

1 CITY OF HOMER  
2 HOMER, ALASKA

Planning

3  
4 ORDINANCE 12-10  
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,  
7 ALASKA, ENACTING HOMER CITY CODE CHAPTER 21.27,  
8 EAST END MIXED USE DISTRICT, AMENDING HOMER  
9 CITY CODE 21.10.010, ZONING DISTRICTS, AND  
10 AMENDING THE HOMER ZONING MAP TO REZONE  
11 PORTIONS OF THE RURAL RESIDENTIAL, GENERAL  
12 COMMERCIAL ONE AND GENERAL COMMERCIAL TWO  
13 ZONING DISTRICTS TO EAST END MIXED USE.  
14

15 WHEREAS, Chapter 4 Goal 1 Objective C of the Homer Comprehensive Plan states:  
16 Develop clear and well-defined land use regulations and update the zoning map in support of the  
17 desired pattern of growth; and  
18

19 WHEREAS, Chapter 4 Goal 1 Objective B of the Homer Comprehensive Plan calls for  
20 the establishment of an E-MU zoning district to accommodate a wide variety of commercial and  
21 industrial uses with access to the marina and airport; and  
22

23 WHEREAS, Chapter 4 Goal 4 Objective D of the Homer Comprehensive Plan states,  
24 "Introduce new commercial districts to better encourage and accommodate commercial land uses  
25 in appropriate locations, and allow new types of commercial activities to take place.  
26

27 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
28

29 Section 1. HCC Chapter 21.27, East End Mixed Use District, is adopted to read as  
30 follows:  
31

32 Chapter 21.27  
33

34 EAST END MIXED USE DISTRICT  
35

36 Sections:  
37

- 38 21.27.010 Purpose.
- 39 21.27.020 Permitted Uses and Structures.
- 40 21.27.030 Conditional Uses and Structures.
- 41 21.27.040 Dimensional requirements.
- 42 21.27.050 Site and Access Plans.
- 43 21.27.060 Traffic Requirements.
- 44 21.27.070 Site Development Requirements.
- 45 21.27.080 Nuisance standards.
- 46 21.27.090 Lighting Standards.

47           21.27.010 Purpose. The East End Mixed Use (EEMU) District is primarily intended to  
48 provide sites for businesses that require direct motor vehicle access and may require larger land  
49 area. The district is meant to accommodate a mixture of existing and accessory residential with  
50 non-residential uses. When a conflict exists between residential and nonresidential uses conflicts  
51 shall be resolved in favor of non-residential uses.  
52

53           21.27.020 Permitted uses and structures. The following uses are permitted outright in the  
54 East End Mixed Use District, except when such use requires a conditional use permit by reason  
55 of size, traffic volumes, or other reasons set forth in this chapter.

- 56           a.     Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals,  
57                 service and repair;
- 58           b.     Drive-in car washes;
- 59           c.     Building supply and equipment sales and rentals;
- 60           d.     Garden supplies and greenhouses;
- 61           e.     Boat and marine equipment sales, rentals, manufacturing, storage yard, service  
62                 and repair;
- 63           f.     Welding and mechanical repair;
- 64           g.     Restaurants, including drive-in restaurants, clubs and drinking establishments;
- 65           h.     Religious, cultural, and fraternal assembly;
- 66           i.     Studios;
- 67           j.     Personal services;
- 68           k.     Agricultural activities, including general farming, truck farming, nurseries, tree  
69                 farms and greenhouses;
- 70           l.     Private stables;
- 71           m.     Storage of heavy equipment, vehicles or boats;
- 72           n.     Plumbing, heating and appliance service shops;
- 73           o.     Home occupations on a lot whose principal permitted use is residential, provided  
74                 they conform to the requirements of HCC § 21.51.010;
- 75           p.     Mortuaries and crematoriums;
- 76           q.     Open air businesses;
- 77           r.     Parking lots and parking garages, in accordance with HCC Chapter 21.55;
- 78           s.     Manufacturing, fabrication and assembly;
- 79           t.     Retail businesses;
- 80           u.     Trade, skilled or industrial schools;
- 81           v.     Wholesale businesses, including storage and distribution services incidental to the  
82                 products to be sold;
- 83           w.     Parks and open space;
- 84           x.     Warehousing, commercial storage and mini-storage;
- 85           y.     Recreational vehicles, subject to the standards in HCC § 21.54.320(a), (b) and (c);
- 86           z.     Dry cleaning, laundry, and self-service laundries;
- 87           aa.    Mobile food services;
- 88           bb.    As an accessory use, one small wind energy system per lot;
- 89           cc.    Production, processing, assembly and packaging of fish, shellfish and seafood  
90                 products;
- 91           dd.    Research and development laboratories;

- 92 ee. Storage and distribution services and facilities, including truck terminals,  
93 warehouses and storage buildings and yards, contractors' establishments,  
94 lumberyards and sales, or similar uses;
- 95 ff. Cold storage facilities;
- 96 gg. Mobile commercial structures;
- 97 hh. Single family and duplex dwellings, only as an accessory use incidental to a  
98 permitted principal use, provided that no permit shall be issued for the  
99 construction of an accessory dwelling prior to the establishment of the principal  
100 use;
- 101 ii. The repair, replacement, reconstruction or expansion of a single family or duplex  
102 dwelling, including a mobile home, that existed lawfully before its inclusion in  
103 the GC1, GC2 or EEMU zoning districts, notwithstanding any provision of HCC  
104 Chapter 21.61 to the contrary, provided that a mobile home may not be used to  
105 replace or expand such a dwelling ;
- 106 jj. Customary accessory uses to any of the uses permitted in the EEMU district that  
107 are clearly subordinate to the main use of the lot or building, including without  
108 limitation wharves, docks, storage facilities, restaurant or cafeteria facilities for  
109 employees; or caretaker or employee dormitory residence if situated on a portion  
110 of the same lot as the principal use, provided that no permit shall be issued for the  
111 construction of any type of accessory building prior to the establishment of the  
112 principal use;
- 113 kk. Taxi operation;
- 114 ll. Itinerant merchants, provided all activities shall be limited to uses permitted  
115 outright under this zoning district;
- 116 mm. More than one building containing a permitted principal use on a lot;
- 117 nn. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory  
118 use to a residential use in a manner consistent with the requirements of all other  
119 provisions of the Homer City Code and as long as such animals are pets of the  
120 residents of the dwelling and their numbers are such as not to unreasonably annoy  
121 or disturb occupants of neighboring property.

123 21.27.030 Conditional uses and structures. The following conditional uses may be  
124 permitted in the East End Mixed Use District when authorized by conditional use permit issued  
125 in accordance with HCC Chapter 21.71:

- 126 a. Construction camps;
- 127 b. Extractive enterprises, including crushing of gravel, sand and other earth products  
128 and batch plants for asphalt or concrete;
- 129 c. Auto fueling stations;
- 130 d. Bulk petroleum product storage;
- 131 e. Planned unit developments;
- 132 f. Junk yard;
- 133 g. Kennels;
- 134 h. Public utility facilities and structures;
- 135 i. Impound yards;
- 136 j. Indoor recreational facilities;
- 137 k. Outdoor recreational facilities;

- 138 1. Other uses approved pursuant to HCC § 21.04.020.  
139

140 21.27.040 Dimensional requirements. The following dimensional requirements shall  
141 apply to all structures and uses in the East End Mixed Use District:

142 a. Lot Size.

143 1. The minimum area of a lot that is not served by public sewer or water  
144 shall be 40,000 square feet.

145 2. The minimum area of a lot that is served by either a public water supply  
146 approved by the State Department of Environmental conservation, or a public or community  
147 sewer approved by the State Department of Environmental Conservation, shall be 20,000 square  
148 feet.

149 3. The minimum area of a lot that is served by both a public water supply  
150 approved by the State Department of Environmental conservation, and a public or community  
151 sewer approved by the State Department of Environmental Conservation, shall be 10,000 square  
152 feet.

153 b. Building Setbacks.

154 1. All buildings shall be set back 20 feet from all dedicated rights-of-way  
155 other than alleys, except that adjacent to rights-of-way that lead to Kachemak Bay and have been  
156 determined to be unsuitable for road construction by resolution of the City Council, all buildings  
157 shall be set back from the boundary of the right-of-way according to the number of stories as  
158 follows:

Number of Stories	Setback (in feet)
1	5
1½	6
2	7
2½	8

159  
160  
161  
162  
163  
164  
165 2. The setback requirements from any lot line abutting an alley will be  
166 determined by the dimensional requirements of subparagraphs (b)(3) and (4);

167 3. Buildings shall be set back five feet from all other lot boundary lot lines  
168 unless adequate firewalls are provided and adequate access to the rear of the building is  
169 otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State  
170 Fire Marshal;

171 4. Any attached or detached accessory building shall maintain the same yards  
172 and setbacks as the main building.

173 c. Building Height. The maximum building height shall be 35 feet.

174 d. No lot shall contain more than 8,000 square feet of building area (all buildings  
175 combined), nor shall any lot contain building area in excess of 30 percent of the lot area without  
176 an approved conditional use permit.

177 e. Building Area and Dimensions - Retail and Wholesale. The total floor area of  
178 retail and wholesale business uses within a single building shall not exceed 75,000 square feet.  
179 No conditional use permit, Planned Unit Development, or variance may be granted that would  
180 allow a building to exceed the limits of this subparagraph, and no nonconforming use or structure  
181 may be expanded in any manner that would increase its nonconformity with the limits of this  
182 subparagraph.  
183

184 f. Screening.  
185 1. When one or more side or rear lot lines abut land within an RO, RR, or  
186 UR district or when a side or rear yard area is to be used for parking, loading, unloading  
187 or servicing, then those side and rear yard areas shall be effectively screened by a wall,  
188 fence, or other sight-obscuring screening. Such screening shall be of a height adequate to  
189 screen activity on the lot from outside view by a person of average height standing at  
190 street level.

191 2. Outside storage of materials, equipment and trash/dumpsters adjacent to  
192 East End Road and Kachemak Drive shall be screened. Screening may consist of walls,  
193 fences, landscaped berms, evergreen plantings, or any combination thereof.  
194

195 21.27.050 Site and Access Plans. a. A zoning permit for any use or structure within the  
196 East End Mixed Use District shall not be issued by the City without a level two site plan  
197 approved by the City under HCC Chapter 21.73.

198 b. No zoning permit may be granted for any use or structure without a level two  
199 right-of-way access plan approved by the City under HCC § 21.73.100.  
200

201 21.27.060 Traffic Requirements. A conditional use permit is required for every use that:

202 a. Is estimated to generate more than 100 vehicle trips during any hour of the day  
203 based on the proposed land use and density, or calculated utilizing the Trip Generation  
204 Handbook, Institute of Transportation Engineers (current edition),

205 b. Is estimated to generate more than 500 vehicle trips per day based on the  
206 proposed land use and density, or calculated utilizing the Trip Generation Handbook, Institute of  
207 Transportation Engineers (current edition);

208 c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips  
209 during any hour of the day due to a change in land use or intensity of use;

210 d. Is expected to generate traffic that will detract from the safety of, or degrade by  
211 one level of service, the highway, road, street, alley or intersection.  
212

213 21.27.070 Site Development Requirements. All development on lands in this district shall  
214 conform to the level two site development standards set forth in HCC § 21.50.030.  
215

216 21.27.080 Nuisance standards. The nuisance standards of HCC § 21.59.010(a) through  
217 (g)(1) apply to all development, uses, and structures in this zoning district. Open storage of  
218 materials and equipment is permitted, subject to the requirement that when a lot abuts a  
219 residential zoning district any outdoor storage of materials and equipment on the lot must be  
220 screened from the residential district by a wall, fence, or other sight-obscuring material. The  
221 screen must be a minimum of eight feet in height.  
222

223 21.27.090 Lighting Standards. The level one lighting standards of HCC § 21.59.030  
224 apply to all development, uses, and structures in this zoning district.  
225

226 Section 2. Homer City Code 21.10.010, Zoning districts, is amended to read as follows:  
227

- 228 21.10.010 Zoning districts. a. The city is divided into zoning districts. Within each zoning  
229 district only uses and structures authorized by this title are allowed.  
230 b. The following zoning districts are hereby established:  
231

Zone	Abbreviated Designation
Residential office	RO
Rural residential	RR
Urban residential	UR
Central business district	CBD
Town center district	TCD
Gateway business district	GBD
General commercial 1	GC1
General commercial 2	GC2
East end mixed use	EEMU
Marine commercial	MC
Marine industrial	MI
Open space--Recreational	OSR
Conservation district	CO

- 232  
233 c. The zoning district boundaries shall be as shown on the official Homer Zoning  
234 Map.  
235

236 Section 3. The Homer Zoning Map is amended to transfer from the Rural Residential (RR),  
237 General Commercial 1 (GC1) and General Commercial 2 (GC2) zoning districts, to the East End  
238 Mixed Use (EEMU) district as shown on the attached Exhibit A, the parcels listed on attached  
239 Exhibit B  
240

241 Section 4. The City Planner is authorized to sign the amended Homer Zoning Map and  
242 adhere to the requirements set forth in the Homer City Code, Section 21.10.030(b).  
243

244 Section 5. Sections 1 and 2 of this Ordinance are of a permanent and general character  
245 and shall be included in the City Code. Section 3 is a non Code Ordinance of a permanent  
246 Nature and shall be noted in the Ordinance history of HCC 21.10.030.  
247

248 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27<sup>th</sup> day of  
249 February, 2012.  
250

251 CITY OF HOMER  
252  
253   
254 JAMES C. HORNADAY, MAYOR  
255

256 ATTEST:

257

258

259

260 *J. Johnson*  
JO JOHNSON, CMC, CITY CLERK

261

262

263

264 YES: 6

265 NO: 0

266 ABSTAIN: 0

267 ABSENT: 0

268

269 First Reading: 2/13/12

270 Public Hearing: 2/27/12

271 Second Reading: 2/27/12

272 Effective Date: 2/28/12

273

274 Reviewed and approved as to form:

275

276

277 *Walt Wrede*  
Walt E. Wrede, City Manager

279

280 Date: 2/31/12

281

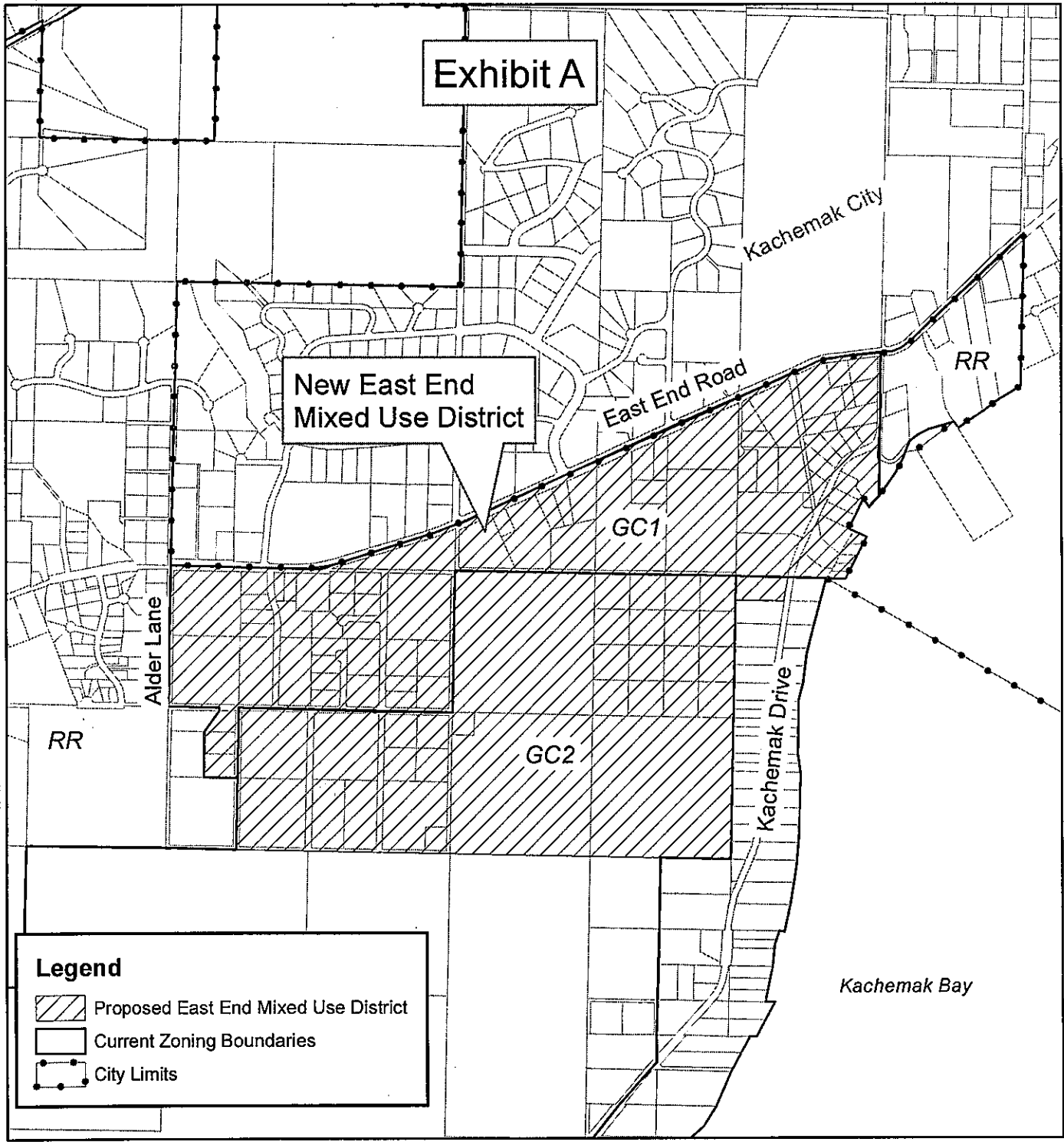
282

*Thomas F. Klinkner*  
Thomas F. Klinkner, City Attorney

Date: 3-12-12

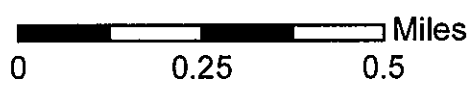


# Exhibit A



City of Homer  
Planning and Zoning Department  
December 8, 2011

## East End Mixed Use Zoning District



*Disclaimer:*  
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



PARCEL_ID	LEGAL DESCRIPTION
17412009	T 6S R 13W SEC 10 SEWARD MERIDIAN HM SE1/4 SE OF FRITZ CREEK DR EXCLUDING DOT ROW
17908005	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 5 WEST OF KACHEMAK DRIVE
17908030	T 6S R 13W SEC 14 SEWARD MERIDIAN HM SW1/4 OF NW1/4 EXC N 208.71 FT OF W 208.71 FT
17419110	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2005090 COMMERCE PARK 2005 ADDN LOT 2-A-2
17419202	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0850122 PUFFIN ACRES SUB LOT 3 BLK 1
17420205	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 4
17420103	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 11
17420212	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 1J
17419108	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0970022 COMMERCE PARK 1997 ADDN LOT 1-A
17420314	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2000028 RUMLEY-COLLIE SUB NO 6 TRACT C EXCLUDING DOT ROW
17419107	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0970020 COMMERCE PARK RESUB LOT 3 LOT 3-B
17420119	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2002067 NORTHERN ENTERPRISES NO 1 LOT 2-A-1
17420112	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0830031 MOORE-HOLT SUB NO 3 LOT 1-A
17419111	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2005090 COMMERCE PARK 2005 ADDN LOT 2-A-1
17419223	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0950052 PUFFIN ACRES NO 2 LOT 2B BLK 1
17420204	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 5
17420315	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2002067 NORTHERN ENTERPRISES NO 1 LOT 5-A-1
17419106	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0970020 COMMERCE PARK RESUB LOT 3 LOT 3-A
17419105	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0850014 COMMERCE PARK SUB LOT 5
17420203	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0003064 H K DAVIS SUB AMENDED LOT 6
17420104	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 12
17420220	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2006014 H K DAVIS SUB NO 7 LOT 1B-1
17420120	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2002067 NORTHERN ENTERPRISES NO 1 LOT 3-A-1
17420207	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 14
17420306	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0870067 RUMLEY-COLLIE SUB 3 TRACT A-1B
17419104	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0850014 COMMERCE PARK SUB LOT 4
17420309	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0870069 RUMLEY - COLLIE FOUR TRACT A-3B
17419204	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0850122 PUFFIN ACRES SUB LOT 1 BLK 1
17420317	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2002067 NORTHERN ENTERPRISES NO 1 LOT 4-A-1
17420313	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2000028 RUMLEY-COLLIE SUB NO 6 TRACT B
17420201	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 8

Exhibit B

PARCEL_ID	LEGAL DESCRIPTION
17420213	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 1K
17420218	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 1A EXCLUDING DOT ROW
17420206	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 3
17908047	T 6S R 13W SEC 14 SEWARD MERIDIAN HM N 208.71 FT OF W 208.71 FT OF SW1/4 NW1/4
17420118	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 200069 H K DAVIS SUB NO 6 LOT 15-D
17420219	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0860021 H K DAVIS SUB NO 5 LOT 1L
17420316	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 2002067 NORTHERN ENTERPRISES NO 1 LOT 5-A-2
17420105	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 13
17420202	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 7
17419205	T 6S R 13W SEC 11 SEWARD MERIDIAN HM PTN E1/2 SW1/4 LYING N OF LT 1 BLK 1 & E OF LT 2 BLK 1 PUFFIN ACRES & S OF EAST ROAD EXCLUDING DOT ROW
17419222	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0950052 PUFFIN ACRES NO 2 LOT 2A BLK 1
17928001	T 6S R 13W SEC 15 SEWARD MERIDIAN HM PTN NW1/4 NE1/4 LYING SOUTH OF EAST END ROAD & EAST OF ALDER LANE AKA TRACT A TIETJEN SUB EXCL DOT ROW
17928030	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-5
17928045	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780037 UTTER ACRES SUB LOT 2
17928051	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780050 TIETJEN RESUB TR C-2 TRACT C2-D
17928049	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780050 TIETJEN RESUB TRACT C-2 TRACT C-2B
17928040	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0760092 TIETJEN RESUB OF TR C-1 TRACT C-1A
17928031	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-6
17928029	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-4
17928046	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780037 UTTER ACRES SUB LOT 3
17928050	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780050 TIETJEN RESUB TRACT C-2 TRACT C-2C
17928044	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780037 UTTER ACRES SUB LOT 1 EXCLUDING DOT ROW
17928048	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780050 TIETJEN RESUB TR C-2 TRACT C2-A
17928004	T 6S R 13W SEC 15 SEWARD MERIDIAN HM E 312 FT OF W 1477 FT OF N 418.8 FT OF NE1/4 EXC ROAD & EXCLUDING DOT ROW
17928020	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0731252 TIETJEN LOT 2-B RESUB LOT B-2B
17928059	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2005071 TIETJEN SUB NO 9 LOT 1

Exhibit B

PARCEL ID	LEGAL DESCRIPTION
17928036	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0760103 TIETJEN RESUB TR L TRACT L-4
17928032	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT H-1
17928047	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0780037 UTTER ACRES SUB LOT 4
17928033	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT H-2
17908011	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 12
17908004	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 6
17419201	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0850122 PUFFIN ACRES SUB LOT 4 BLK 1
17420117	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0960003 ALASKA TIDELANDS SURVEY NO 1234A LOT 5
17420113	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0960003 ALASKA TIDELANDS SURVEY NO 1234A LOT 1
17908016	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 20
17420311	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0890036 RUMLEY-COLLIE FIVE SUB TRACT A-2B
17420208	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0610049 H K DAVIS SUB AMENDED LOT 2
17908009	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10
17420116	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0960003 ALASKA TIDELANDS SURVEY NO 1234A LOT 4
17420308	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0870069 RUMLEY-COLLIE FOUR SUB TRACT A-3A
17420115	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0960003 ALASKA TIDELANDS SURVEY NO 1234A LOT 3
17908003	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 7
17908012	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 13
17908002	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 8
17908029	T 6S R 13W SEC 14 SEWARD MERIDIAN HM NW1/4 OF NW1/4
17420114	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0960003 ALASKA TIDELANDS SURVEY NO 1234A LOT 2
17908031	T 6S R 13W SEC 14 SEWARD MERIDIAN HM SE1/4 OF NW1/4
17908018	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 18
17908001	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 9
17908017	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 19
17908023	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 22
17908015	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21
17908010	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 11
17908024	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 23
17908025	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24
17908026	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25

Exhibit B

PARCEL_ID	LEGAL DESCRIPTION
17928006	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB TRACT D
17928010	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB TRACT F-1
17928022	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0731385 TIETJEN SUB TR O RESUB TRACT 0-2
17928014	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB TRACT K
17928023	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0731385 TIETJEN SUB TR O RESUB TRACT O-1
17928028	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-3
17928039	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0760103 TIETJEN RESUB TR L TRACT L-3
17928013	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB TRACT J
17928055	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0860003 TIETJEN SUB NO 7 TRACT I-3
17928018	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB LOT N
17928027	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-2
17928057	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2004063 TIETJEN SUB NO 8 TRACT H-3A
17928056	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0860003 TIETJEN SUB NO 7 TRACT I-4
17928009	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB LOT F-2
17928011	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB TRACT E
17928042	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB TRACT P EXC THE E 200 FT OF THE S 217.8 FT
17928035	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT H-4
17928043	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0700591 TIETJEN SUB PTN OF TR P BEGINNING @SE CORNER OF TR P TH W 200 FT; TH N 217.8 FT; TH E 200 FT; TH S 217.8 FT TO THE POB
17928054	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0860003 TIETJEN SUB NO 7 TRACT I-2
17928060	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2005071 TIETJEN SUB NO 9 LOT 2
17928037	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0760103 TIETJEN RESUB TR L TRACT L-1
17928026	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0750042 TIETJEN RESUB OF TRACTS G & H TRACT G-1
17928041	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0760092 TIETJEN RESUB OF TR C-1 TRACT C-1B
17928038	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0760103 TIETJEN RESUB TR L TRACT L-2
17928058	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 2004063 TIETJEN SUB NO 8 TRACT H-3B