

Attn: Randy Vigil Project Manager

Reference Number POA-2016-12

Dear Randy,

I am attaching a few other development sketch plats that were considered prior to settling on the current development plan.

We considered other access points however there were none feasible, either due to zoning issues, utilities, or excessive costs to construct streets.

You will see due to the location of the wetlands at the lower southern portion of the property it is unavoidable for any viable development to happen without affecting these wetlands. When development of housing requires streets to be built there needs to be housing created adjacent to the streets for the entire length of the streets, otherwise the cost of the streets will be too high for the development to happen. In other words we cannot build 850 feet of street without having lots and housing built along the street; it is the only way to repay the costs of the street construction. It is unfortunate of the location of the wetlands, but due to road construction costs, and higher engineering and design cost to build the upper steeper portion of the property, our current plan makes the most sense logistically, economically, and functionally. Another important issue I should mention is that State DOT would only allow one access point to our property, this combined with CBJ's requirement that a shared roadway has to be built to CBJ spec. This along with the utilities required all our design options to place the access point in the same location, same width, and same grades.

Thank you,

Richard Harris

Alternative properties considered previous by the Applicant ,for the purpose of purchase and Development .

Below are sever properties that we considered for development before deciding on 7400 Glacier highway.

There is very little availabale land to concider in the Juneau area. There were some small lots available only allowing for single famiuly or duplex homes.Zoning did not allow for further development. Other properties did not work logistically, or financially.

Lot-1 Channel View Subd. USS 2433 Juneau Rec. Dist. LAND \$ 249,000.00 Active D-3 15 Ac.
This Parcel was less cost per acre, however it was delineated as all wetlands . We felt this was more detrimental to the enviroment and less likely a good candate for the development.

Lot X Uss 2391 Juneau Rec Dist. Mendenhall Loop Rd. LAND \$ 579,900.00 Active D-5 3 Ac.
This Parcel was Zoned at a much lower density than we needed in order to build the type of housing we want to build.
The sellers also disclosed that CBJ had previously placed restrictions on the property ,
requiring many street improvments to existing Lee St. ROW in order to develop the property. Driving the price to high to develop.

Other Properties considered at the time of our purchase.

LAND Lemon Cr. \$ 1,200,000.00 Fr.USS 668 Juneau recording Dist. 39 Ac.
This Parcel was the proper zoning for our desired development , However this Parcel also consisted entirely of wet lands ,
again much more detrimental for the enviroment and not a good candate for development.

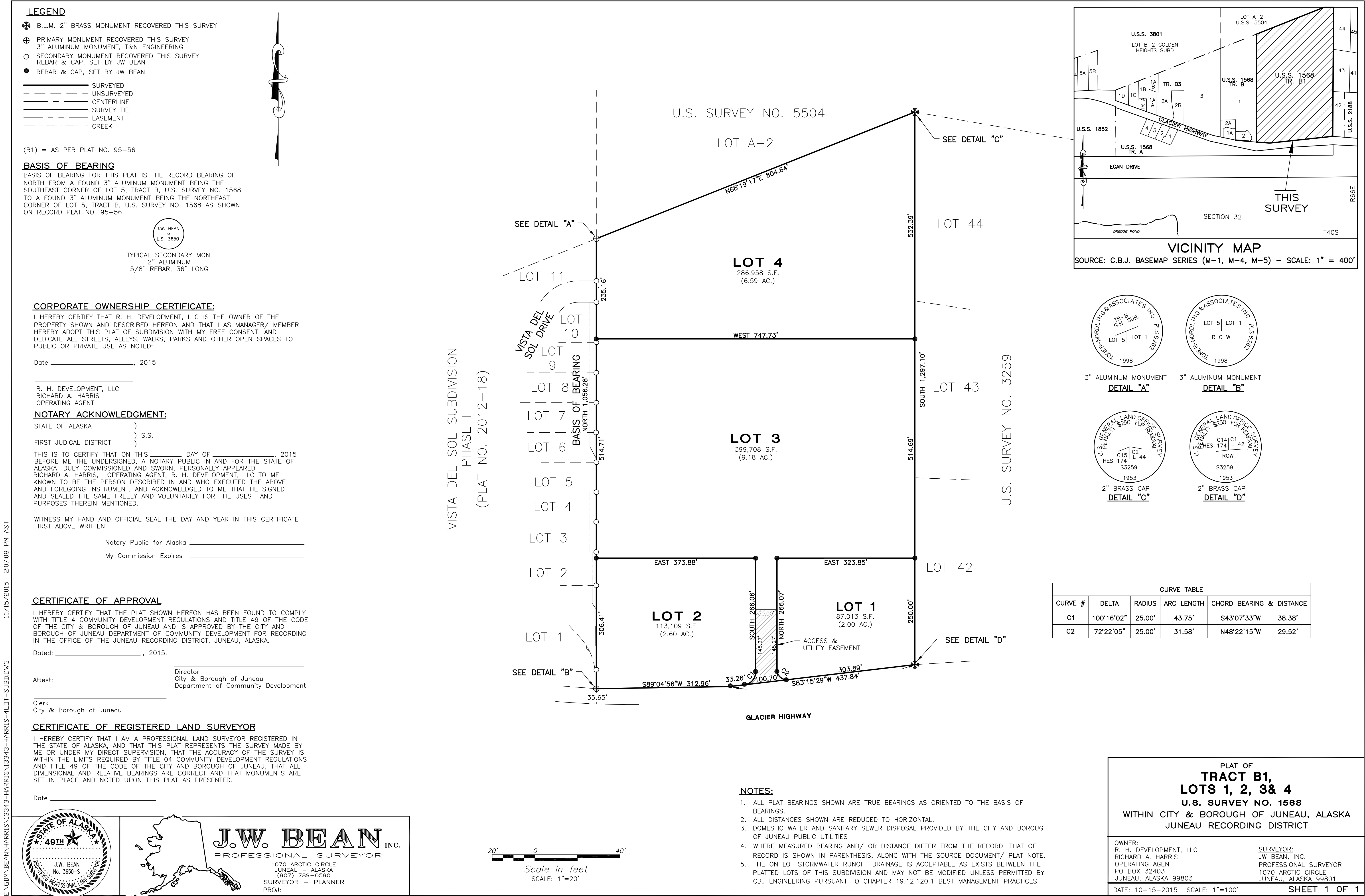
LAND DOUGLAS \$ 800,000.00 USS 708 Legal Address Juneau 100 Ac.
This parcel was decided that it was just too large for the type of development that we wanted to do.

LAND MENDENHAI \$ 966,552.00 Lot 8A1 Vintage Blvd. Juneau 40,273 SqFt.
The price per acre is just too high. Also

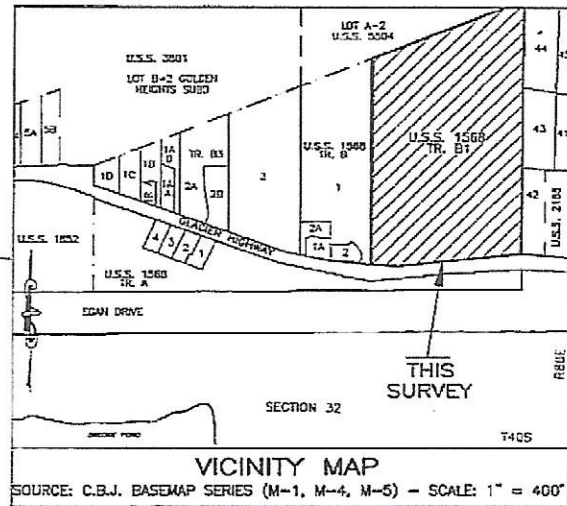
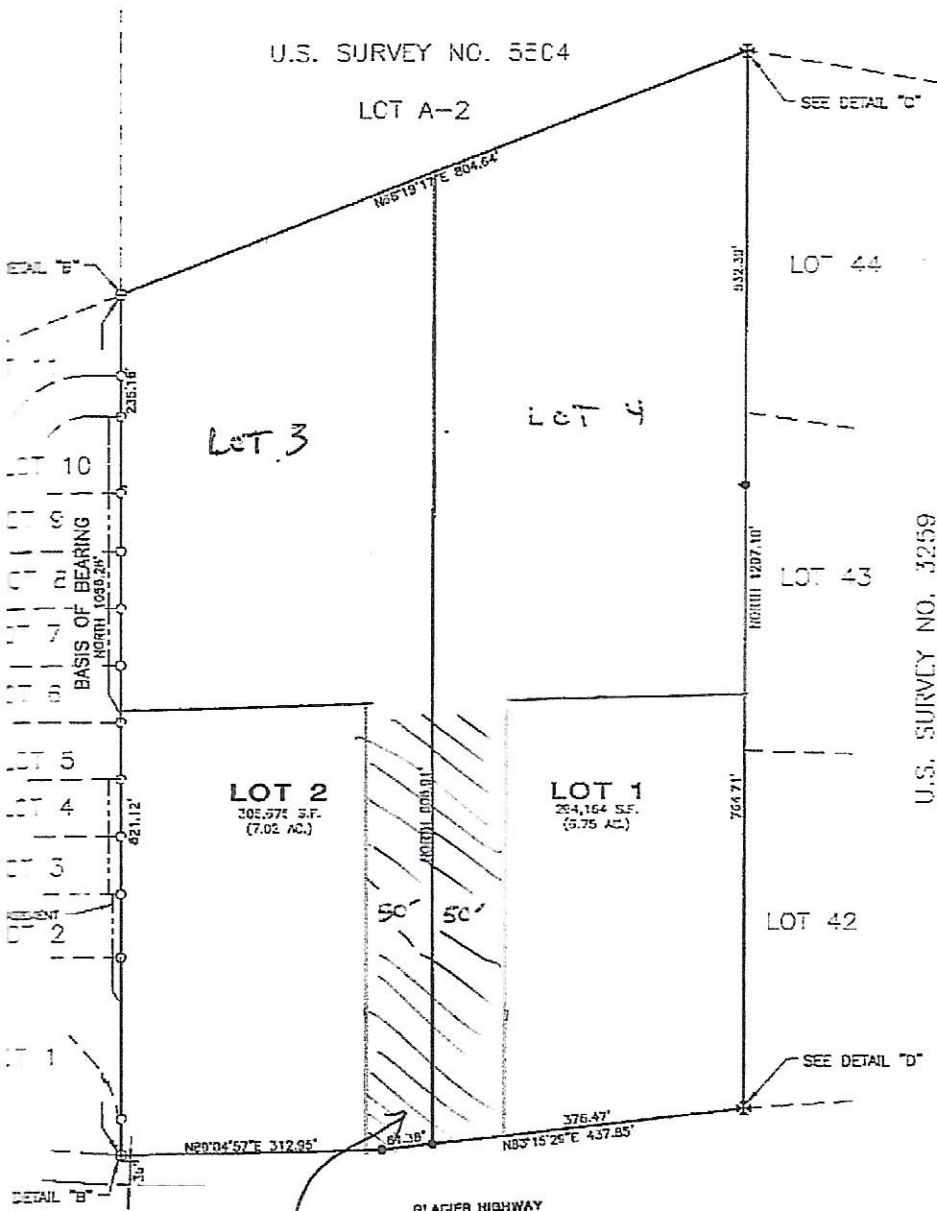
The Vintage ParK land Covenants would not allow for the type of development that we want to build.

LAND AUKE BAY \$ 3,490,000.00 nhn Glacier Highway Juneau 3.44 Ac.
This Parcel is a beautiful waterfront property, however the price was just to high to develop.

There were several undeveloped lots on Sasha Ave. in the Mendenhall Valley. We asked the owner if he would sell but he declined.



ALTERNATE PLAT SKETCH



3" ALUMINUM MONUMENT
DETAIL "A"



3" ALUMINUM MONUMENT
DETAIL "B"



2" BRASS CAP
DETAIL "C"



2" BRASS CAP
DETAIL "D"

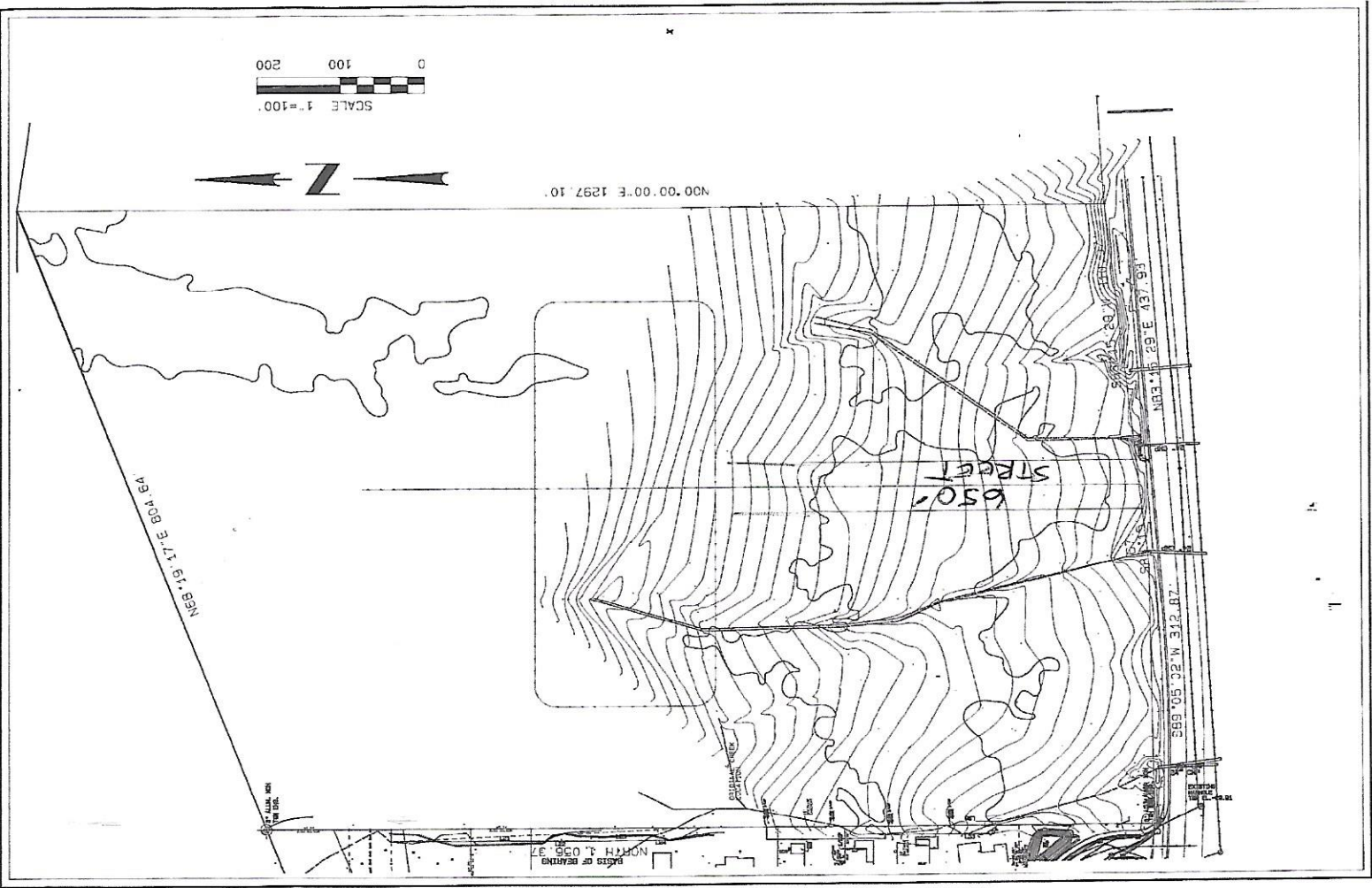
CBJ Requires
Spec Road to be built
For Shared Driveway.
Same as our current
Plan.

UTILITY
& ACCESS EASEMENT For Lot 1, 2, 3 & 4
EACH LOT would HAVE minimum LOT width

- NOTES:
1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
 2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
 3. DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
 4. WHERE MEASURED BEARING AND/ OR DISTANCE DIFFER FROM THE RECORD, THAT OF RECORD IS SHOWN IN PARENTHESIS, ALONG WITH THE SOURCE DOCUMENT/ PLAT NOTE.
 5. THE CN 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 CHAPTER 19.12.120: BEST MANAGEMENT PRACTICES.

<p>PLAT OF TRACT B1, LOTS 1, 2 & 3, 4 U.S. SURVEY NO. 1568 WITHIN CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT</p>	
<p>OWNER: R. H. DEVELOPMENT, LLC RICHARD A. HARRIS OPERATING AGENT PO BOX 32403 JUNEAU, ALASKA 99803</p>	<p>SURVEYOR: JW BLAN, INC. PROFESSIONAL SURVEYOR 1070 ARCTIC CIRCLE JUNEAU, ALASKA 99801</p>
<p>DATE: 9-09-2015 SCALE: 1"=100' SHEET 1 OF 1</p>	

RHD. SKETCH PLAT
Requires Too much Road
Const. before Housing.



Far too much Street
const. before housing
can be built.
Financially unfeasible

