU GLACIER HWY/TWIN LAKES DR-
LEMON RD CULVERT ASSESSMENT

0955(019)/SFHWY00083

PARCEL NO. E-5D & 5E DATE: 08/22/2018

AREA

PARCEL: 469 & 223 S.F. SCALE: 1"=20'

TOTAL LOT: _____ S.F. SHEET 3 OF 3

 STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES TEMPORARY CONSTRUCTION EASEMENT (Standard/Partial Property)	PROJECT NAME: JNU-GLACIER HWY: TWIN LAKES DRIVE-LEMON RD. CULVERT ASSESSMENT STATE PROJECT #: SFHWY00083 FEDERAL-AID PROJECT #: 0955019 PARCEL #: TCE-12
--	--

The GRANTOR, **CITY AND BOROUGH OF JUNEAU, (CBJ)**, whose mailing address is **155 South Seward Street, Juneau, Alaska 99801** for and in consideration of **charitable donation** and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**, whose mailing address is **PO Box 112506, Juneau, Alaska 99811-2506** its successors and assigns, unrestricted temporary construction easements, to traverse over, and across the following-described tract of land:

A portion of U.S. Survey 1210 according to the official plat thereof, Juneau Recording District, First Judicial District, State of Alaska,

which lies adjacent to right-of-way lines of Alaska Project No SFHWY00083, delineated as to said tracts of land on the plats attached hereto and made a part of hereof as page three of this instrument and designated as Parcel Number TCE-12. Said parcel, containing four hundred and eighty seven square feet more or less is hereby granted to the State of Alaska for the purpose of:

a work area for all project activities associated with improvement and protection of drainage system by sloping, grading and installation of drainage pipe lining.

The Grantor hereby covenants with the State of Alaska that the Grantor has good title to the above-described tract of land, and covenants that the State of Alaska shall have quiet and peaceable possession thereof and use thereof during the period of the temporary construction easement. The Temporary Construction Easement will be in effect for a period beginning on the starting date of construction and ending upon project completion at which time this temporary construction easement shall expire and be of no force and effect.

The Grantee, the State of Alaska, shall leave said premises in a clean and presentable condition when said construction has been completed.

Dated this _____ day of _____, 2018

CITY AND BOROUGH OF JUNEAU

By: _____
Duncan Rorie Watt, City Manager

CITY ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
FIRST JUDICIAL DISTRICT)

Packet Page 62 of 101

On this ____ day of _____, 2018, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Duncan Rorie Watt, the City Manager for the City and Borough of Juneau, known to me to be the person who executed the foregoing instrument, and who acknowledged to me that he or she executed the same as their free and voluntary act and with full knowledge of its contents, for the uses and purposes therein mentioned on behalf of the City and Borough of Juneau

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

Notary Public in and for the State of Alaska
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

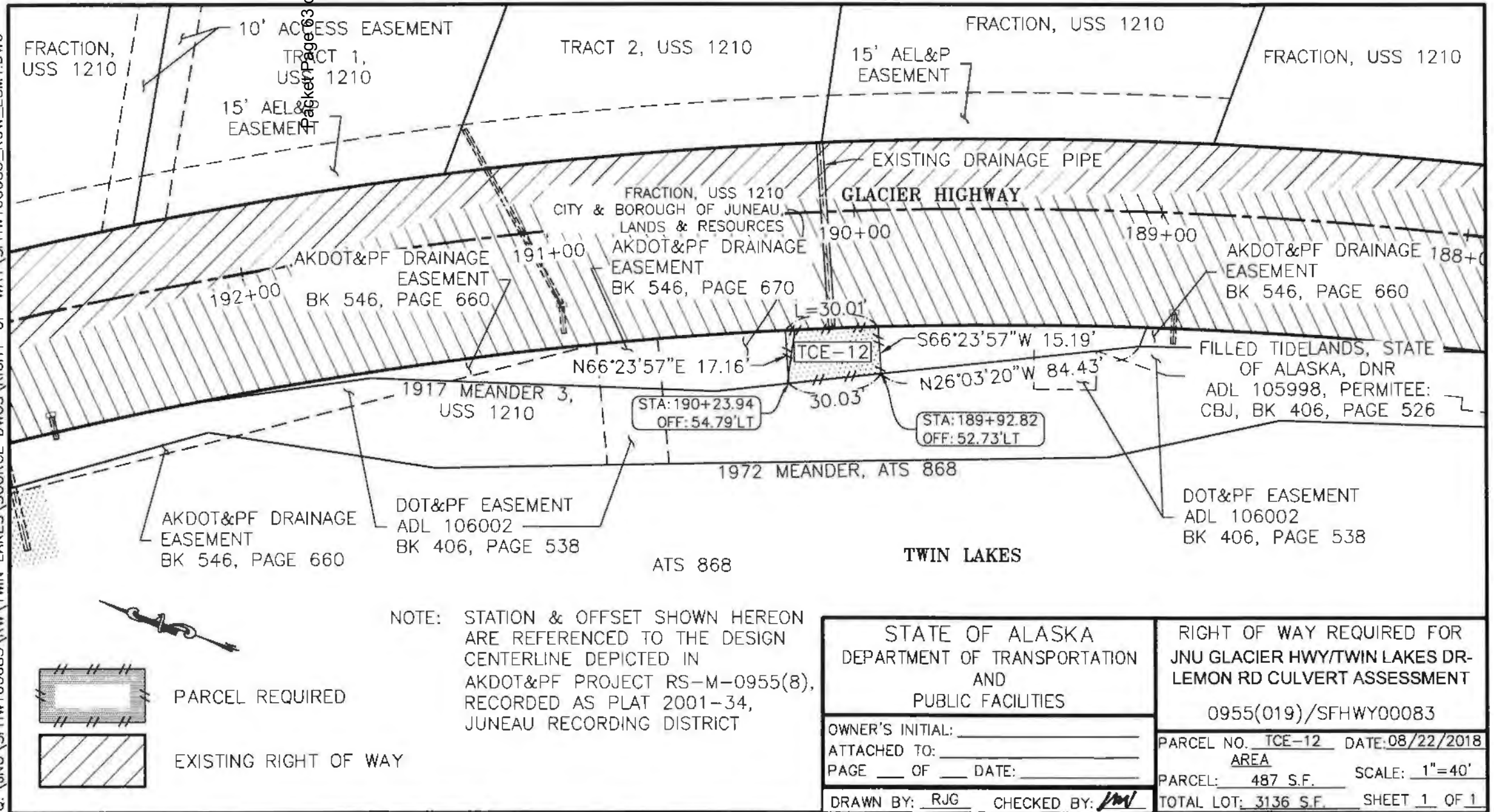
IN WITNESS WHEREOF, I have hereunto set my hand this __ day of _____, 2018

THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

By: _____
FOR THE COMMISSIONER

O:\JNU\SFHWY00083\RW\TWIN LAKES\SOURCE DWGS\RIGHT-OF-WAY\SFHWY00083_ROW_ESMT.DWG

Packet Page 163 of 101



MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: The Assembly Lands Committee

FROM: *Daniel Bleidorn*
Dan Bleidorn, Deputy Lands Manager

SUBJECT: Request to Purchase a fraction of City Property Located within USS 3559, Lot 1

DATE: November 15, 2018

The Lands and Resources Office received an application to purchase City property from Thomas and Lisa Daugherty who own the property located at 9223 North Douglas Highway. The City property has the legal description of USS 3559, Lot 1 and consists of a very large lot of over 1,100 acres. This parcel is designated in the Land Management Plan as LND-1420. The applicant has requested to purchase a small fraction of this property in order to meet minimum lot size requirements to subdivide their property. The 2016 Land Management Plan designated this property as Retain/Dispose as portions could be used for future development and disposal; and portions of the lot should be retained as valuable habitat and streamside buffers. The application description states that the applicants would like to purchase about 530 square feet of City land. This would be completed by minor subdivision and would adjust the applicant's back property line by about 3.5 feet onto what is currently City property.



53.09.260 (a) *Application, initial review, assembly authority to negotiate.*

Upon application, approval by the manager, and payment of a \$500.00 fee a person or business entity, may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

If the Assembly approves working with the original applicant, the Planning Commission will review the application before an ordinance is drafted and brought before the Assembly for review and public hearing.

Since the proposed area is so small and directly adjacent to the applicant's property, it seems reasonable to work with the original applicant to purchase this property and not seek competition for further proposals to purchase this land.

Staff recommends that the Lands Committee pass a motion of support to the Assembly to work with the original applicant and dispose of roughly 530 square feet of CBJ property





City and Borough of Juneau Land Purchase Applicants

[← Go back](#)

Applicant Information

Thomas		Lisa	
Atlin		Daugherty	
Daugherty	Legal	Mailing	
Mailing	Representative:	Address:	Legal Representative: Lisa
Address: 9223	Thomas Atlin	9223 N	Daugherty
N Douglas	Daugherty	Douglas Hwy	Phone: (907) 419-5763
Hwy Juneau,	Phone: (907)	Juneau, AK	Email:
AK 99801	789-1283 Email:	99802	lisamaybehere@yahoo.com

CBJ Land Information

Site Address: none

Legal Description: USS 3559 LT 1

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Not Yet

Provide a brief description of your proposal:

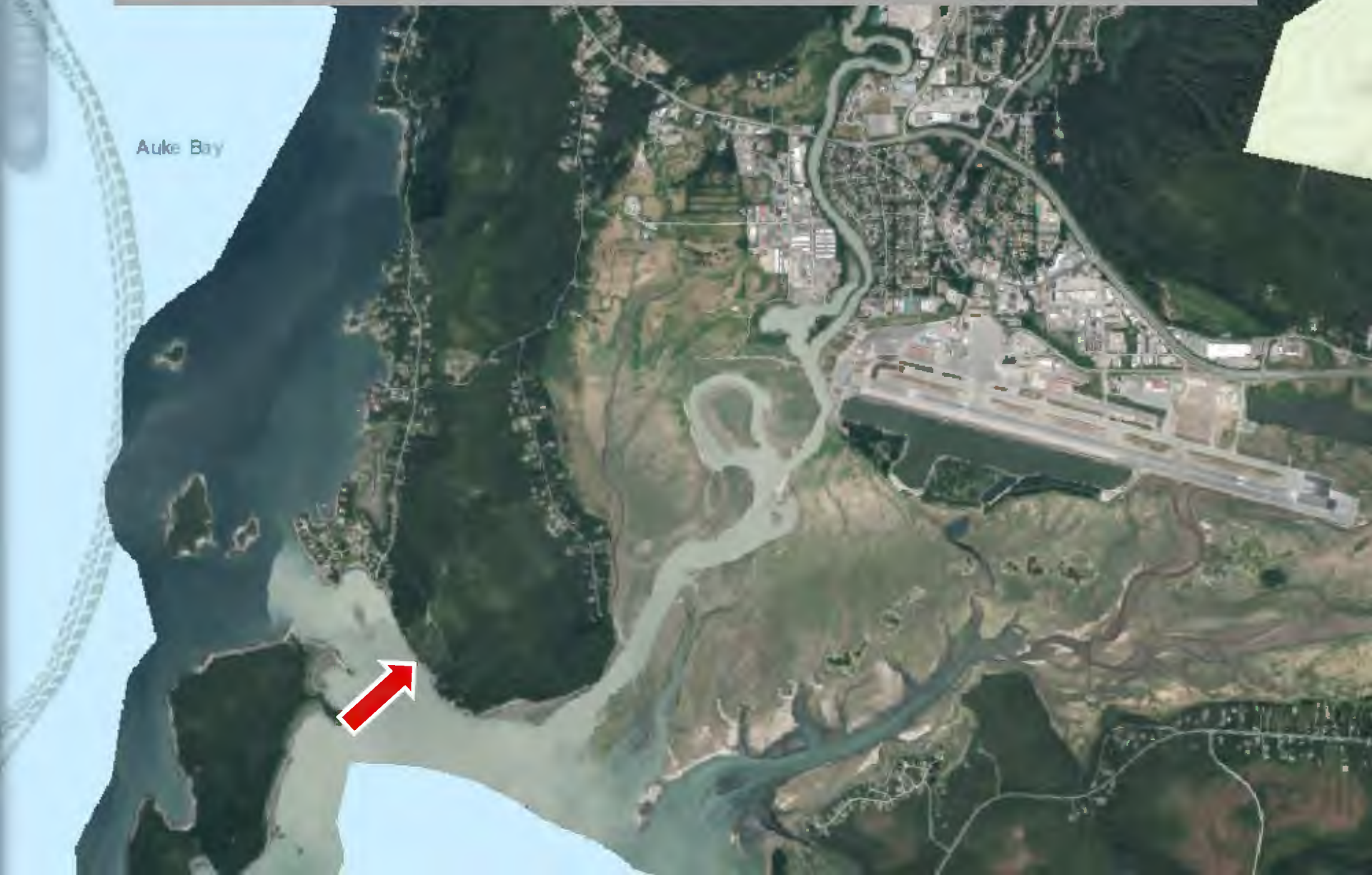
We propose buying about 530 square feet of CBJ land on USS 3559 LT 1, which runs along the back border of our property at 9223 N Douglas Hwy. We would like to be able to subdivide our lot but it is only 71,438 sq ft. Lot minimum in our zone is 36,000 sq ft, so we are short 512 sq ft to form two parcels.

November 19th
2018

Lands Committee



Rogers Proposed Land Trade







Smuggler's Cove Road Association Access Easement





Dear Alan and Ellen Rogers:

We have completed a ratio study of the nominal SF value of waterfront to uplands relative to the proposed land exchange at 812 Fritz Cove Road (Smuggler's Cove Road) between Alan and Ellen Rogers (Rogers) and the City and Borough of Juneau (CBJ). The Rogers own the waterfront parcel described as ASLS 70-3, CBJ Parcel Number 4B2001080010, containing approximately 1.67 acres. They wish to convey to the CBJ a strip of land along their Northwest boundary of their lot, including the waterfront, in exchange for an upland area of CBJ lands within a large 90 acre parcel described as ASLS 78-171 LT 3A FR. In the exchange, the CBJ lands will be increased by more valuable waterfront land and reduced by a yet to be determined amount of lesser valuable upland area. It's the desire of the parties to exchange these lands based on a general value ratio of waterfront to upland properties of otherwise similar characteristics. We have considered the character of the Rogers waterfront lands and a hypothetically similar adjacent upland tract and concluded a reasonably market responsive ratio for this trade as follows.

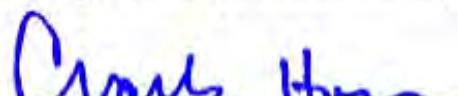
Uplands SF Value: Waterfront SF Value

2.5:1

This indicated value 2.5 SF of uplands for each 1 SF of waterfront lands is based on a ratio study which we have described and summarized in the following report. It sets forth the Assumptions and Limiting Conditions, the Certification of Appraisal, methodologies, definitions, and the most pertinent data considered in arriving at this opinion.

Thank you for this opportunity be of service, if you have any questions or comments please don't hesitate to call.

Respectfully submitted,


Charles E. Horan, MAI


Slater M. Ferguson, Appraiser Trainee

Access
Easement

ASLS 70-3
U.S.S. 3816
PROPOSED LAND SWAP
812 FRITZ COVE ROAD
(Smugglers Cove Road)
May 1, 2018

81°14'15"-N, 00°20'55"-E

ROGERS PROPERTY

S54°58'00"E-198.87(200.00')

CBJ LAND



360' PROPERTY

360' PROPERTY

DRAGE

SHED

LANDFILL LANE

PICTURE AREA

CBJ LAND



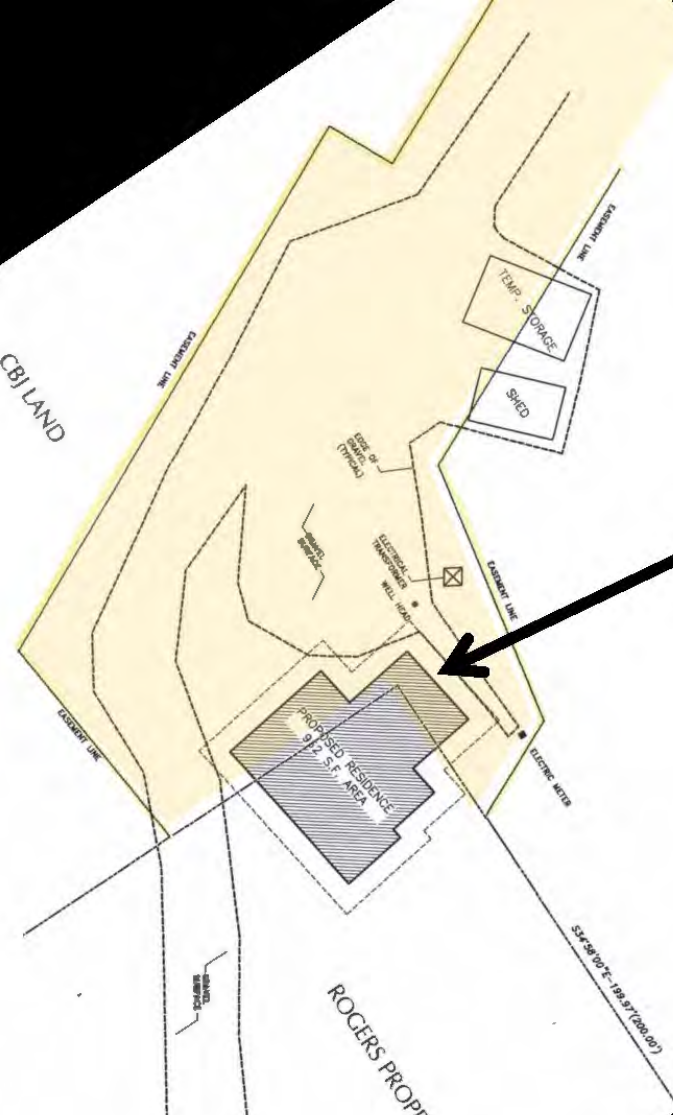
ASIS 70-3
U.S.S. 3816
PROPOSED LAND SITE
812 FRITZ COVE P
(Smugglers Cove)
May 1, 2018

PERMIT - 18.00.20.055

PROPOSED BOUNDARY

ZONE
FRONT SETBACK
SIDE SETBACK
BACK SETBACK
DATE
18.05.18

CBJ LAND



Proposed House
Location



CBJ LAND

ROGERS PROPERTY

9,400 ft² CBJ Park
Land Traded to
Rogers

Rogers' Access
Easement

3,750 ft² Rogers
Waterfront Property
Traded to CBJ Parks

Proposed House

Neighborhood Driveway

Existing Beach House

Proposed Equal Value Land Trade Between Rogers and CBJ

100ft
30m



Rogers' Access
Easement

Existing Shed

CBJ Parkland

Neighborhood Driveway

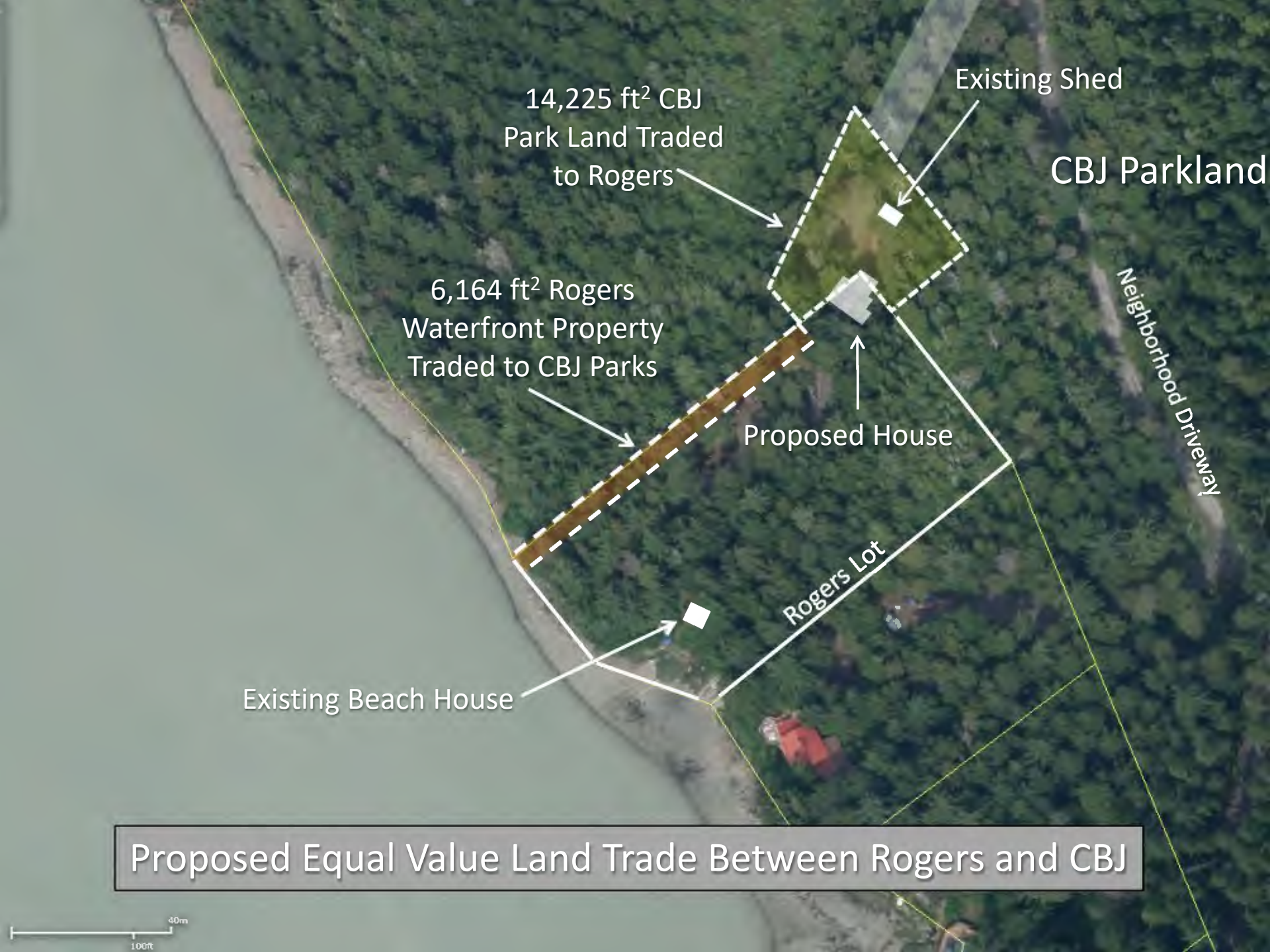
Proposed House

Rogers Lot

Existing Beach House

Rogers Desired House Location

100ft
40m



14,225 ft² CBJ
Park Land Traded
to Rogers

Existing Shed

CBJ Parkland

6,164 ft² Rogers
Waterfront Property
Traded to CBJ Parks

Proposed House

Neighborhood Driveway

Rogers Lot

Existing Beach House

Proposed Equal Value Land Trade Between Rogers and CBJ



Rogers' Access
Easement

Existing Shed

CBJ Parkland

Neighborhood Driveway

Proposed House

Rogers Lot

Existing Beach House

Proposed New Lot & House Location

100ft
40m

LOCATED USING FIELD SURVEY DATA IN CONJUNCTION WITH AERIAL IMAGERY.

FRACTION LOT 3A
U.S. SURVEY 3816

LOT 1
1.86 AC
80,907 SF

ASLS 70-3
U.S.S. 3816

N.T.S.

TEMPORARY
CAR-PORT

SHED

1/4" IN BRASS CAP
MONUMENT

N 00° 00' 00" E
15.81

PROPERTY LINE
TO BE VACATED
THIS SURVEY

STORM CULVERT
(TYP)

EDGE OF GRAVEL (TYP)

BLM BRASS CAP MONUMENT



00° 00'

N 13° 45' 00" E
60.76

CABIN

42.8

N 66° 19' 00" W
102.96

BLM BRASS CAP MONUMENT

N 28° 00' 34" E
164.00

S 54° 38' 00" E
151.08

25.1

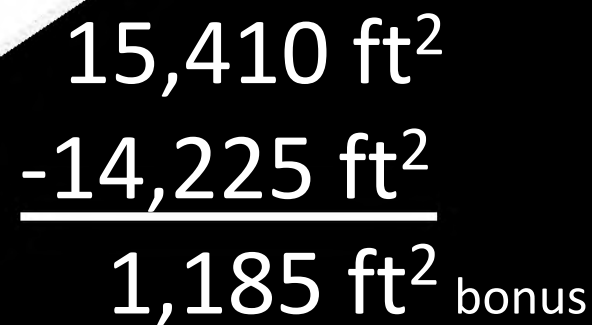
80.80

S 55° 02' 00" W

155.65

S 14° 38' 00" E
100.34

2.3 : 1



Parks and Recreation Advisory Committee Recommendation

May 1st 2018

The PRAC voted 5 to 2 finding that the proposal was generally acceptable.

The two dissenting PRAC members felt that the land trade was not beneficial to the public.

Assembly Decision to Work With Original Proposer

June 4 2018

The Assembly unanimously approved a motion finding that the proposed terms of the land trade were generally acceptable and directed the Manager to commence negotiations with the Rogers family

Planning Commission Recommendation to Accept Terms of Proposed Land Trade

November 13 2018

The Planning Commission unanimously approved a motion finding that the proposed terms of the land trade were generally acceptable and recommended approving the land trade by ordinance.

Current Decision

CBJ§53.09.230(b)

Provide a recommendation to the Assembly as to whether the final terms of the proposal are acceptable.

Staff Recommended Motion

The Lands Committee recommends to the Assembly that the land exchange proposed by the Rogers family with the CBJ be approved by ordinance.

If an ordinance is adopted approving the land trade, the transaction is to be completed within two years of the authorizing ordinance.

ADOT&PF Request For Easements Across CBJ Land



Two temporary access easements

Four permanent easements

One temporary construction easement

ADOT&PF Request For Easements Across CBJ Land



Two temporary access easements

TAE-5



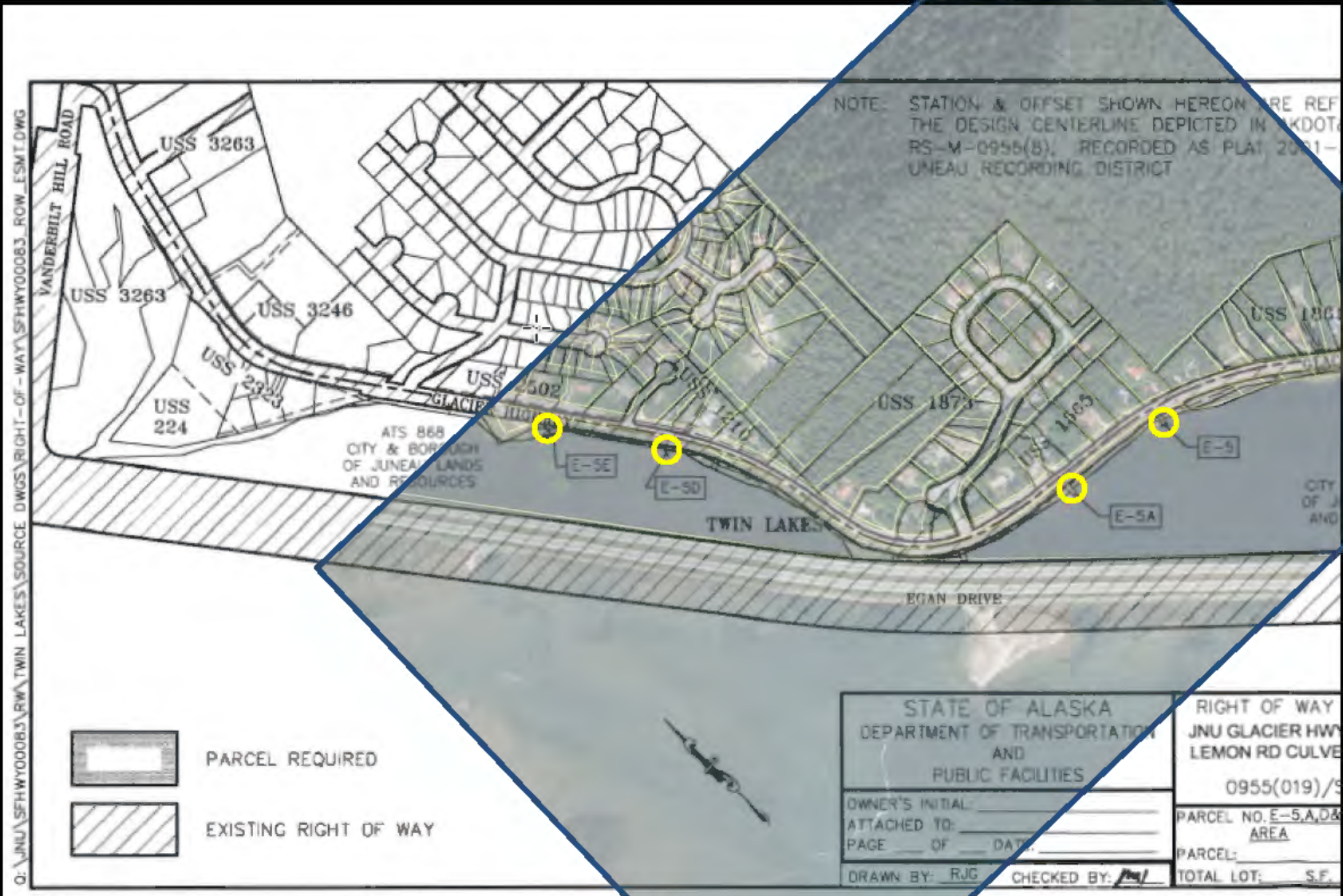
Two temporary access easements

TAE-2



Two temporary access easements

ADOT&PF Request



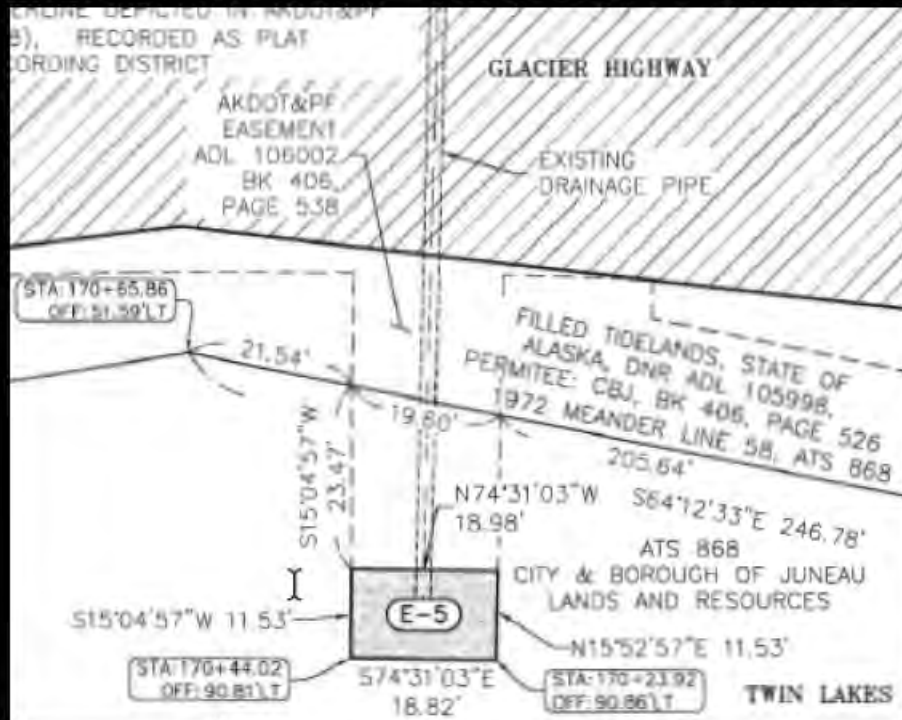
Four permanent easements

ADOT&PF Request

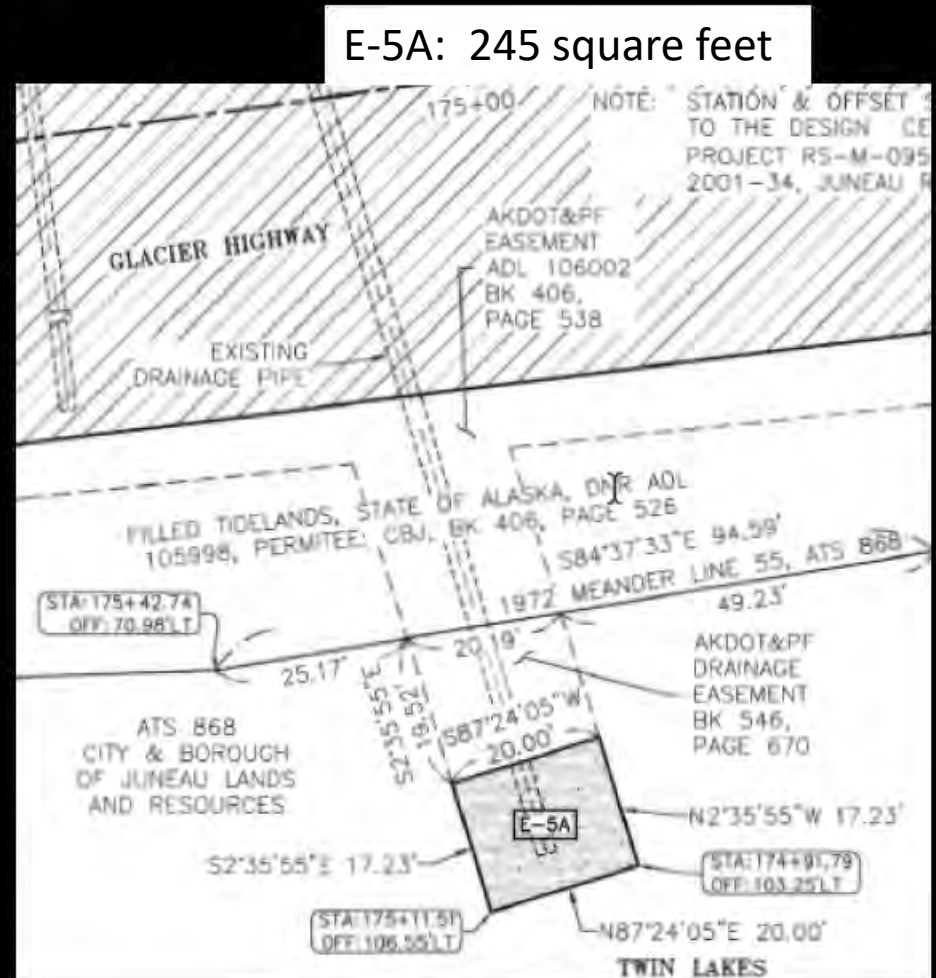


Four permanent easements

ADOT&PF Request



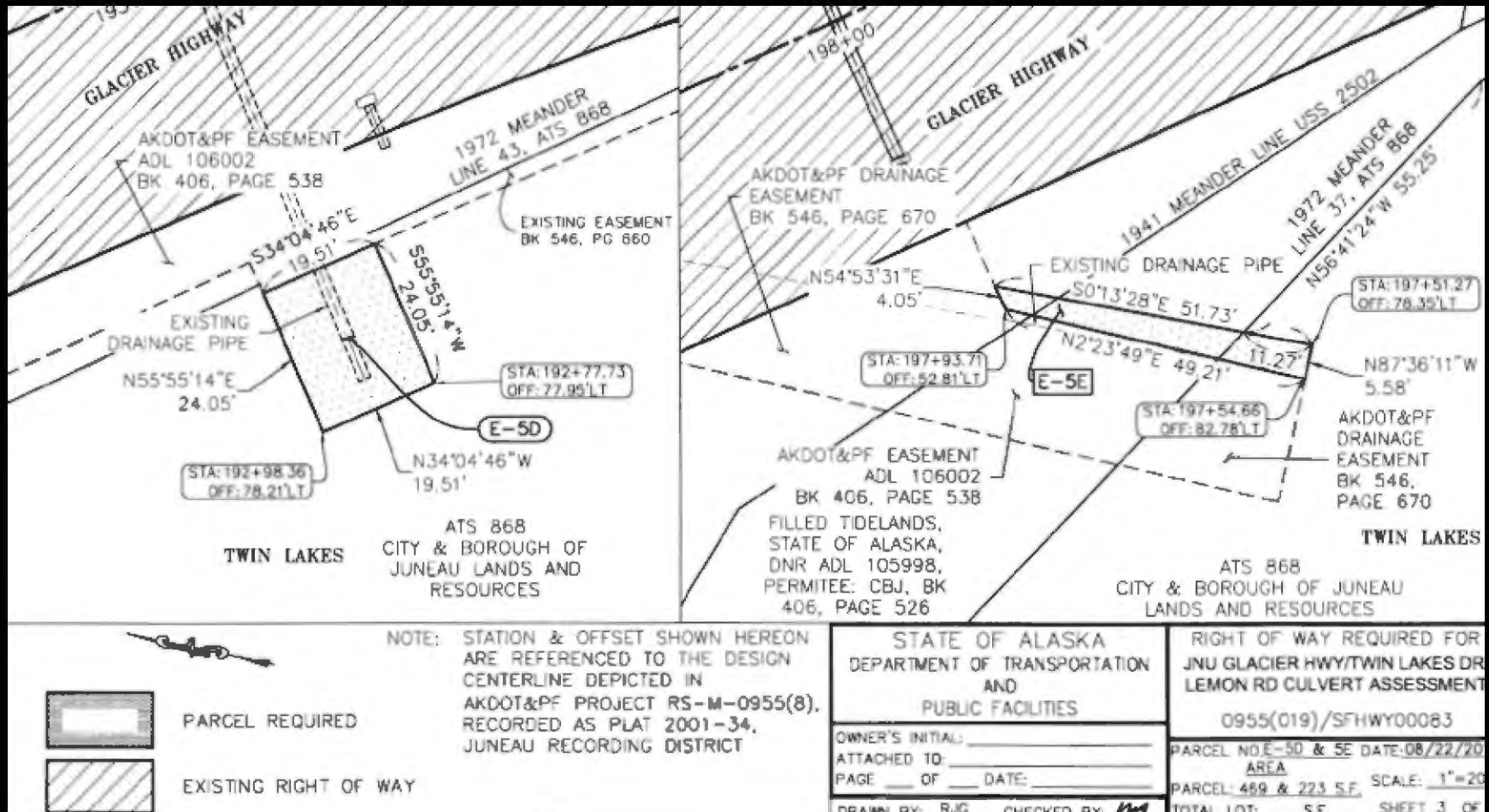
E-5: 218 square feet



E-5A: 245 square feet

Four permanent easements

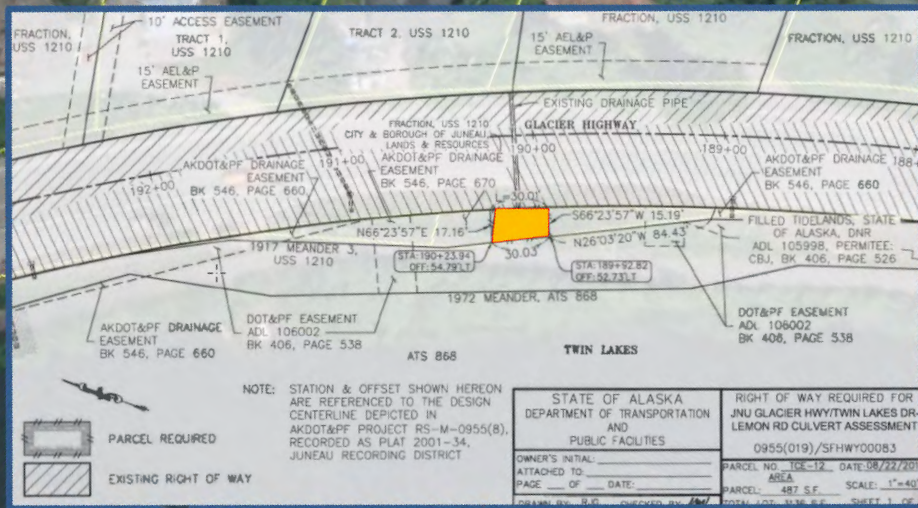
ADOT&PF Request



E-5D: 469 square feet

E-5E: 223 square feet

Four permanent easements



ADOT&PF Request



One temporary construction easement

ADOT&PF Request For Easements Across CBJ Land



Staff recommends that the Lands Committee pass a motion of support for two temporary access easements, four permanent easements, and a temporary construction easement to be granted to ADOT&PF for fair market value

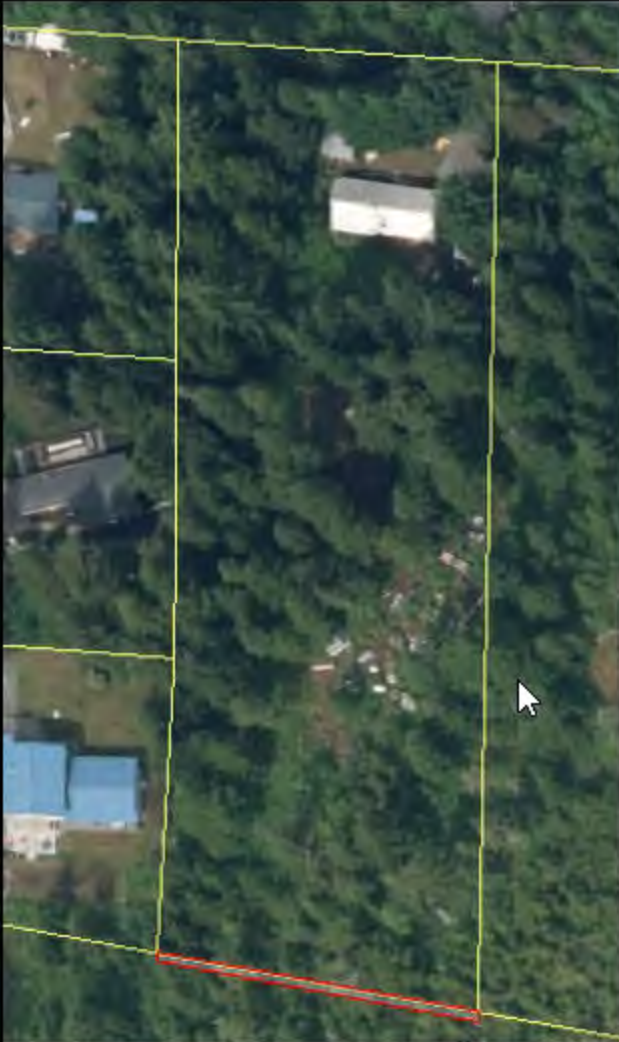
Request to Purchase a fraction of City Property Located within USS 3559, Lot 1



Request to Purchase a fraction of City Property Located within USS 3559, Lot 1



Request to Purchase a fraction of City Property Located within USS 3559, Lot 1



- Request to purchase $\sim 530 \text{ ft}^2$ in order to meet minimum lot size requirements for subdivision
- The 2016 Land Management Plan designated this property as Retain/Dispose
- the proposed area is so small and directly adjacent to the applicant's property

Request to Purchase a fraction of City Property Located within USS 3559, Lot 1



Staff recommends that the Lands Committee pass a motion of support to the Assembly to work with the original applicant and dispose of roughly 530 square feet of CBJ property