

Gravina Access Project

Appendix B – Part 1 Conceptual Stage Relocation Study and Assessment of Right-of-Way Acquisition Costs

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Gravina Access Project

Conceptual Stage Relocation Study and Assessment of Right-of-Way Acquisition Costs



**Agreement 36893013
DOT&PF Project 67698
Federal Project ACHP-0922(5)**

Prepared for:



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Department of Transportation
and Public Facilities
6860 Glacier Highway
Juneau, Alaska 99801**

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1. INTRODUCTION

The Alaska Department of Transportation and Public Facilities (DOT&PF), in cooperation with the Federal Highway Administration, is pursuing alternatives for improving access between Revillagigedo (Revilla) Island and Gravina Island in the Ketchikan Gateway Borough in Southeast Alaska. The project involves examining ways to link Revilla Island to Gravina Island, the location of the Ketchikan International Airport and adjoining lands that offer recreational and development potential.

Currently, six build alternatives are being considered for the Gravina Access Project. The build alternatives include two bridge alternatives: alternatives C3-4 and F3, and four ferry alternatives: alternatives G2, G3, G4, and G4v. Alternative C3-4 is a 200-foot-high bridge crossing located near the airport. Alternative F3 includes two bridges crossing at Pennock Island: one 60-foot-high bridge crossing over East Channel and one 200-foot-high bridge over West Channel. The four ferry alternatives include G2, a new ferry service between Peninsula Point on Revilla Island and Lewis Point on Gravina Island; G3, a new ferry service between Ketchikan (near the Plaza Mall at Bar Point) on Revilla Island and a location near Clump Cove on Gravina Island; and G4, a new ferry service adjacent the existing airport ferry route. Alternative G4v is a lower cost variant of G4 with the same right-of-way requirements and roadway improvements as G4, but does not involve a new ferry or ferry terminal. For purposes of this study, both alternatives G4 and G4v are evaluated together as Alternative G4/G4v. The DOT&PF is also considering a No Action Alternative for this project.

The purpose of this report is to identify those properties that would be acquired for construction of the build alternatives and require relocation of residences or business, and to determine the right-of-way acquisition costs associated with each alternative. This report provides:

- Maps showing each alternative and its proposed right-of-way requirements, footprint, and affected parcels (including residential and commercial properties).
- The assumed cost of acquisition of the right-of-way for each alignment grouped by ownership: state, borough, airport, and private (residential and commercial) land.
- An estimate of the number of households to be displaced. Since there are so few displacements, information on race, ethnicity, and income levels have not been included to protect the privacy of those affected.
- Information on available (decent, safe, and sanitary) housing in the area. This information is appended to this document.
- A discussion of businesses that may be displaced with each alternative and the number of employees affected. Appended to this document is information on commercial space available in the area to which the affected businesses may relocate.

- A statement that (1) the acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and (2) relocation resources are available to all residential and business relocatees without discrimination.

In addition to the bulleted items above, the FHWA Technical Advisory T 6640.8A, *Guidance for Preparing And Processing Environmental And Section 4(F) Documents* (<http://www.environment.fhwa.dot.gov/projdev/impTA6640.asp>) states that the following should also be considered when outlining relocation impacts:

“A discussion of any affected neighborhoods, public facilities, non-profit organizations, and families having special composition (e.g., ethnic, minority, elderly, handicapped, or other factors) which may require special relocation considerations and the measures proposed to resolve these relocation concerns.” Since there are no groups that would require any special relocation considerations, this has not been addressed in this report. “A discussion of the measures to be taken where the existing housing inventory is insufficient, does not meet relocation standards, or is not within the financial capability of the displacees. A commitment to last resort housing should be included when sufficient comparable replacement housing may not be available.” Because there is sufficient decent, safe, and sanitary housing available in Ketchikan, this does not apply and is therefore not addressed in this report.

“A discussion of the results of contacts, if any, with local governments, organizations, groups, and individuals regarding residential and business relocation impacts, including any measures or coordination needed to reduce general and/or specific impacts. These contacts are encouraged for projects with large numbers of relocatees or complex relocation requirements. Specific financial and incentive programs or opportunities (beyond those provided by the Uniform Relocation Act) to residential and business relocatees to minimize impacts may be identified, if available through other agencies or organizations.” Because this project would require a very limited number of relocations with all of the build alternatives, these contacts have not been made.

2. RIGHT-OF-WAY ACQUISITION REQUIREMENTS

The detailed right-of-way acquisition and relocation impacts for all six of the build alternatives are outlined below. Land owned by the State of Alaska, the Ketchikan Gateway Borough (KGB), or within the airport reserve (State) was considered to have zero acquisition costs, with the exception of affected lease lots or land owned by the Alaska Mental Health Trust Authority. Where the proposed alternatives are located on airport property, right-of-way acquisition and platting of right-of-way would not be required. The right-of-way requirements in terms of square footage and acreage for airport property, however, are reported in the tables below for consistency. The acquisition value is based on the tax assessor’s 2010 database, the percentage of the parcel acquired, and whether any buildings on the parcel were affected. Proposed right-

of-way requirements were developed for each alternative and the controlled-access right-of-way costs were determined by overlaying the right-of-way limits on the Borough's property tax maps and adding their 2010 appraised values.

The affected properties described are strictly for Revilla Island; no relocations will occur on Gravina Island or Pennock Island as a result of any of the build alternatives. For each alternative, a brief description of the affected properties is given as well as information on the area to be acquired (square feet and acres) and acquisition value (value of the acquired portions of each property) for each ownership type (i.e., private, local government, borough, state, airport, and existing right-of-way). The acquisition value is based on the estimated fair market value of the property derived from adjusting the tax assessor's data.

2.1 Alternative C3-4

At the location of the crossing of the North Tongass Highway by Alternative C3-4, two residential parcels would be affected by the proposed right-of-way, requiring the relocation of both residences (see **Table 2-1**). According to 2000 U.S. Census data, the average household size in the Borough is 2.56 people; therefore, roughly 6 people would be displaced with Alternative C3-4. The proposed alignment of Alternative C3-4 would not require the relocation of any other residences. The 2000 U.S. Census data indicate that 12.3% of all housing units in the KGB were vacant. The City of Ketchikan has experienced a population loss of 5.3% since the 2000 Census (estimated population for 2009 was 7,503)¹ and it is therefore reasonable to assume the current vacancy percentage rate is similar to that in 2000. A review of available residential properties in Ketchikan indicates there is plenty of comparable decent, safe, and sanitary housing available in the area. A list of residential properties available in September 2010 in Ketchikan that may be comparable to the relocated residences is appended to this document.

From its intersection with Signal Road, Alternative C3-4 would traverse the hillside along the alignment of Rex Allen Drive, continuing parallel to the North Tongass Highway for approximately 0.7 miles before the bridge crosses the North Tongass Highway and Tongass Narrows. Under Alternative C3-4, all of the businesses along Rex Allen Drive would be relocated and their properties would be acquired for transportation right-of-way. The affected businesses include Ketchikan Auto Body & Glass (2 employees), a warehouse owned by First City Electric (no employees), First Bank Emergency Operations Center and Maintenance Shop (employee number unknown), LK Storage (employee number unknown), SE Diesel & Electric (2.5 employees), and Cape Fox Tours (1.5 employees) [Note: a part-time employee is considered a 0.5 employee]. There is ample availability of comparable commercial property in the area; a list of commercial property available in Ketchikan is appended to this document.

¹ Alaska Department of Labor and Workforce Development. 2010. Ketchikan Resident Snapshot (2009). http://labor.alaska.gov/research/alari/5_13_153.htm (accessed October 19, 2010.)

Table 2-1: Alternative C3-4

| PROPERTY TYPE | SQUARE FEET ACQUIRED | ACRES ACQUIRED | ACQUISITION VALUE (MARKET VALUE) |
|-----------------------|----------------------|----------------|----------------------------------|
| Airport* (State) | 7,314,255 | 167.9 | \$0 |
| State (DNR tidelands) | 1,108,881 | 25.8 | \$0 |
| AK Mental Health | 14,898 | 0.3 | \$200 |
| Borough | 1,410,850 | 32.4 | \$0 |
| Private | 1,814,199 | 41.7 | \$4,665,100 |

* Land area required from State and Borough lands is included for comparison purposes. The acquisition value is zero because the land would be provided for the project at no cost.

2.2 Alternative F3

Alternative F3 would intersect the South Tongass Highway south of the U.S. Coast Guard (USCG) Base in an area that is presently undeveloped (see **Table 2-2**). The proposed alignment would traverse undeveloped areas on Pennock Island and on Gravina Island before entering the airport property. The proposed alignment of Alternative F3 would not require the relocation of any residences or businesses.

Table 2-2: Alternative F3

| PROPERTY TYPE | SQUARE FEET ACQUIRED | ACRES ACQUIRED | ACQUISITION VALUE (MARKET VALUE) |
|-----------------------|----------------------|----------------|----------------------------------|
| Airport* (State) | 7,314,602 | 167.9 | \$0 |
| State (DNR tidelands) | 243,993 | 5.6 | \$0 |
| Borough | 3,069,575 | 70.5 | \$0 |
| Private | 152,964 | 3.5 | \$87,318 |
| Federal (USCG) | 11,196 | 0.3 | \$5,661 |

* Land area required from State and Borough lands is included for comparison purposes. The acquisition value is zero because the land would be provided for the project at no cost.

2.3 Alternative G2

The proposed alignment of Alternative G2 would not require the relocation of any residences, but it would involve the construction of a ferry terminal and parking facilities on Peninsula Point at the existing location of Promech Air (12 full-time employees, ~120 seasonal employees). The hangar and the associated aircraft operations would have to be relocated to construct Alternative G2 (see **Table 2-3**). Also present on the same parcel at

Peninsula Point is a warehouse and Fire Station #3, both of which would require relocation. There is plenty of comparable commercial property available in the area, including several waterfront properties. A list of commercial property available in September 2010 in Ketchikan that may be comparable to these properties is appended to this document. Note: The State of Alaska owns and controls the lease to Peninsula Point, LLC; for this reason, it was assumed that there would be a cost for acquisition of the state land for this alternative. Should Alternative G2 be selected to be built, additional consultation with the City of Ketchikan would be required to establish the specific requirements of relocating a fire department.

Table 2-3: Alternative G2

| PROPERTY TYPE | SQUARE FEET ACQUIRED | ACRES ACQUIRED | ACQUISITION VALUE (MARKET VALUE) |
|-------------------------|----------------------|----------------|----------------------------------|
| Airport* (State) | 8,489,333 | 194.9 | \$0 |
| State (DNR tidelands) | 304,920 | 7.0 | \$0 |
| State (Peninsula Point) | 148,104 | 3.4 | \$1,257,740 |
| Borough | 1,410,850 | 32.4 | \$0 |

* Land area required from State and Borough lands is included for comparison purposes. The acquisition value is zero because the land would be provided for the project at no cost.

2.4 Alternative G3

The proposed alignment of Alternative G3 would not require the relocation of any residences or businesses. The ferry terminal and parking area proposed under Alternative G3 would be built on fill placed in Tongass Narrows and therefore does not require acquisition or relocation of any businesses. The southern end of Jefferson Way, located just south of Tongass Avenue, would be reconstructed to create access to the new ferry terminal and parking area. This would require right-of-way acquisition from the parking lots of three commercial properties: the NE corner of the Movie Gallery, the SW corner of the Safeway Grocery Store, and the SW corner of the Safeway gas station (see **Table 2-4**). The loss of parking area would not negatively impact the commercial properties and adequate parking spaces would remain. Should Alternative G3 be selected to be built, additional research and, if necessary, refinement of the alternative's footprint would be done to ensure adequate parking remains to meet city code.

Table 2-4: Alternative G3

| PROPERTY TYPE | SQUARE FEET ACQUIRED | ACRES ACQUIRED | ACQUISITION VALUE (MARKET VALUE) |
|-----------------------|----------------------|----------------|----------------------------------|
| Airport *(State) | 7,868,013 | 180.6 | \$0 |
| State (DNR tidelands) | 282,446 | 6.5 | \$0 |
| Private | 42,135 | 1.0 | \$756,855 |
| Borough | 1,410,850 | 32.4 | \$0 |
| Native Corporation | 9,018 | 0.2 | \$202,094 |

* Land area required from State and Borough lands is included for comparison purposes. The acquisition value is zero because the land would be provided for the project at no cost.

2.5 Alternative G4/G4v

The proposed alignment of Alternative G4/G4v would not require the relocation of any residences or businesses (see **Table 2-5**). Alternative G4 would involve construction of a ferry terminal and parking facilities adjacent to the existing airport ferry terminals on both Revilla and Gravina islands. Improvements on Revilla Island for Alternative G4/G4v would occur on state-owned property and would therefore not require any additional right-of-way requirements.

Table 2-5: Alternative G4

| PROPERTY TYPE | SQUARE FEET ACQUIRED | ACRES ACQUIRED | ACQUISITION VALUE (MARKET VALUE) |
|-----------------------|----------------------|----------------|----------------------------------|
| Airport*(State) | 7,313,420 | 167.9 | \$0 |
| State (DNR tidelands) | 243,973 | 5.6 | \$0 |
| Borough | 1,410,850 | 32.4 | \$0 |

* Land area required from State and Borough lands is included for comparison purposes. The acquisition value is zero because the land would be provided for the project at no cost.

3. RIGHT-OF-WAY ACQUISITION COSTS

Table 3-1 provides the total amount of property to be acquired for each alternative and the acquisition value based on the 2010 tax assessor's database. The market value of acquired property was calculated by multiplying the unmodified acquisition value (i.e., tax assessor's database) by 1.1, which is the rounded ratio of the tax assessor's values compared to estimated market values to be listed in the Alaska Taxable 2010 publication

(0.093 rounded to 0.10). These acquisitions result from the need to acquire properties, or portions of properties, which are directly impacted by the alternatives.

Where the proposed alternatives are located on airport property, right-of-way acquisition and platting of right-of-way would not be required and is therefore not reported in the final right-of-way acquisition table below. Also not included in **Table 3-1** are the areas of right-of-way that coincide with existing right-of-way.

Table 3-1: Summary of Right-of-Way Acquisition Costs

| ALTERNATIVE | AMOUNT OF PROPERTY TO BE ACQUIRED (ACRES) | UNMODIFIED ACQUISITION VALUE FROM TAX ASSESSOR'S DATABASE (\$) | MARKET VALUE 1.1X ACQUISITION VALUE ¹ (\$) |
|-------------|---|--|---|
| No Action | 0 | \$0 | \$0 |
| C3-4 | 100.2 | \$4,241,000 | \$4,666,100 |
| F3 | 79.9 | \$84,526 | \$92,979 |
| G2 | 42.8 | \$1,143,400 | \$1,257,740 |
| G3 | 40.1 | \$871,772 | \$958,949 |
| G4/G4v | 38.0 | \$0 | \$0 |

¹ Alaska Taxable 2010: Municipal Taxation Rates and Policies, Full Value Determination, Population and G.O. Bonded Debt. State of Alaska, Department of Community and Economic Development.

4. RELOCATION REQUIREMENTS

The potential residential and business relocations that would result from the Gravina Access Project alternatives are presented in **Table 4-1**. These relocations result from the need to acquire properties that currently have existing residences or businesses.

Table 4-1: Summary of Relocation Requirements

| ALTERNATIVE | RESIDENTIAL RELOCATIONS | BUSINESS RELOCATIONS |
|-------------|-------------------------|----------------------|
| No Action | 0 | 0 |
| C3-4 | 2 | 6 |
| F3 | 0 | 0 |
| G2 | 0 | 2 |
| G3 | 0 | 0 |
| G4/G4v | 0 | 0 |

5. RELOCATION ASSISTANCE


As a means of providing uniform and equitable treatment for those persons displaced, the government passed the "Uniform Relocation Assistance and Real Property Acquisition

Policies Act of 1970” and the “Uniform Relocation Act Amendments of 1987.” This legislation provides for uniform and equitable treatment of persons displaced from their homes, businesses, or farms by federal and federally assisted programs and establishes uniform and equitable land acquisition policies for federal and federally assisted programs. Whenever acquisition of real property for a program or project by a federal agency results in displacement of anyone, the agency is required to reimburse displaced persons and provide relocation planning, assistance coordination, and advisory services². The DOT&PF Right-of-way Section has agents knowledgeable in all aspects of relocation who can handle all types of issues associated with the relocation of residents and their property. All property owners, without discrimination, would be compensated for their loss of property at fair market value and all displaced persons would receive all relocation benefits to which they are entitled at no expense to them. Relocations will be conducted in accordance with the “Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970” as amended, and relocation assistance would be made available to all businesses and residential property owners affected by the Gravina Access Project without discrimination.

² Federal Highway Administration. 2009. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. <http://www.fhwa.dot.gov/realestate/act.htm>.

Appendix A

Available Replacement Properties



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Homes for Sale in the City



[4106 Vallendar Lane \\$868,000](#)

3900 square foot custom home in Cambria. Private landscaped 1/3 acre water view lot. Quality energy efficient construction. The master bedroom suite includes extra closets, large bath, master bedroom sitting or office are with an extraordinary water view. Kitchen will make any chef proud. Much more including garage, basement shop and storage, den, library.



[1240 Sayles Street \\$469,000](#)

Beautiful Custom Home. You won't find a more gorgeous interior and panoramic view of the Ketchikan waterfront. This home was totally remodeled in the past 3 years and offers a state of the art kitchen with stainless appliances and granite countertops, decking accessible off the kitchen and dining areas, updated plumbing, electrical, fabulous flooring, contemporary fixtures, gorgeous master suite with Jacuzzi tub, windows, large slate entry, and new metal roof. The view encompasses the Ketchikan waterfront and Deer Mountain. You won't find a more lovely home!



[525 Front Street \\$491,000](#)

Enjoy the incredible view and great rental income from this downtown triplex. Properties such as this are rarely available. Solid construction and great maintenance combine to make this a positive investment property. Main unit has 3 bedrooms, 1 bathroom. Rental units have 2 large bedrooms and 1 bathroom each. Located above the tunnel within walking distance of downtown Ketchikan.

[3350 Denali Avenue \\$299,000](#)

Large city home that can be kept as a single family home or easily converted to a duplex. Gorgeous view of the Narrows from the deck. Very nice kitchen cabinets and exceptionally well-maintained throughout. Paved off-street parking and a two-car carport.



[3923-3925 Alaska Avenue \\$298,000](#)

Quality construction and an ideal floor plan make this west-end duplex a great family home. The upstairs has a spacious living room with a fireplace, large windows to enjoy the view, and a deck for outdoor entertaining. The bright kitchen has double ovens and a Jenn-Air cooktop. Two bathrooms, a laundry room, tons of storage space and a downstairs apartment. Plenty of parking plus a two-car garage.



[703 College Court \\$289,000](#)

A beautiful 3 bedroom 2 bath home with so much to offer. Completely remodeled in 2008 so the interior is bright, cheery and new. Multi levels give the floor plan great space and character. New windows were installed and the home achieved a 4-star energy rating. Efficient electric heat, laminate wood flooring, tile, and many modern upgrades. Wonderful ocean view and situated to receive good sun exposure. A home that offers many amenities and has been well maintained.



[765 Grant Street \\$285,000](#)

Alaskan lodge style interior in a beautiful, secluded in-town location at the end of a street. A trail systems begins out your door. Cozy hardwood floors, 2 propane fireplaces and an indoor sunken hot tub. Three levels, large master loft, master bath, large exterior decks and a quick walk to downtown.



[114 Elliot Street \\$269,000](#)

Charming historic 3 bedroom home with a one bedroom apartment downstairs. Nice water views and convenient location. Well-appointed home



that has previously been operated as a B & B. If you are looking for a business, an investment, or a beautiful home, you will want to view this property.



218-220 Heneghan \$259,000

Exceptional in-town duplex. This 3/2 upper, 1/1 lower duplex offers plenty of living space upstairs with a deck, fenced yard, 2-car carport and filtered view of the water. This home has been meticulously maintained and updated with new ceramic and laminate flooring, all new appliances in the lower unit and fresh paint throughout. Ample parking and tons of storage.



1251 Millar \$239,000

Enjoy wonderful water and city views from this charming Cape Cod style home. Convenient location just a short walk to downtown. Upper unit has three bedrooms, 1 bath, large deck, wood floors and carport. Cozy lower unit is a 1 bedroom, 1 bath with many custom features.



867 Monroe Street \$229,000

The perfect starter home! This property has been wonderfully maintained and is move-in ready. Located just above the high school with excellent parking, carport, covered porch, back deck with yard. This 2 bedroom, 1 bath home has beautiful maple hardwood flooring, large kitchen with bay and garden windows, family room that could be converted to a 3rd bedroom, and spacious living room. New metal roof, new gutters and exterior doors. A must see!

1131 Jackson \$225,000

This darling 3 bedroom, 2.5 bath home is completely updated and ready for a new owner! New appliances, sunny back deck, one-car garage, and a little courtyard lawn give you all the comforts of home while the exceptional condition won't keep you tied to a honey-do list. New tile foyer. Great fireplace in the living room with new tilework. If you want the most house for dollar...this is it!



1453 Ketchikan Lakes Road \$169,000

Uncommon value for this 3 bedroom, 2 bath ranch-style home. Large kitchen with wood cabinets, good parking, and a large deck to enjoy the mountain view. Conveniently located close to schools and near the downtown area. Built in 1999, this home offers a wonderful floor plan and is easy to show.



391 Bawden Street \$175,000

Darling Bawden Street home with a great view of Deer Mountain. This home has been well-maintained with open living room, nice sized kitchen and great little back yard. Two bedrooms with another smaller room that could be used for an office or nursery. This home has to be visited to be appreciated. Good location within walking distance of downtown Ketchikan.



837 Jackson Street \$159,000

This home is located in a beautiful neighborhood on a large city lot with a fenced back yard. The home offers 4 bedrooms, one bath, sunken living room, dining area, kitchen, large back deck and new energy upgrades that include additional insulation and some newer vinyl-clad windows. Good off-street parking. Was \$169,500.

2034 First Avenue \$164,000

Water view hillside home. Daylight basement, exercise and storage room. Main floor one bedroom, bath, kitchen and living room. Top floor attic bedroom and more storage. Energy audit with new windows and doors. Two off-street parking spaces. Landscaped yard. Yard storage buildings.



974 W Sesame Street \$149,000

Sesame Street two-bedroom townhouse. Great back yard with a large deck. Over 900 sq.ft. of shop, storage and covered parking. Roof and deck upgrades in progress.



1250-1256 Water Street \$135,000

The neighborhood is classic. The view is great. The potential is there. The structures need all your tools and experience. Small rental house with garage and the remainder of a duplex unit damaged by fire. Water Street location uphill side. House currently rented. Handy person project.



1123 Woodland Avenue \$120,000

This duplex needs a lot of work but has income potential. Good floor plan and convenient location add to the possibilities. Upstairs attic area has great storage. This property is very easy to show and would allow for two very nice apartments.

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[5834 South Tongass \\$530,000](#)

Waterfront home with a lot to offer. Fabulous water view with whales playing in front of the house. 2 fireplaces, large yard, 2 bedroom apartment, double car garage and detached shop. Main residence has 4 bedrooms and 1.5 baths. Brand new roof on both house and shop. Well-built home on a premium piece of waterfront property.



[8366 S Tongass \\$479,000](#)

Lovely custom 4 BR/3BA beach home in Herring Cove. Gracious entertaining area, master cook's kitchen, stained glass from Ketchikan's historic Catholic Church. Wrap-around sunwood decks, garden, greenhouse, and landscaped grounds. Bonus apartment over the garage and 2-car carport. Great B & B potential with an unbeatable view.



[5820-5822 South Tongass \\$439,000](#)

Price Reduced

Wow! Does not even come close to describing the stunning views from this waterfront home. This 2 bedroom one bath home with a one bedroom apartment has been upgraded throughout and is move-in ready. Detached garage, lots of parking and lovely landscaping. The perfect Alaskan setting to view the whales, eagles, and cruise ships passing by.

www.KetchikanWaterfrontHome.com

[683 Blueberry Drive \\$395,000](#)



Very appealing Forest Park home with many extras. Great floorplan with generous-sized rooms. Family room off the kitchen, master bedroom with bath, great pantry and 2-car garage. Lower unit is 3-bedroom rental with excellent rental history and recent updating. Detached shop is right for all your projects or for much needed storage.



4056 South Tongass \$349,000

Classic Ketchikan Waterfront home with apartment. The Homestead beach house dates from the 1940's. 3 bedrooms, den, bath with a claw foot tub. Wrap around sun porch loaded with windows. Great play area for kids. Front yard with lawn and beach picnic area. Super water view. Downstairs one bedroom apartment and basement storage. Concrete foundation. Now has area water, sewer and fire protection.



2287 Oyster Avenue \$339,000

Price Reduced

This gorgeous 3 bedroom 2.5 bath home is located on a splendid landscaped yard--everything you would want in your new residence. A covered front porch wraps around to the side deck with hot tub. The floor plan offers both family space and a formal living room that accommodates every lifestyle. The upstairs master bedroom features vaulted ceilings, generous closet space, and an attached master bathroom. A fabulous kitchen is an entertainer's dream with designer's touches everywhere. www.2287OysterAve.com



3357 S Tongass Highway \$252,000

Charming water view home. Located just steps from Rotary Beach, this property offers an extra lot, great parking, play area, greenhouse with power and landscaping. The 1950's home has 2+ bedrooms, 1 bath, dining area, good-sized living room, and a well-equipped kitchen.



4033 South Tongass \$250,000

Triplex located at the historic Homestead Dairy, Mile 4 South Tongass. Occupies a large 31,127 sq.ft. commercially zoned lot. One, two and three bedroom apartments.

3419 South Tongass \$239,000



Location, Location, Location! Take advantage of amazing water views and beach access at a fraction of the price of a waterfront home. Located across the street from Rotary Beach, this 3 BR/1.5 BA rambler is situated on an oversized lot with new decks and ample parking.



7956 South Tongass \$235,000

Herring Bay historic home on a garden like half acre lot. Modern upgrades include a remodeled kitchen and bath. Master bedroom on the main level with two attic bedrooms upstairs. Oil forced air heat with woodstove in the living room. Small garage with greenhouse. Garden like yard. Water view.



2410 Eagle Avenue \$169,000

Very recently remodeled home on Eagle Ave in the City of Saxman. 3 bedrooms and 1 bathroom home with a nice front deck and a sweet little yard. Great little house for just starting out, downsizing, or for an investment. Terrific rental history.



90 Bull Pine Place \$149,000

Family home situated on an excellent Forest Park lot. Surrounded by trees, this flat lot at the end of a quiet cul-de-sac has 4 bedrooms, 2 baths, and a computer room and has been recently upgraded. Single level floor plan is perfect for busy lifestyles and the large flat lot has room for all the family's toys. This home is priced right!

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Condominiums
Land and Lots
Outlying Property

Homes for Sale North of Town



142 Raspberry Lane \$925,000

Offering the finest in waterfront living. A private paved driveway leads to this beautiful 3 bedroom 2.5 bath home situated on over an acre of meticulously landscaped grounds. Just a few of the amenities include private boat ramp, heli-pad and airplane hangar.



218 Raspberry Lane \$699,000

Beautiful waterfront home with great amenities. Enjoy the open floor plan and spaciousness of this quality home. Amenities include large master suite with private office and deck, great water view, one-bedroom apartment, 3 garages, shop and hot tub. The waterfront location is private and scenic.

15063 Lizzie Lane \$525,000

Fabulous waterfront home. Enjoy kayaking from your front lawn, a fun BBQ from your covered wrap



around deck, and a great little sawmill to boot. This 1994 quality home is 3,800 sq.ft. in size, offering 4 BR, 2.5 BA, a formal dining area, 2 family rooms with one being a loft area, large living room, fantastic mastersuite with glassed in shower and tub and storage galore. The property also includes a detached 2-car garage with storage and ample parking on this 1.17 acre lot. Fully landscaped including fruit trees. A rare find!



1122 S Point Higgins \$459,000

New Lower Price

Gorgeous S Point Higgins cedar home with potential rental income. Enjoy the amazing location and private setting of this beautiful 4 bedroom, 3 bath home. Gourmet kitchen, vaulted ceilings, versatile wood/oil combination furnace, loft area, oak cabinets, tiled counters/vanities, bay windows and a one-bedroom rental unit to offset the mortgage. Well established landscaping with garden area, fruit trees, and Japanese maples. Brand new roof and woodstove. Short walk to the beach.



12068 Dewberry Lane \$395,000

This north end executive view home is as suited to personal privacy as it is to entertaining guests. The well designed floor plan masterfully balances 3 large bedrooms, a spacious living room, and a remarkable kitchen equipped with all the appliances and an abundance of cabinets. The two bonus rooms offer the flexibility for any space that best fits your lifestyle. The master bedroom has an adjoining spa bathroom with double vanity and enormous Jacuzzi tub. Constructed in 1999 and exceptionally well maintained.

www.12068DewberryLane.com

569 D-1 Loop \$350,000

Country living at its very best! This property has been professionally landscaped and offers a lovely home featuring rock work, greenhouse, shop building with electricity, newer 2-car garage with attic storage, hot tub, large yard, creek and greenbelt privacy. The house has 3 BR/1.75 BA, loft area, beautiful sun room, state of the art



kitchen with French doors to a patio, beautiful cedar interior, wonderful flooring and a friendly floor plan.



[26 Pond Reef Road \\$349,000](#)

Gorgeous Pond Reef home in a private setting. Three bedrooms plus den, 2 large baths. Beautifully maintained home with recent upgrades. Large, well-appointed kitchen, sliding French doors separate the dining and living room areas. Watch amazing sunsets from your deck. Price includes adjacent lot with pad.
www.126PondReefRoad.com



[9047 North Tongass \\$329,000](#)

Cedar Chalet home on excellent half-acre lot. Spacious family home has room for kids, boats, gardens. Four bedrooms, 3 bathrooms, loft library area, garage, storage galore. 700 sq.ft. deck, covered BBQ area. View. Professional remodeling and upgrades to all electrical, plumbing and more.



[152 Clover View Road \\$299,000](#)

Beautiful view of Clover Passage and located in a wonderful neighborhood. This home offers 3 bedrooms, 1.5 baths, lovely interior, oak kitchen cabinets, stainless refrigerator, view from the master suite. This property also has a 2-car garage with shop and office area and is very nicely landscaped.

[1452 Pond Reef Road \\$299,000](#)

Sale Pending

Perfection best describes this recently upgraded 4



bedroom home. Well-appointed and family friendly. Recent upgrades include remodeled kitchen, baths, laundry, new wood stove, all new windows and fresh painted inside and out. Large flat lot and nice landscaping. Shows like brand new.

www.1452.PondReef.com



[12023 North Tongass \\$289,000](#)

Enjoy the privacy of this attractive 3 bedroom, 2 bath home located on a spacious 35,000 sq.ft. lot. Recently updated with new kitchen, siding and deck. Great water view. Built in 1976 and remodeled in 2008. Large deck and great sun exposure. Enjoy country living at its best!



[62 Guard Court \\$269,000](#)

North Tongass Tranquility. Enjoy this creekside 3 bedroom, 2 bath home that also features an office/den and large family room. The master suite is wonderful, offering a walk-in glass shower, large soaking tub, and beautiful fixtures and tile work. The living room has cathedral ceilings and the floor plan is great. The property has a newly refinished front deck and lots of parking area and space for a yard.



[150-152 North Point Higgins \\$265,000](#)

Price Reduced

Charming country duplex with so much to offer. The main unit has 3 bedrooms, 1 bath with new tile flooring, interior paint, bay window, and wonderful floor plan. The one bedroom, one bath apartment is new with beautiful wood cabinets, vaulted ceilings, and much attention to detail. There is a 2-car garage, greenhouse, and a beautifully landscaped yard with planters, a variety of trees, shrubs, and perennials.



[270 Yeoman Road \\$249,000](#)

This north end home offers 3 bedrooms, 2 baths and room to expand. Situated on a large flat country lot with detached storage building and tons of parking. Great location near North Point Higgins School and Boat Harbor.



[537 Strawberry Road \\$249,000](#)

Country privacy and a trail to Coast Guard beach. Wonderful family home located at the end of Strawberry Road. Large flat site with plenty of parking and a detached shop. Home features 3 bedrooms, 2 baths and separate living and family rooms, large deck and brand new carpet.



[77 Phillips Lane \\$224,000](#)

Country three bedroom home with garage, large deck and a great lot with room for boats, gardening and kids play areas. 1,080 sq. ft. finished upstairs. 1,080 sq.ft. unfinished downstairs including garage. Just off Mattle Road in the Clover Pass area. 1/3 acre lot. Monitor heat plus wood stove. Improve your equity. Save money. There is fix-up work to be completed on this home.

ALLIANCE REALTY



2204 Tongass Avenue
Ketchikan, Alaska 99901
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Web Site: ALLIANCEREALTYLLC.COM
E-mail: agents@alliancerealtyllc.com

Updated: July 5, 2010

CITY HOMES



City Single Family 659 Harris Street \$135,000
Hu

Convenient downtown cottage ready for your TLC and finishing touches. Cozy two bedrooms and one bath, new roof in 2007, updated kitchen and separate laundry area. Large deck in front expands your living space.

Currently used as rental; could be a cute starter home.



City Single Family 945 Lincoln St Was \$143,550
REO World NOW \$136,373

Popular Lincoln Street Location

Vacant, easy to show

Motivated Seller

Call today to schedule Appointment.



City Single Family 3418 Arnold \$160,000
HUD NEW LISTING

3 Bedroom, 1 Bath fixer upper. Spacious kitchen/dining area. Standup basement with concrete floor, workshop and utility area. Private backyard. Lots of space to work with on the main floor. Bring your ideas and your toolbox. This one has potential.

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City Single Family 1106 Park Ave \$169,500
Dahle

Older but in very good condition. **Two** 1BR/1BA units with an Excellent rental history in a convenient location. This a wonderful investment property.



City Single Family 375 Bawden Street Was \$199,500
Zeng Now \$174,000

Older 3 bedroom home in downtown area. Remodeled with upgrades in 2006. Large private backyard with view of Deer Mountain. 1 1/2 Baths and a spacious mud room/utility room entry. Call us for an appointment



Multi- Family Duplex 722 / 724 Hill Rd Was \$210,000
HUD NOW \$189,000

- Please Note: **ONLY HUD Registered Brokers can place Bid.**

Contact Alliance Realty For Additional Information and To Schedule a Showing.

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CITY HOMES

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**Duplex
Fudge**

706 A/B Bayview St
NEW LISTING

\$220,000

Duplex with a view of the water front, mountains and City Float. Upper Unit - 2BR/1BA, Lower Unit - 1BR/1BA. There is also a small art studio off the Upper Unit. Great location to watch the tourist ships come and go, also great for watching the Fireworks.



**Single Family
Prosser**

1260A Millar St

\$224,500

Neat as a pin!

Granite counter tops, new appliances, new energy efficient windows, new slab laminar heat source under new basement tile in the family room, and new greenhouse are only a few of the numerous upgrades to this wonderful 2-plus bedroom home. Great deck to enjoy the fantastic water view. Delightfully private back yard with a water view too featuring a hot tub, shop/shed, cold smoker, and your own waterfall and creek.



**Single Family
Bowers**

424 N. Yorktown Dr
SALE PENDING

Was \$234,000
NOW \$229,000

Practically BRAND NEW 3 bedroom, 1.75 bath home featuring beautiful new solid-granite kitchen counter tops, new floor coverings, new light fixtures, and new interior doors. New dishwasher and new garbage disposal in the roomy kitchen. New Toyo oil stove for great energy efficiency. Check out this home soon, just painted and sparkling!! Natural forest setting with seclusion but all the in-city conveniences. PUR's recorded - eligible for AHFC financing and owner has just installed a new roof!

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CITY HOMES

Updated: July 5, 2010



City Duplex Lindeman **2303 1st Avenue** **\$234,900**

3 Bedrooms with bonus room and a carport plus a ground floor apartment to help with the payment. Ideally located close to schools and shopping with a fenced yard and covered parking. Exterior repainted in 2009. Classic 1950's style. Call us today!



City Single Family Lontz **1012 Dunton Street** **\$239,000**

Older 3 Bedroom, 2 Bath home – recently updated with new kitchen, interior paint, carpeting & refinished hardwood flooring. Tremendous view of the waterfront! Plenty of off street parking.



City Single Family Security Trust **3739 Alaska Avenue** **Was ~~\$269,900~~**
SALE PENDING **NOW \$239,900**

3 bedroom, 1 3/4 bath home with family room. This Carlanna neighborhood home was completely remodeled in 2005. New roof in summer of 2007. All new appliances and carpet installed in 2005. Family room easily converts to a large 4th bedroom. Large driveway suitable for a carport or garage. Large backyard, good off-street parking and a view. Come see this one!

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CITY HOMES

Updated: July 5, 2010



**City Duplex
RS Rentals**

3815/3817 Baranof

Was ~~\$295,000~~
NOW \$289,000

3 Bedroom / 3 Bathroom Duplex. Totally renovated in 2006. Lots of off-street parking. 1 3/4 Bath in Upper Unit. Large bath with double sink in lower unit. Separate Utility rooms in both units. Propane heat in both units. Excellent income property or live in one and let the rent help make the payment.



**City Duplex
RS Rentals**

2437/2439 5th Avenue

Was ~~\$299,000~~
NOW \$289,000

3 Bedroom/3 Bedroom Duplex. Close to the high school and all westend shopping. New propane hotwater furnaces. Washers & Dryers in both units. Parking for 4 vehicles. Extra storage in both units. Each unit rents for \$1300/month and the tenants pay heat and utilities. Excellent investment property or live in one and rent the other.



**City Duplex
Pitcher**

623 Grant Street

Was ~~\$360,000~~
NOW \$329,000

WOW, this picturesque home is really special. Listed on the National Register of Historic Places. It has been lovingly maintained and updated while preserving its historic charm and integrity. It is 1437 sf upstairs with 2 bedrooms, 1.5 baths and a den with a storage room downstairs and a 1 bedroom apartment (currently rented for \$800/mo incl. heat) downstairs. This magnificent home features real hardwood floors, tile in the bathroom, granite tile kitchen counter tops, custom-built oak kitchen cabinets, crown molding, glass French doors, built in hutches, bookshelves and a stone fireplace. It has a water view, fenced yard with a beautiful garden and a detached garage. A rare opportunity to own one of Ketchikan's finest historic homes!
Owner Motivated — Make An Offer ! !

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CITY HOMES

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City Single Family 719/721 Lotus Street \$375,000
Towne

Stylish living in this nearly new triplex w/two 3-bedroom, 1 ½ bath townhouses and a 2-bedroom, 1 bath Apt & garage downstairs. Beautiful oak kitchens, tiled kitchen & dining area floors in both townhouse-style Apts & inlaid wood laminate in the lower kitchen, plush carpet in the living & bedroom areas. Great floor plan w/direct access from Lotus Street to the front of the upper units plus extra parking & access from Deermount Street in the back. Walking distance to downtown, schools, ball park, recreation center & grocery store. Vinyl siding, low maintenance, nearly new & excellent income equals a great investment or a home w/your tenants making most of the payment!



City Single Family 885 Summit Terrace \$379,000
Bauer

This 3 Bedroom, 2 1/2 Bath home is virtually brand new - very high quality with all the amenities and a gorgeous view. You won't find a nicer home.



City Duplex 748 Miller Ridge Was ~~\$599,000~~
Freer *Now* \$539,000

Great view of Narrows & surrounding Islands from this 2 Bedroom, 2 1/2 Bath home — plus Office or 3rd Bedroom. A 2 car attached garage w/ 1/2 bath. 1 Bedroom Apt. A beautiful Evergreen Perennial garden—that lines the front of home.

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CITY HOME

Updated: July 5, 2010



**City Triplex
Winther**

324 Cedar Street

Was \$695,000

NOW \$649,000

Victorian era elegance at its best showcased in this magnificent one-of-a-kind home. Charming foyer w/a private desk enclave, opulent parlor w/a fireplace, formal dining area w/French doors to a deck w/a spectacular view of the quaint town & popular Inside Passage, beautifully polished hardwood floors, gorgeous Manor Suite w/built-in wall safe, delightfully sunny & bright kitchen w/casual dining & lovely sun room. Ascend to the Roses Rm w/its window seat & private BA or indulge yourself in the luxury of the majestic Madame's Boudoir featuring a garden window seat overlooking the downtown waterfront, deep soaking Jacuzzi tub & modern tile & glass-brick walk-in shower. Live in the romance of yesteryear w/the comforts of today! Downstairs there is the income potential of the 2-BR Fish Pirates Apt & the 1-BR Country Manor, each w/their private entrances. Lovingly maintained (current inspection report available) w/an English garden to greet you & awesome water view.

NORTH HOMES



**North Single Family
Kircher**

1086 Pond Reef Road

Was \$259,000

SALE PENDING Now \$229,500

Unique north end home w/lots to offer. Oversized lot. Barn style construction w/dormer windows adds to the spacious feeling of the interior. Stainless steel finish appliances. New floor coverings. 3 Bedrooms, 2 Baths, fenced yard, private deck off dining room & good parking. What more can you ask? Call us today. **Seller willing to take any good offer !! Let's get together !!**



**North Single Family
Russell**

110 Cranberry Rd

Was \$299,900

NOW \$289,000

A very well kept home on Cranberry Rd. Built in 1999 but shows as new. 3 BR, 2BA, Large yard, shop/storage building – ready to be enjoyed!

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NORTH HOMES



North Multi Family
Stulken

81 Phillips Ln

\$325,000

Totally Renovated Duplex! Two 3BR/2BA units, renting at \$1350/mo. Live in one and rent the other - B & B or just a fantastic investment.



North Single Family
Pihlman

168 Raspberry Lane Was ~~\$499,000~~
Now \$485,000

Lovely Home on very nice Beach. 2 Bedroom, 2 Bathroom - Lots of charm with large detached Shop in protected cove off of S. Point Higgins on Raspberry Lane. 1 + Acres

SOUTH HOME



South Single Family
Ballinger

867 Birch Circle

Was ~~\$189,900~~
Now \$177,900

This is a 3 bedroom, 1 3/4 bathroom home w/family room, workshop, covered parking & storage. Located in Forest Park adjacent to a greenbelt. Quiet cul-de-sac street. Upgraded siding & new roof w/new appliances. Lots of space for the price. Call for an appointment.

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SOUTH HOMES

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Updated: July 5, 2010



South Single Family **6019 S. Tongass Hw** **Was \$201,000**
Love, Estate of **Now \$180,000**

Small home w/a Huge View on large lot. 1 Bedroom, 1 Bath home w/ detached garage located on a large, 47,445 square foot lot overlooking George & Carroll Inlets.



South Single Family **6060 Churchill Ct** **Was ~~\$399,000~~**
Dunkin **Now \$369,000**

Picture perfect custom home featuring wooded privacy, partial water view, gourmet kitchen, tall ceilings, Jacuzzi tub & a large 2-car garage. Super energy efficiency w/a HRV & the highest AHFC 5-star plus energy rating. Built in 2003 this spacious 3 bedroom, 2.5 bath home plus den exudes comfort & elegance. Check out the 1476 sf unfinished basement for future possibilities. **Seller willing to pay up to \$3,000 of Buyers closing costs.**



South Multi-Family **62 Willow Circle** **\$389,000**
Willoughby **NEW LISTING**

Absolutely gorgeous, ultra-modern new kitchen and stunning Brazilian Koa hardwood floors will take your breath away in this fabulous 3BR, 2BA home with 2BR apartment downstairs. OR open the door at the top of the stairs and enjoy a 5BR, 3BA home with family room. Beautifully tiled bathrooms, freshly painted large deck, fenced front yard and landscaped back yard, paved driveway, roomy 2-car garage, and a PANORAMIC VIEW complete this fantastic home!

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For Sale

COMMERCIAL

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2206 Tongass Avenue
\$150,000

Gateway Shoe and Vacuum Repair is For Sale. Price includes all inventory, cabinets, fixtures & the condominium it is in. Parking available nearby & great Tongass Avenue location. Wonderful opportunity to be you own boss! (*Hink*)



2409 First Avenue
\$290,000

Very large commercial building in centralized westend location. Storage? Office space? Apartments? Large enough to do whatever...and at a great price !!! (*Richey*)



117 Inman Street
Was ~~\$299,000~~ **NOW \$249,000**

Price Reduced! Owner says sell now! Will look at all offers. Eight-Plex above Thomas Basin. \$4,250.00 per month in rental income. Bring your toolbox and build your equity! This is a money maker. Call us for details. (*Kroscavage*)



7901-7909 & 7935 N. Tongass Hwy
\$630,000

Heavy Equipment Shop - Features 5 service bays & plenty of parking/storage space outside. Conveniently located on North Tongass Highway. Phase-One environmental study performed on property in 2006. (*Evergreen Timber LP*)

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COMMERCIAL

Updated: July 5, 2010



Commercial 1325 Craig - Klawock Hwy Was \$1,200,000
Thibodeau Now \$ 999,000

2 Story Garco Steel Building. Completely finished on both floors as office or retail space. Alaska Court System occupies most of the Main Floor. Excellent location w/ample parking in downtown Craig. Can be adapted to many different applications.



Commercial 312 Front Street Was \$1,599,000
Machini Commercial Building NOW \$1,090,000

Approximately 1100sf on ground floor. Tenant's Lease expires 03/31/10.

2 Efficiency Apts & small office space on second floor. Fixtures belong to Tenant. Building substantially updated & well cared for. Very desirable location for visitor & year 'round commercial activity.

Owner asking \$1,090,000 and Will LISTEN TO OFFERS.



Commercial #21 Creek Street Was \$1,599,000
Machini NOW \$1,250,000

3 Story Commercial Building - **Business not Included**

Approximately 1300 SF of retail space, including small office & storage area. Fixtures to remain w/the building.

Building built in 1993 & well maintained , has coin operated laundry facilities on 3rd floor.

SELLER asking \$1,250,000. Will listen to offers. Will consider lease to own/owner

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Updated: July 5, 2010





**Commercial
Ellis Building**

1285 Tongass Avenue

**Was \$1,950,000
Now \$1,400,000**

2 Buildings on 39,152 square foot lot. Located on the water, w/leased office & restaurant space, lots of yacht moorage & near berth IV. Well maintained.



Tree Tops Lodge - Thorne Bay

Was \$2,400,000 *NOW* \$2,250,000

Opportunity abounds with this Wilderness Lodge Package. Located in Thorne Bay, Alaska on Prince of Wales Island. Main lodge has 7 bedrooms and 6 baths, fully furnished including linens. Lounge area has a fireplace that is decorated with leather furniture and wilderness portraits. The kitchen is complete with just about everything you need to cook up a storm, along with a large wooden table that will seat your family and guests. Downstairs enjoy entertaining with a full bar, poker table and hot tub. **The New Lodge** is unfinished at this time. When completed it will host 9 bedrooms with private baths, 2 beds per room with some furnishings. Full entertainment system, fireplace and bar upstairs, downstairs you will find the kitchen area with beautiful wood cabinets. **Floating dock & walkway** are constructed from red and yellow cedar planks with aluminum railings. Built to last!



“Log Cabin Resort & RV Park” | Klawock | AK

Fabry \$2,600,000

Profitable & fully booked Resort & R.V. Park located in Klawock, on Prince of Wales Island in Southeast Alaska. Completely turn-key right down to the website: www.LogCabinResortandRVpark.com



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Updated: July 5, 2010

COMMERCIAL



**Commercial
Dadlani**

51 Main Street

\$3,000,000

2 Story building in the Spruce Mill Development which was built in 1996. The Building is fully leased w/Retail on First Floor & Ketchikan Title/Storage Office Space on the Second Floor. It is Handicap Accessible.



**Commercial
Talbots, Inc**

1101 Tongass Avenue

\$3,990,000

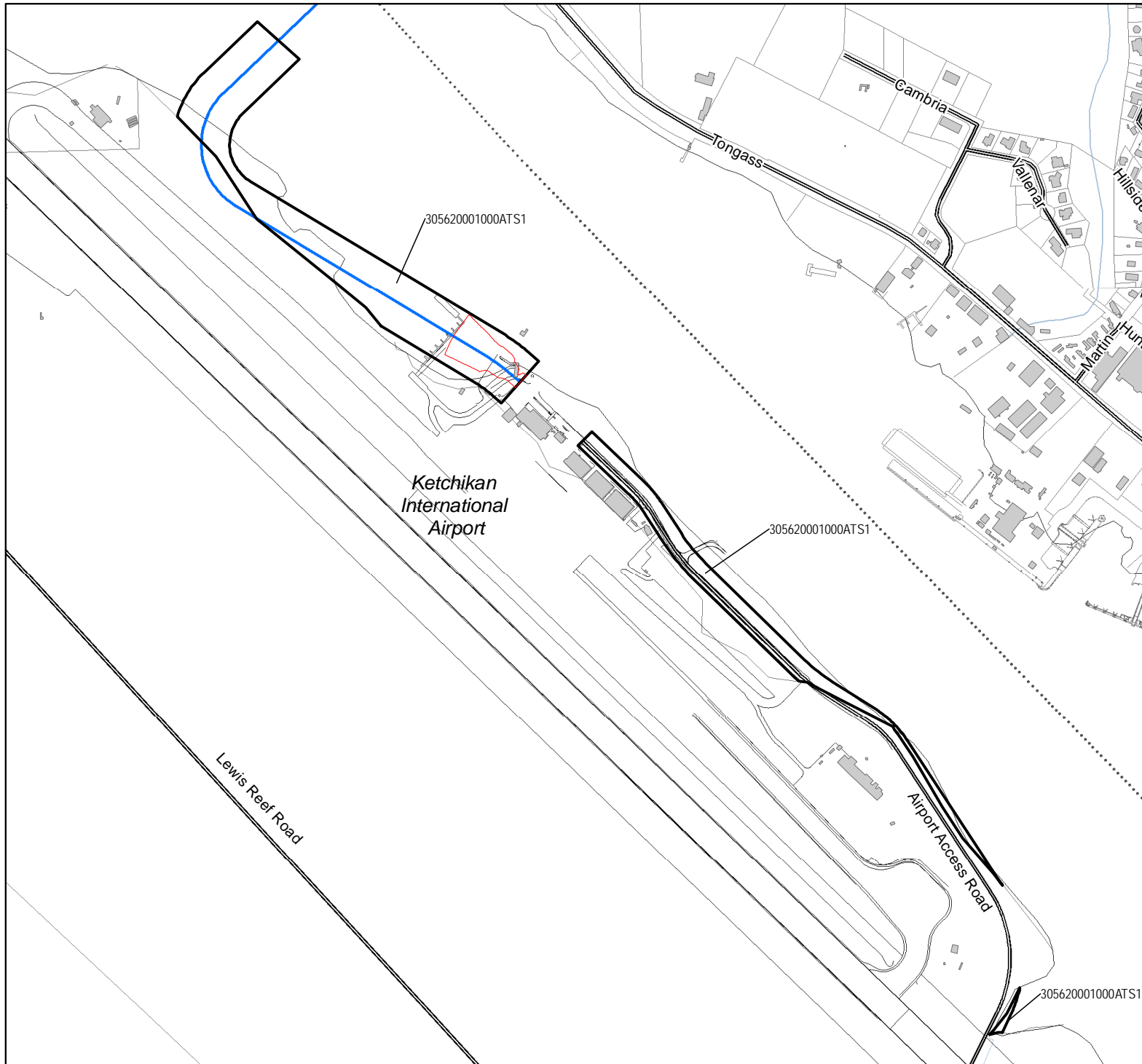
One of Ketchikan's Premier Properties — TALBOTS !!!

A Superb opportunity to own the Land, Tidelands, Buildings, easement to access the ramp off of Berth IV and permitting for a floatplane facility. Purchase includes almost an acre of property with a location that cannot be duplicated. It does not include the business or business name. Business available separately at additional cost.

Contact alliance realty for all the information.

Appendix B 2010 Right-of-Way Figures

Alternative C3-4 Proposed Right-of-Way: KIA



- C3-4
- Proposed Right-of-way
- Cut and fill
- Parcel boundary
- Buildings

Note: Parcel number shown for affected parcels only. Right-of-way would not need to be obtained on airport property and is therefore not shown. Right-of-way requirements in the vicinity of KIA occur only on state-owned land.










Date: September 16, 2010
 Projection: Alaska State Plane Zone 1, NAD 27
 Author: HDR Alaska, Inc.
 Sources: KGB, HDR Alaska, Inc.



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Alternative C3-4 Proposed Right-of-Way: Revillagedgo



-  C3-4
-  Proposed Right-of-way
-  Cut and fill
-  Parcel boundary
-  Buildings
- Property Type
-  Residential
-  Commercial

Note: Parcel number shown for affected parcels only.

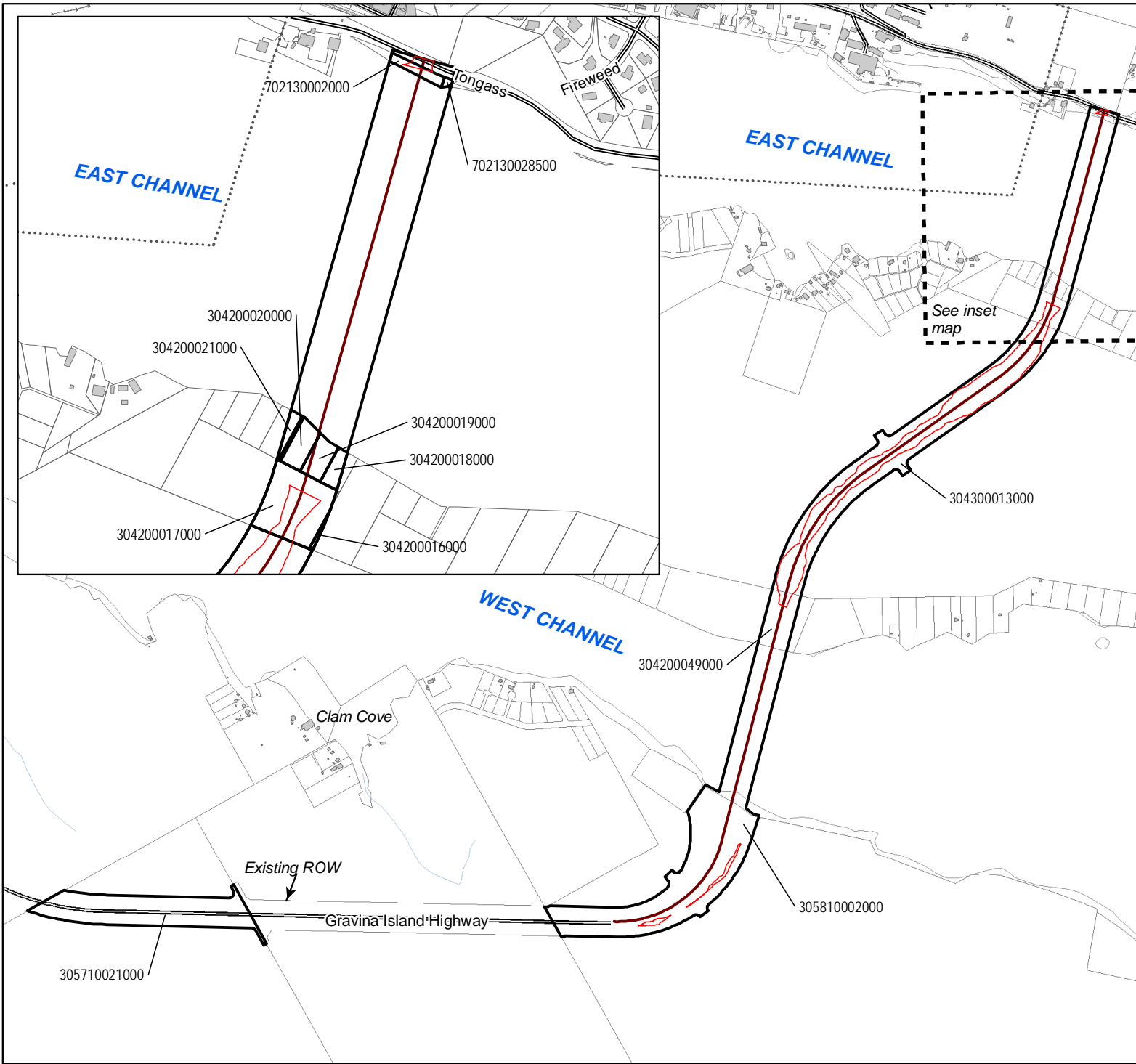


Date: September 16, 2010
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 Author: HDR Alaska, Inc.
 Sources: KGB, HDR Alaska, Inc.



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Alternative F3 Proposed Right-of-Way: GIH South and Pennock Island



- F3
- Proposed Right-of-way
- Cut and Fill
- Parcel boundary
- Buildings

Note: Parcel number shown for affected parcels only. Right-of-way would not need to be obtained on airport property and is therefore not shown.

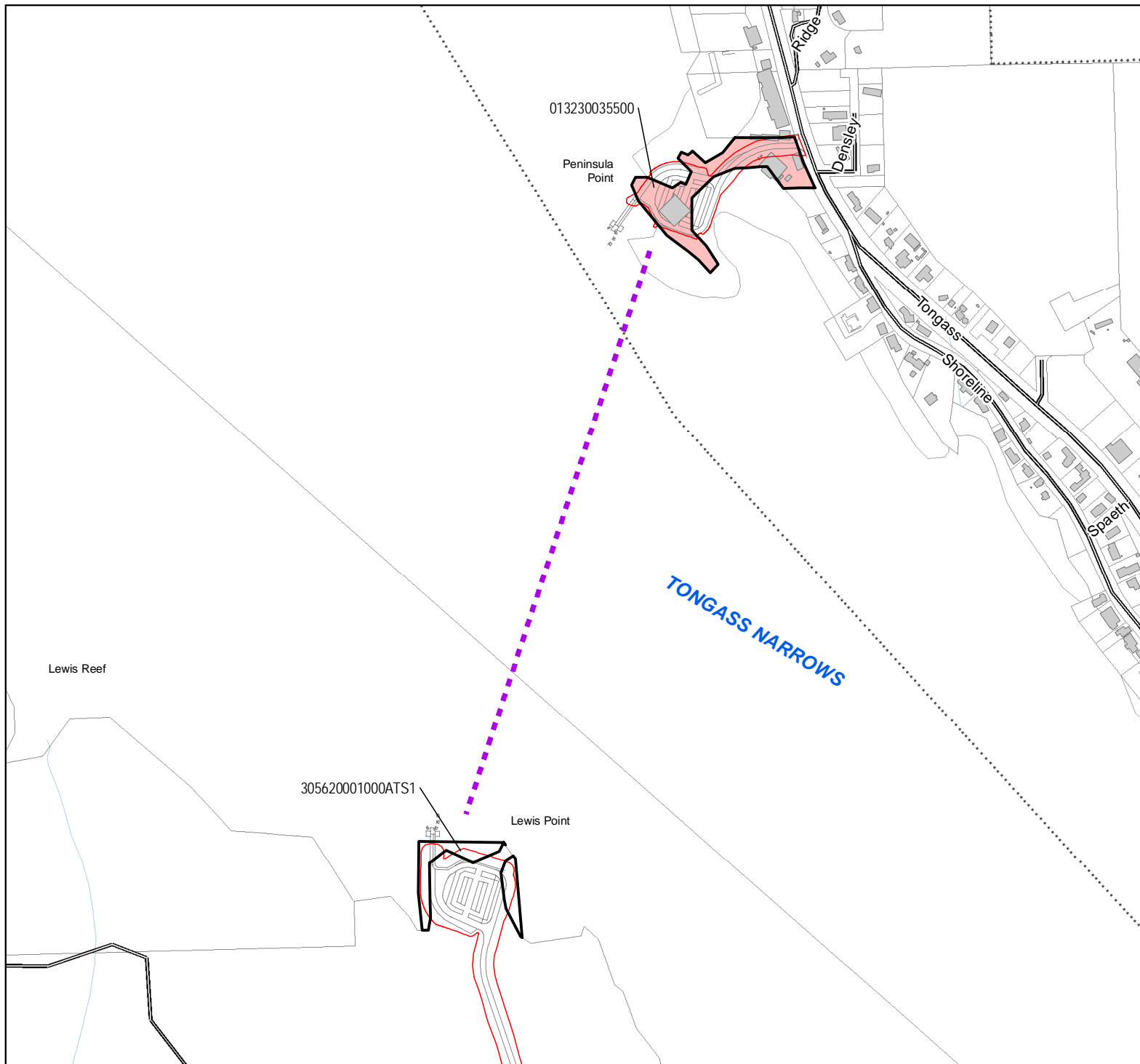


Date: September 16, 2010
 Projection: Alaska State Plane Zone 1, NAD 27
 Author: HDR Alaska, Inc.
 Sources: KGB, HDR Alaska, Inc.



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Alternative G2 Proposed Right-of-Way: Ferry Terminals



- - - G2 Ferry Route
- Proposed Right-of-way
- Cut and Fill
- Parcel boundary
- Buildings
- Property Type
- Commercial

Note: Parcel number shown for affected parcels only. Right-of-way would not need to be obtained on airport property and is therefore not shown.

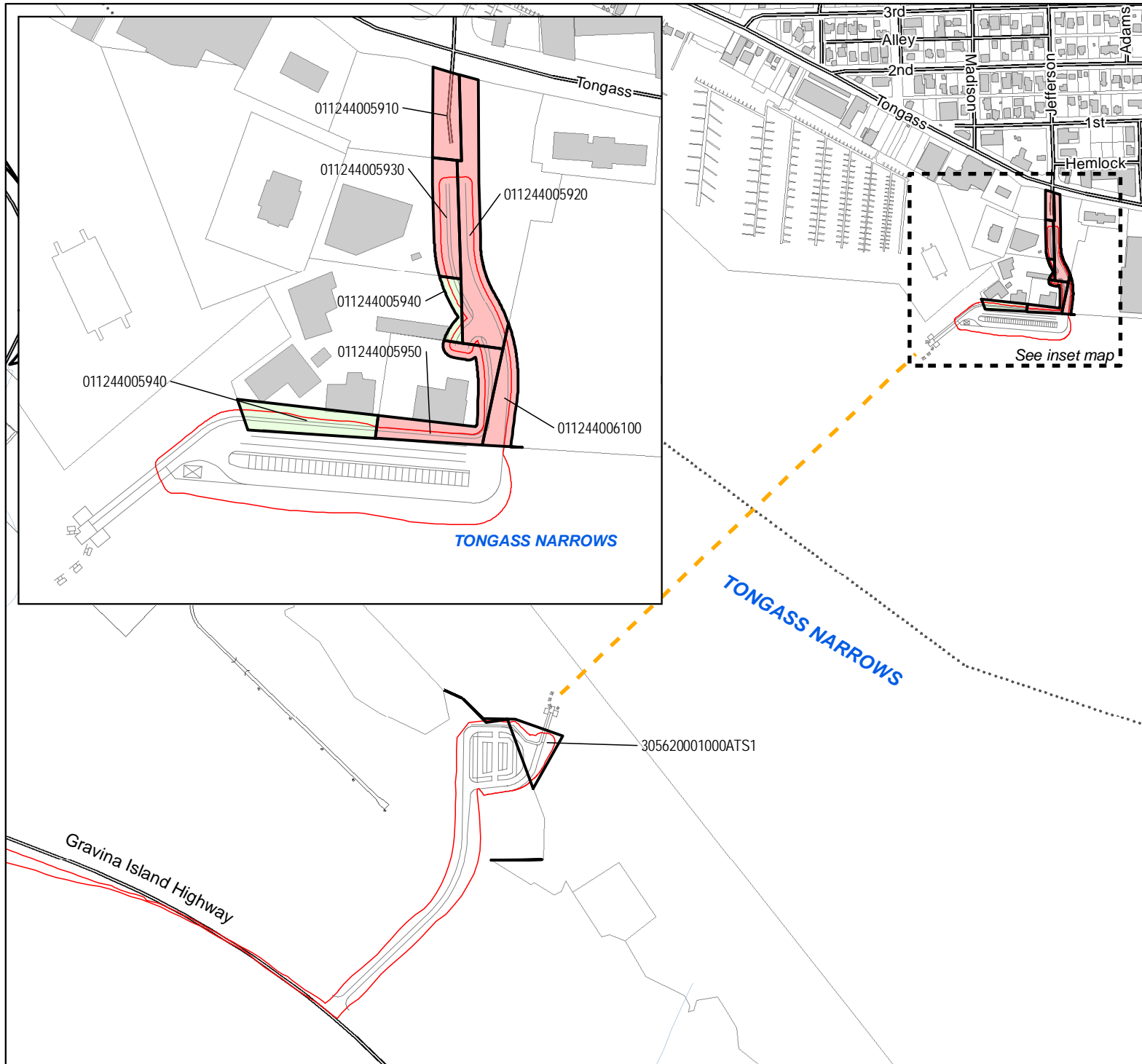


Date: September 16, 2010
 Projection: Alaska State Plane Zone 1, NAD 27
 Author: HDR Alaska, Inc.
 Sources: KGB, HDR Alaska, Inc.



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Alternative G3 Proposed Right-of-Way: Ferry Terminals



- G3 Ferry Route
- Proposed Right-of-way
- Cut and Fill
- Parcel boundary
- Buildings
- Property Type
 - Residential/Commercial
 - Commercial

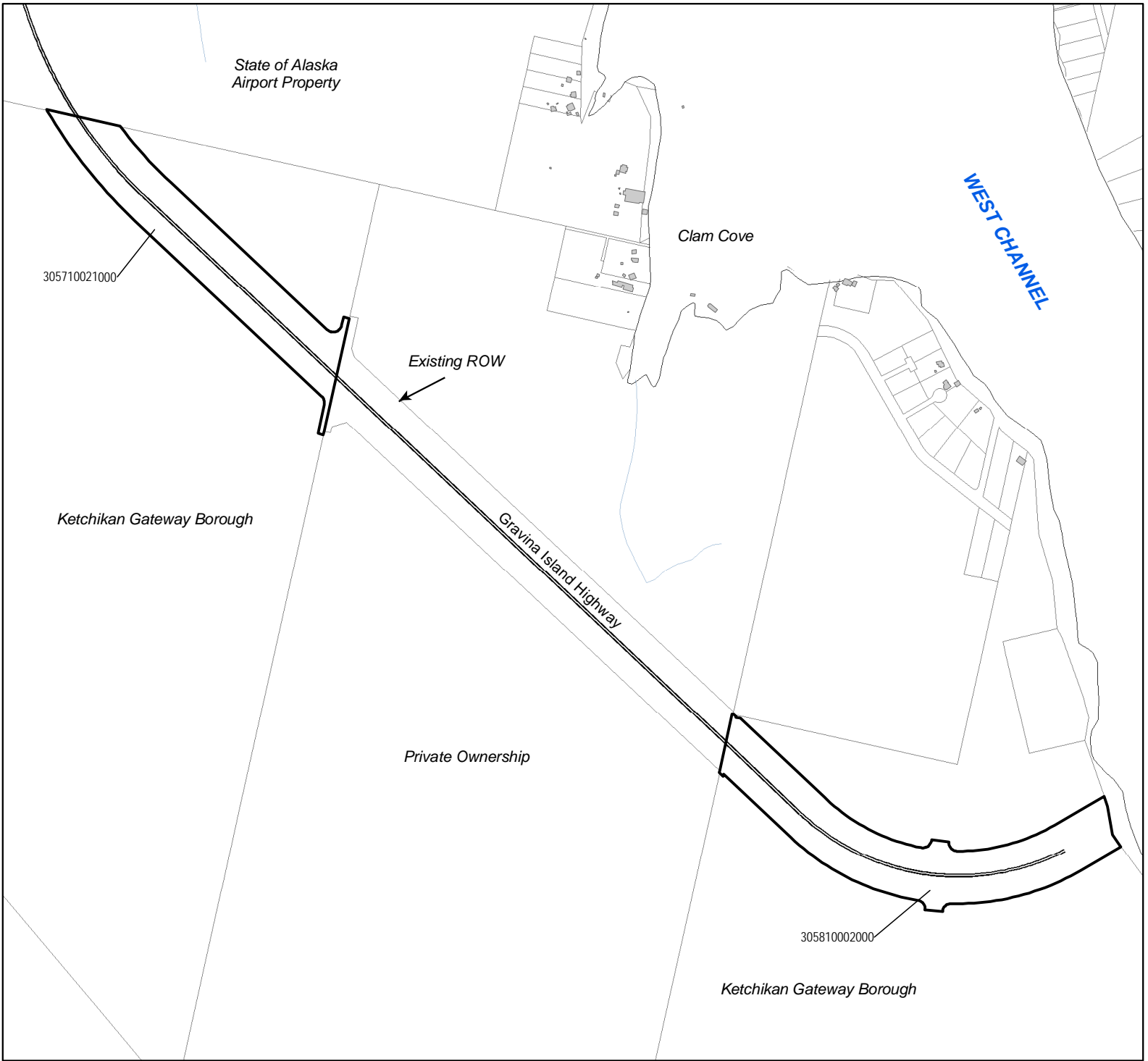
Note: Parcel number shown for affected parcels only. Right-of-way would not need to be obtained on airport property and is therefore not shown.







Date: September 17, 2010
 Projection: Alaska State Plane Zone 1, NAD 27
 Author: HDR Alaska, Inc.
 Sources: KGB, HDR Alaska, Inc.



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Alternatives C3-4, G2, G3, and G4 Proposed Right-of-Way: GI H South

-  Gravina Island Highway (common to all alternatives)
-  Proposed Right-of-way
-  Parcel boundary
-  Buildings

Note: Parcel number shown for affected parcels only. Right-of-way would not need to be obtained on airport property and is therefore not shown.






Date: September 16, 2010
 Projection: Alaska State Plane Zone 1, NAD 27
 Author: HDR Alaska, Inc.
 Sources: KGB, HDR Alaska, Inc.



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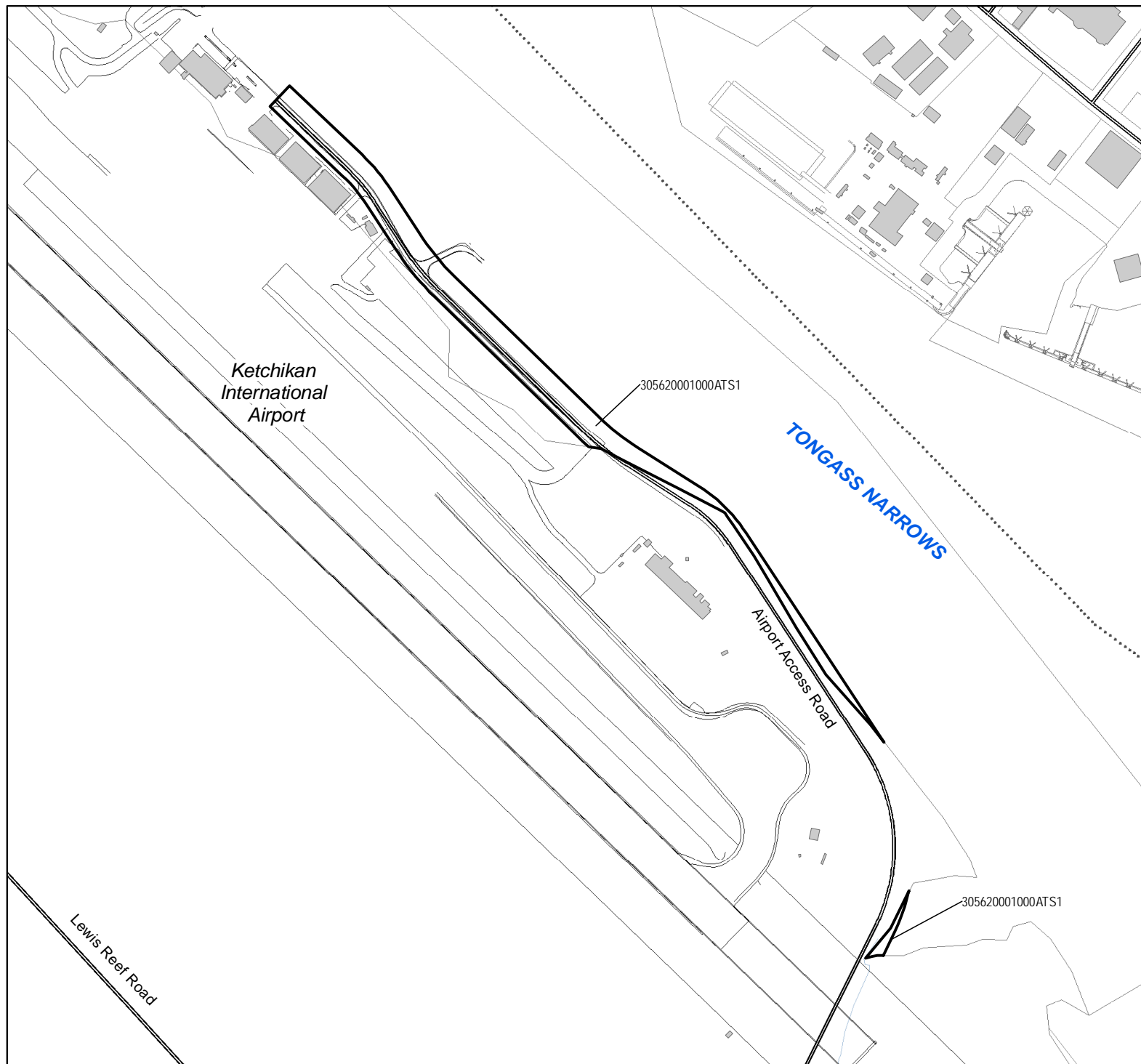
Alternatives F3, G2, G3, and G4 Proposed Right-of-Way: KIA

-  Proposed Right-of-way
-  Parcel boundary
-  Buildings

Note: Parcel number shown for affected parcels only. Right-of-way would not need to be obtained on airport property and is therefore not shown. Right-of-way requirements in the vicinity of KIA occur only on state-owned land.



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