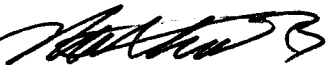


# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** September 6, 2005  
**TO:** Planning Commission  
**FROM:** Nathan Bishop, Planner   
Community Development Department

**FILE NO.:** SUB2005-00045

**PROPOSAL:** A combined preliminary and final plat for a Major Re-Subdivision of USS 3268; wherein CBJ lot 10 USS 3288 will be subdivided and attached to each of the seven adjacent parcels.

## GENERAL INFORMATION

**Applicant:** Frank Homan, et al  
**Property Owners:** City & Borough of Juneau  
Frank Homan & D. Jane Homan  
Gordon B. Taylor Living Trust  
Tamra L. Faris Living Trust  
John & Sherry Taber  
Heather & Roger Drapeaux  
Hal & Joann Lincoln  
Ed Huizer  
Marjory V. Huizer Bypass Trust  
George & Jay Houston

**Legal Description:** USS 3288 LT 1, 2, 3, 4, 5, 6, 7, 10  
**Parcel Code No.:** 3-B40-0-102-0013-0; 3-B40-0-102-001-0; 3-B40-0-102-002-0  
3-B40-0-102-003-0; 3-B40-0-102-004-0; 3-B40-0-102-005-0  
3-B40-0-102-006-0; 3-B40-0-102-007-0

**Site Size:** 4.97 acres  
**Zoning:** RR  
**Utilities:** Electricity is available however, no other public utilities are.\

**Access:** Access easement over land, and by boat via Huffman Harbor.  
**Existing Land Use:** Rural Residential  
**Surrounding Land Use:** North: Glacier Highway/Forested Open Space  
West: Boat Launch/Favorite Channel/Lynn Canal  
South: Favorite Channel/Shelter Island  
East: Glacier Highway/Forested Open Space



## **BACKGROUND**

See attached memorandum and associated attachments from Peter Freer regarding CSP2003-00010.

## **PROJECT DESCRIPTION**

With this Major Subdivision, lot 10 of USS 3288 (owned by CBJ), will be subdivided and attached to each of the seven adjacent parcels (See Attachment "A"). As more than 4 lots are involved in this subdivision it qualifies as a Major Subdivision requiring both a preliminary plat and a final plat hearing. However, in this instance the Preliminary and Final Plat review processes have been combined. This is justified, as this subdivision does not involve the review nor the requirement for any improvements as typically found in most Final Plat reviews. Improvements are required only when new lots are being created. In this case, the total number of lots after the subdivision will be one less than before the subdivision. Moreover, while the lots are getting somewhat larger, the overall configuration is not changing, as such no improvements are necessary.

## **PRELIMINARY PLAT ANALYSIS**

Zoning- This district is zoned Rural Residential; the minimum dimensional standards for lots within this designation are 36,000-square feet in area, and a depth and width of at least 150-feet. However, when this subdivision was originally platted in 1954, by the United States Bureau of Land Management, there was no zoning, nor subdivision requirements in this area. Therefore, the lot size was often more a function of existing land use and utility, then of any specified dimensional standard. Lot size in the original United States Survey 3288 ranged from 2.22-acres down to 0.12-acres, far below the current minimum standard for lot size.

In order to account for these substandard lots CBJ adopted a code provision that grandfathered these existing lots, and the use thereof.<sup>1</sup> While this subdivision does not bring these lots into compliance with current dimensional standards, it does substantially increase the area, and provide direct access to Huffman Harbor, the original access point.

Drainage- As there are no improvements associated with this subdivision, the existing drainage patterns will not be disturbed.

Wetlands- The Juneau wetlands atlas does not extend to this area, further more, as no improvements are required with this subdivision there are no associated wetland impacts.

---

### **1 49.30.300 Nonconforming lots.**

(a) A lot rendered substandard in size by the adoption of this title may nonetheless be used in conformity with applicable use regulations, provided that no use, including duplexes and multifamily dwellings, requiring a lot size greater than the minimum for that zone shall be permitted except as provided in subsections 49.25.510(h) and (i)

Access- These lots are accessible by an access easement along the back of the lots, or by boat by way of Huffman Harbor.

Traffic Analysis- N/A

### **FINAL PLAT ANALYSIS**

The Major Subdivision final plat provisions of the Land Use Code address submittal requirements, approval procedure, and commission action are as follows:

CBJ §49.15.440 FINAL PLAT. After completion of all conditions and Commission acceptance of the preliminary plat in accordance with Conditional Use permit procedures, the final plat shall be submitted for review and approval according to the following:

(1) Final Plat Submittal. The final plat may constitute only that portion of the approved preliminary layout with the developer proposes to record and develop at the time of submittal, so long as such portion itself meets the requirements of this title without reference to possible future stages. The final plat shall be prepared by a professional land surveyor, registered in the State of Alaska, shall be filed with the department and shall meet the survey, monumentation, and certification requirements established by the Commission by regulation.

(2) Approval Procedure. (A) After acceptance of an application and a final plat, the director shall schedule the final plat for commission action. (B) If Commission action on the final plat is scheduled to occur more than twelve months after approval of the preliminary plat, public notice of impending Commission action on the final plat may be required. (C) The director shall make a recommendation to the Commission. The recommendation shall include a description of the manner in which all conditions of the preliminary plat have been met.

(3) Commission Action. The Commission shall approve the final plat if the plat substantially conforms to the approved preliminary plat and all applicable conditions have been satisfactorily completed.

Per CBJ §49.15.440 (1), the final plat has been prepared by a professional, registered land surveyor, the plat meets the survey, monumentation and certification requirements of the regulations.

As the final plat is being processed concurrently with the preliminary plat no public notice is required Per CBJ §49.15.440 (2)(A-C). However, notice for the joint preliminary/final plat hearing was provided in the Juneau Empire under "Your Municipality", and property owners within a 500-foot radius of the subdivision were provided written notification.

Staff has not recommended any conditions of approval during the Preliminary Plat review, and the preliminary plat has been found to comply with all applicable standards, therefore the final plat is also satisfactorily completed per CBJ 49.15.440(3)

## **FINDINGS**

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.300 (e)(1)(A through C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

***1. Is the application for the requested conditional use permit complete?***

**Yes.** We find the application contains the information necessary to conduct full review of the proposed subdivision. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

***2. Is the proposed use appropriate according to the Table of Permissible Uses?***

**Yes.** The proposed subdivision is appropriate according to the Table of Permissible Uses. The Conditional Use permit is listed at CBJ §49.25.300, Section 25.1 for the RR zoning district.

***3. Will the proposed development comply with the other requirements of this chapter?***

**Yes.** The proposed subdivision complies with the other requirements of this chapter. Public notice of this project was provided in the September 2 and September 12, 2005 edition of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

**4. Will the proposed development materially endanger the public health or safety?**

No, as there are no associated improvements or changes to the land, there is no opportunity to endanger public health or safety.

**5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?**

No, adding property to already existing lots will not impact the value nor be out of harmony with the neighboring area.

**6. Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?**

No, per the previous analysis this subdivision be in general conformity with all adopted plans.

**7. Will the proposed development comply with the Juneau Coastal Management Program?**

N/A

**RECOMMENDATION**

We recommend that the Planning Commission adopt the Director's analysis and findings and approve the requested Preliminary and Final Plat for Huffman Harbor Subdivision.

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** August 20, 2003

**TO:** Planning Commission

**FROM:** Peter Freer, Planning Supervisor  
Community Development Department

**FILE NO.:** CSP2003-00010

**PROPOSAL:** Sale of a 0.76-acre parcel of City and Borough-owned land at Huffman Harbor to the adjacent upland owners.

## GENERAL INFORMATION

**Applicant:** City and Borough of Juneau Lands Department

**Property Owners:** CBJ owns the parcel. Benefiting property owners are Gordon Taylor, John Taber, Heather Drapeaux, Frank Homan, Hal Lincoln and Ed Huizer.

**Property Address:** 155 So. Seward, Juneau, AK

**Legal Description:** Lot 10, U.S. Survey 3288

**Parcel Code No.:** 3-B40-0-102-013-0

**Site Size:** 0.76 Acres

**Zoning:** Rural Reserve

**Utilities:** None

**Access:** Trail/Water

**Existing Land Use:** Rural Residential

**Surrounding Land Use:** North: Glacier Highway/Forested Open Space  
West: Boat Launch/Favorite Channel/Lynn Canal  
South: Favorite Channel/Shelter Island  
East: Glacier Highway/Forested Open Space



## **BACKGROUND**

The City and Borough owns a narrow strip of waterfront land 0.76 acres in size, located between six privately owned upland lots and the shoreline at Huffman Harbor. The lot was part of a three-way land exchange initiated in 1999 but was separated from the exchange to be dealt with as a negotiated land sale at the concurrence of the City and Borough and the benefiting property owners.

See Lands and Resources Officer Cynthia Johnson's attached July 2<sup>nd</sup> memo to Community Development Director Dale Pernula for additional background, vicinity map, re-plat sketch, chronology of land sale events and recommendations.

Attached to the staff report, after the material from Ms. Johnson, are a color aerial photograph of Huffman Harbor and a color-coded map titled "Juneau Green Zone" showing land in public ownership in the vicinity.

## **PROJECT DESCRIPTION**

The project is a negotiated sale of 0.76 acres of City and Borough-owned land to the six abutting upland property owners. The property has been identified for exchange and/or disposal since 1999. The Assembly authorized negotiations for the sale on March 10, 2003, and the sale has been reviewed by the Public Works, Engineering, Community Development, and Parks and Recreation Departments, and the School District. None of these agencies has objected. The Parks and Recreation Advisory Committee has reviewed and approved sale of the parcel twice, in July 1999, and again in April 2003.

The purchasers will pay fair market value for the property, and will be responsible for subdividing and attaching the land to their individual parcels. Title will transfer subject to easements of record including the State of Alaska's 50-foot public access easement across the property at the mean high tide line.

## **ANALYSIS**

CBJ 49.10.170 requires the Planning Commission is to review City disposals of land and recommend approval or denial to the Assembly. Per CBJ 49.10.170(c), the Commission review of the proposed land disposal is directed as follows:

*The report and recommendation of the Commission shall be based upon the provisions of this title, the comprehensive plan and the capital improvements program.*

### **Title 49 Review**

CBJ 49.15.430. *The major subdivision procedures shall be used for subdivision of a parcel into five or more lots, including the re-subdivision of existing parcels into five or more lots or the adjustment of the boundary of five or more or more parcels.*

The project is a major subdivision under 49.15.430. Under the terms of the sale, the property owners are responsible for subdividing the City and Borough parcel and attaching it to their respective lots.

### **Comprehensive Plan**

The following provisions of the Comprehensive Plan apply to this project.

*Policy 2.20 It is the policy of the CBJ to hold certain lands in the public trust, and to dispose of certain lands for private use when disposal serves the public interest.*

*Policy 4.17 It is the policy of the CBJ to preserve as public open space publicly-owned lands and shoreline areas which possess important recreational, scenic, wildlife, and other environmental qualities or are subject to natural hazards.*

The Comprehensive Plan contains several Guidelines and Considerations for Subarea 2A, which includes Amalga and Huffman Harbors. The second of these Guidelines and Considerations states that it is the City and Borough's intent to, "continue rural



residential development". The negotiated sale of Lot 10 fulfills Comprehensive Plan intent (Policy 2.20) to dispose of City and Borough lands for private use and to continue rural residential development. The sale does not compromise the availability of sufficient and suitable land for parks, recreation and open space.

The Comprehensive Plan also calls for retention of City-owned land that possesses important recreational qualities. Significant amounts of land remain in City ownership in the larger area surrounding Amalga and Huffman Harbors, including an adjacent 80 (plus) acre parcel, the (approximately) 680-acre Amalga Meadows Park and the recently acquired 148-acre parcel along the Herbert River for permanent park and open space. This is in addition to other substantial acreage in public ownership and/or open space in the larger area surrounding Lot 10, including the Amalga Harbor boat launch ramp; State recreation lands on Herbert and Eagle Rivers; the (federal) Eagle Beach Recreation Area; the Boy Scout and Methodist Camps; Earnest Gruening State Park, public cabins (Eagle Lake, Pt. Bridget State Park) and trails.

The larger area from the Breadline to Echo Cove is referred to anecdotally as the 'green zone', with large, contiguous tracts having high suitability and active current use for recreation purposes. Within this larger area, Lot 10 is a small, dis-contiguous parcel accessible only by water or across private uplands, with limited potential for public recreational use. Public access across Lot 10 is protected by a permanent 50-foot public easement that crosses the lot along the Mean High Tide Line.

The boat launch ramp at adjacent Amalga Harbor supports substantial public use and is scheduled for expansion and renovation to continue meeting the needs of the boating public. Lot 10 in Huffman Harbor does not figure in any way in the expansion and improvement of the Amalga Harbor facilities, nor will its disposal affect the use or expansion at Amalga Harbor.

Disposal of the property has a four-year chronology dating to 1999. With substantial public land ownership and recreational activities already in place in the larger area surrounding Lot 10, the parcel has marginal value as a public holding for parks, recreation or open space. The Parks and Recreation Advisory Committee, the Planning Commission, the Assembly Lands Committee and the Assembly have approved disposal of the property.

**Capital Improvements Plan**

The project is not applicable to the 2004-2009 Capital Improvement Program.

**FINDING**

The project is consistent with the Land Use code and the Comprehensive Plan. It is unrelated to the 2004-2009 Capital Improvement Program.

**STAFF RECOMMENDATION**

Staff recommends approval of the sale with the recommendations contained in Lands and Resources Officer's Cynthia Johnson's July 2 memo. To reiterate, these conditions are:

1. Purchasers shall be responsible for subdividing and attaching the City and Borough land to their upland parcels, in accordance with applicable City and Borough code requirements.
2. Purchase price shall be fair market value.
3. Title shall be transferred subject to easements of record, including the State of Alaska's 50-foot public access easement.

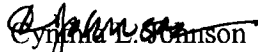
**MEMORANDUM**  
CITY & BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**RECEIVED**

JUL 03 2003

PERMIT CENTER/CDD

**TO:** Dale Pernula, Director  
Community Development Department

**FROM:**   
Cynthia L. Robinson  
Lands and Resources Officer

**SUBJECT:** Planning Commission Review  
Sale of Lot 10, U.S. Survey 3288

**DATE:** July 2, 2003

Please schedule for Planning Commission review, at the earliest opportunity, the proposed sale of a parcel City-owned land at Huffman Harbor to adjacent upland owners. The applicants have approached the City with a proposal to subdivide the City property and attach it to their small upland lots.

**Property Description**

The City owns Lot 10, U.S. Survey 3288, encompassing approximately 0.76 acres. The waterfront lot is a narrow strip of land wedged between several small, privately owned upland lots and the shoreline. The parcel is under the management of the Parks and Recreation Department.

**Background**

In 1999, the City embarked on a complex land exchange involving three properties. Lot 10 at Huffman Harbor was one of the trade parcels. The Huffman Harbor property was a particularly complicated part of the transaction. It was unclear how to best subdivide the City's parcel as there were several adjoining owners, most of whom were not otherwise involved in the broader land exchange.

To expedite the larger project, the parties agreed to divide the exchange into separate transactions, dealing with the other two properties first. The Huffman Harbor property was removed from the exchange project to be dealt with later as a negotiated land sale. The Huffman Harbor landowners have now come together with a plan on how to subdivide the City property and are ready to proceed with the purchase.



CITY & BOROUGH OF JUNEAU  
ALASKA'S CAPITAL CITY

## **Drawings**

The attached vicinity map shows the location of Lot 10 in relationship to the Amalga Harbor Road and other familiar features. A drawing, prepared by the applicants, is also included. It identifies how the adjacent landowners would like Lot 10 to be subdivided and attached to their upland lots.

## **Park Status**

Lot 10 was designated a Natural Area Park in the 1996 Parks and Recreation Comprehensive Plan. The Parks and Recreation Advisory Committee (PRAC) reviewed and conceptually approve the disposal of Lot 10 on July 6, 1999, when it was included as part of the original exchange. The PRAC reviewed the most current proposal at its meeting April 1, 2003. At that meeting, the PRAC reaffirmed its support for the disposal of Lot 10, with the provision that trail access be protected.

## **Public Access Easement**

The State patent, in which Lot 10 was conveyed to the City, reserved a 50-foot wide public access easement upland of the mean high water. Based on information from the Alaska Department of Natural Resources (DNR), the State intended for the public access easement to "float." In other words, the public access easement was to follow the mean high tide line rather than be fixed along the property line shown in the survey. If accretion has occurred at Huffman Harbor, then the easement might actually lie outside or partially outside of Lot 10.

Regardless of where the easement is, the City will convey the subdivided Lot 10 subject to all easements of record, including the State's 50-foot public access easement along mean high water.

## **Departmental Review**

The Public Works, Engineering, Parks and Recreation, and Community Development departments, and the school district were invited to review and comment on the proposed land sale. No objections were received.

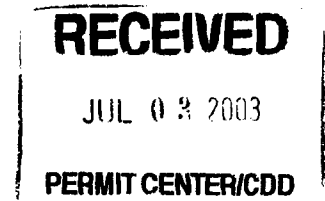


## **Recommendation**

Dispose of Lot 10, U.S. Survey 3288 to adjacent upland owners subject to the following conditions:

1. Purchasers shall be responsible for subdividing and attaching the City land to their upland parcels, in accordance with City standards.
2. Purchase price shall be fair market value.
3. Title shall be transferred subject to easements of record, including the State's 50-foot public access easement.

Attachments



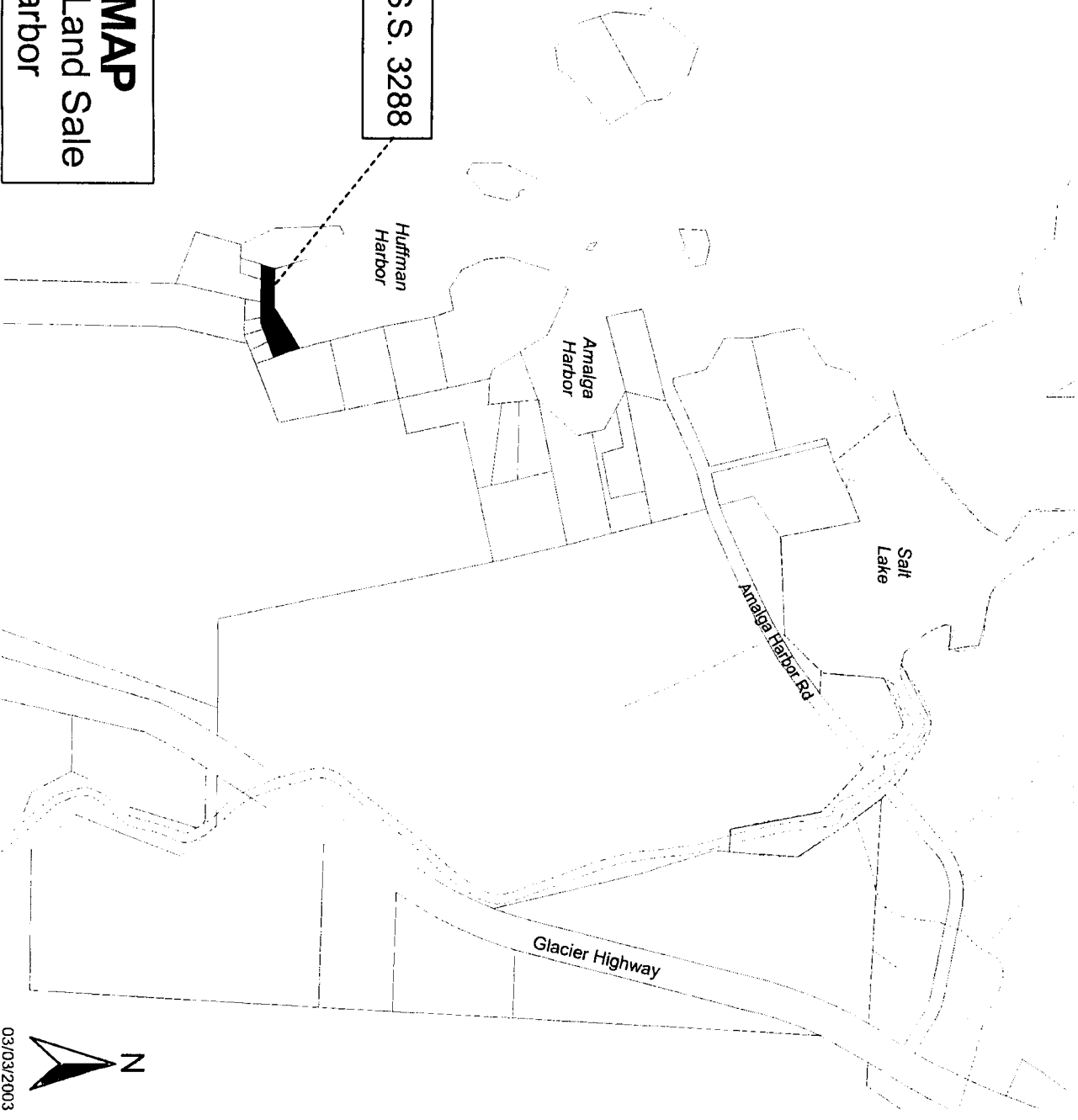
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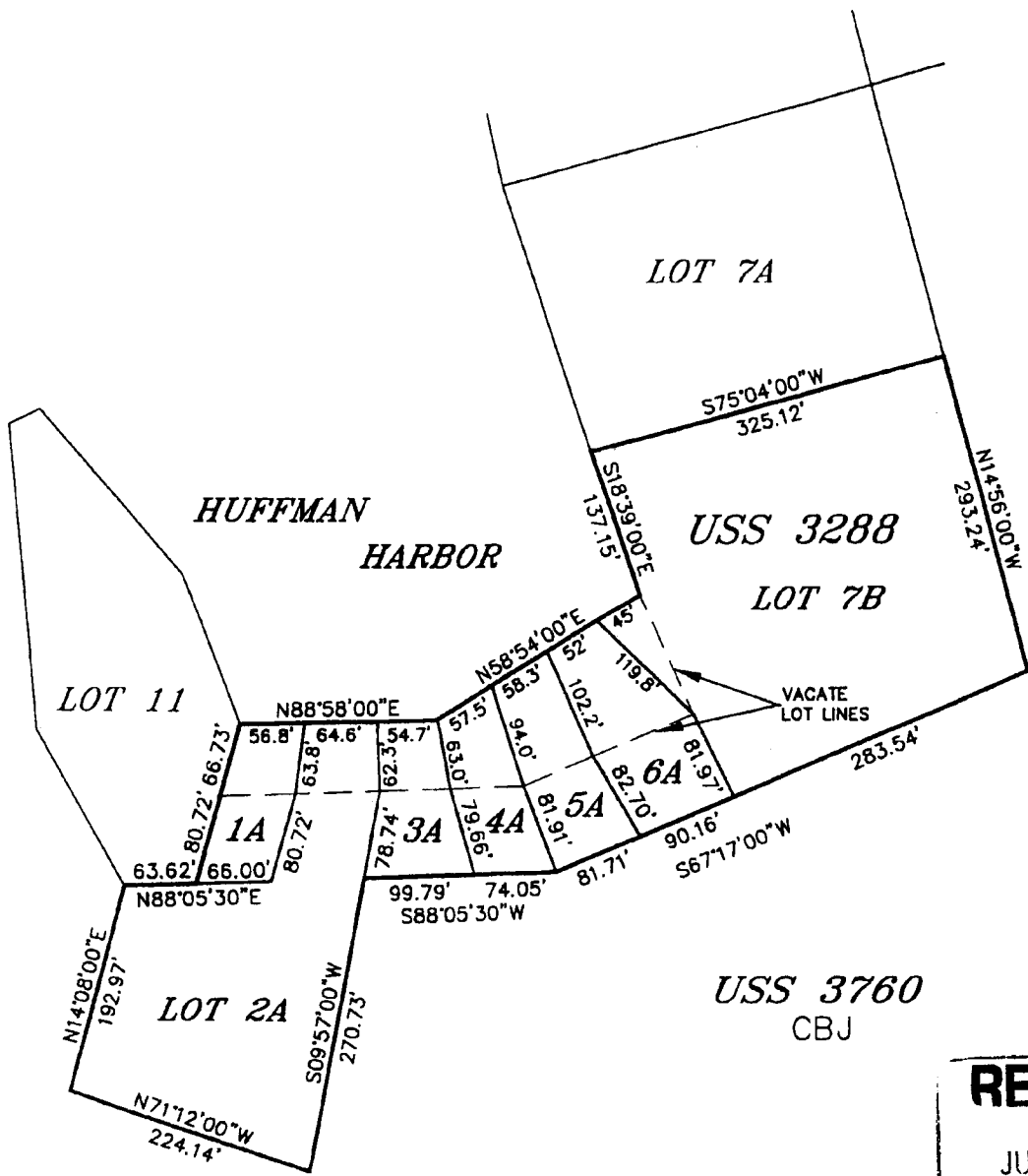
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**VICINITY MAP**  
CBJ Negotiated Land Sale  
Huffman Harbor

Lot 10, U.S.S. 3288



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PRELIMINARY SKETCH OF THE PROPOSED  
**REPLAT OF LOTS 1 THROUGH 7  
 & LOT 10, U.S. SURVEY 3288**

NOTE:  
 THIS SKETCH IS BASED UPON RECORD  
 DIMENSIONS FOR U.S.S. 3288.

SCALE: 1"=150'

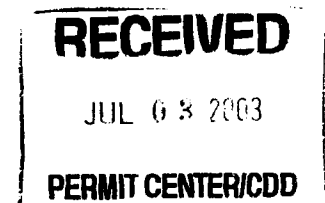
JANUARY, 2003

# Chronology

Public Review

## Disposal of City-Owned Lot 10 U.S. Survey 3288 Huffman Harbor

- April 1, 2003                    *Parks and Recreation Advisory Committee*. Recommended approval of sale, with protection of trail.
- March 10, 2003                *Assembly*, by motion, authorized staff to negotiate sale of Lot 10 to upland owners.
- March 10, 2003                *Assembly Lands Committee* recommended the Assembly authorize negotiations to sell Lot 10 to adjacent upland owners.
- November 15, 1999            *Assembly* authorized staff to enter into negotiations to exchange Lot 10 for other property.
- September 28, 1999           *Planning Commission* approved concept of land exchange involving Lot 10 and recommended Assembly authorize negotiations to commence.
- August 25, 1999                *Assembly Lands Committee* recommended Assembly authorize negotiations of a land exchange involving the disposal of Lot 10.
- July 6, 1999                    *Parks and Recreation Advisory Committee* approved concept of disposing of Lot 10 at Huffman Harbor as part of a land exchange to acquire other park property at Eagle Harbor.





Amalga & Huffman Harbors Community Association  
25120 Amalga Harbor Road  
Juneau, Alaska 99801  
907-790-3360

30 January 2003

Steve Gilbertson  
Land & Resource Manager  
City & Borough of Juneau  
155 So. Franklin Street  
Juneau, AK 99801

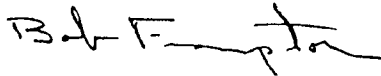
Dear Mr. Gilbertson:

The Board of Directors of the Amalga and Huffman Harbor Community Association completely support and endorse the two Applications To Use Lands Owned By the City and Borough of Juneau regarding a private driveway easement on USS 3760 and a private parking area lease also on USS 3760.

In addition, The Board of Directors completely support and endorse the purchase of USS 3288 Lot 10 by the upland adjoining property owners.

If we may provide additional information or be of assistance, please notify us at your earliest convenience. Thank you.

Sincerely,



Bob Frampton, President  
Amalga & Huffman Harbor Community Association

Attachment: Board of Director Signature Pages (7)

CC: Board Members  
Bob Frampton -President; USS 3288 Lot 11  
John Tabor -Vice President, Legal Affairs; USS 3288 Lot 2  
Al Kegler -Vice President, Maintenance & Operations; USS 1286 Tract 1-A  
Kaye Sullivan, Secretary/Treasurer, USS 3288 Lot 9  
Jim Rehfeldt, USS 3288 Lot 8  
Doug Larsen, USS 2387 Lot F Tract B  
Ed Huizer, USS 3288 Lot 7 & 7A

**RECEIVED**

JUL 03 2003

**PERMIT CENTER/CDD**

**Amalga and Huffman Harbors Community Association  
25120 Amalga Harbor Road  
Juneau, AK 99801**

January 20 , 2003

Steve Gilbertson, Lands and Resources Manager  
City and Borough of Juneau  
155 S. Seward Street  
Juneau, AK 99801

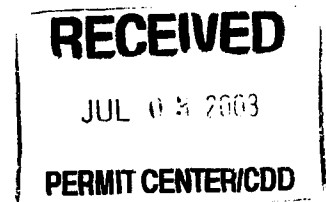
Dear Mr. Gilbertson:

The purpose of this letter (which has been approved and signed by the seven upland property owners at Huffman Harbor) is to request the start of formal negotiations between the owners and CBJ regarding the sale of Lot 10, USS 3288, to us.

The owners of Lot 11 (Denise Chase and Bob Frampton) already have suitable access to the beach at Huffman Harbor and have decided that they do not need any part of Lot 10. They are signatories to this letter to indicate their approval.

The six property owners involved in the sale are as follows:

1. Gordon Taylor: USS 3288, Lot 1  
5555 Thane Road  
Juneau, AK 99801
2. John Taber: USS 3288, Lot 2  
102 Latigo Road  
Durango, CO 81301
3. Heather Drapeaux: USS 3288, Lot 3  
141 Behrends Avenue  
Juneau, AK 99801
4. Frank Homan: USS 3288, Lots 4 & 5  
124 West Sixth Street  
Juneau, AK 99801
5. Hal Lincoln: USS 3288, Lot 6  
5918 West Bent Tree Drive  
Phoenix, AZ 85085
6. Ed Huizer: USS 3288, Lot 7  
PO Box 210191  
Auke Bay, AK 99823



Please see the attached enlarged copy of part of USS 3288, which shows Lot 10 and the lots of the six owners. We have agreed how we want Lot 10 divided up, and the attached plat copy shows the various

extensions of upland lot lines, the front footages on the surveyed meander line and the square footages of the various parcels.

Additional points, which were discussed at our November 13, 2002, meeting, and to which all of us agree are as follows.


1. The necessary surveying and related matters will be conducted by us at our expense.
2. We each agree to re-plat our respective lots so that no new lots will be created by the sale.
3. We agree to the selection of the Borough Assessor as the person to do the necessary appraisal of Lot 10 at our expense.
4. We each agree to provide easements across our respective parts of Lot 10 to guarantee access for those of us who have lots farther to the westward.

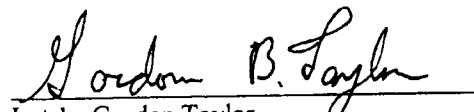
The Amalga and Huffman Harbors Community Association has not yet been formally established. However, the privatization of Lot 10 has been a priority of the nascent association. The Board of Directors, at a meeting on January 17, 2003, unanimously indicated its support of the matters discussed in this letter.

We look forward to the successful conclusion of this project, which has been discussed for so many years. We also want to thank you, Cynthia Johnson, and Kim Kiefer for your unfailing courtesy, assistance, and cooperation over the years.

If you have need to contact us regarding this matter, please call either Ed Huizer (789-9256) or, in his absence, Frank Homan (586-2179)

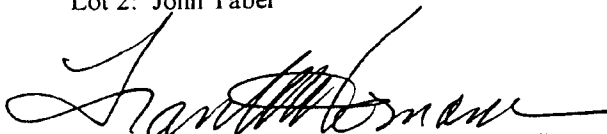
Sincerely,

  
 Lot 11: Bob Frampton and Denise Chase

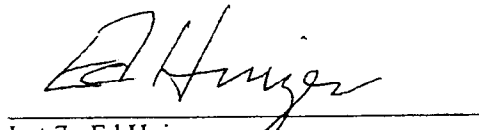
  
 Lot 1: Gordon Taylor

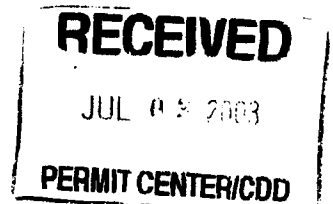
\_\_\_\_\_  
 Lot 2: John Taber

  
 Lot 3: Heather Drapeaux

  
 Lots 4 & 5: Frank Homan

\_\_\_\_\_  
 Lot 6: Hal Lincoln

  
 Lot 7: Ed Huizer



Note: Signature pages from John Taber and Hal Lincoln (both out of town) have been forwarded to Mr. Gilbertson under separate covers. Please include signature pages to this document.

