

To Whom It May Concern:

Since our first letter, I followed through and provided all documentation to support my claims to the LBC but I thought it would be prudent to add a follow up letter in the event that corruption and fraud play no role in the decision to form this borough. In addition, the current City Council seems very uninterested in dealing with any of these issues. The last 17 pages are the Exhibits referenced in this letter. The public should be made aware of the risk to their property if annexed under the authority of this local government. As predicted, (In the words of others) the city has chosen the path of character assassination to my name instead of humbly dealing with the problems. For these reasons I will provide irrefutable evidence for just one of my claims made in my first letter.

We have owned three properties that have come into conflict with the city. The first, the city sold the same piece to someone prior to ourselves and we ended up losing access to the lower portion of our property. Very bad, but I chalked it up to a mistake. What surprised me was how the city made it my problem and to this day we have never received reimbursement. The next property, I described in my last LBC letter which the city was soundly defeated in Superior and Supreme Courts. The third property is one I am currently dealing with so I will include the evidence. The timeline will clearly show fraud and multiple cover up attempts.

05-03-17:

- **Exhibit 1:** This shows a public land auction that we participated in. They used Plat 2017-7 to conduct all sales. It was very rushed, the pins and roads were not in place, and we were forced to bid blind and hope that the property was acceptable once the city had it surveyed. It was posted and sold the same week.....?

04-05-2017:

- **Exhibit 2:** Plat 2017-7 is the legal plat that we all used for our property purchases and which our deeds are assigned.

05-19-17:

- **Exhibit 3:** Email correspondence between the surveyor and the city. They found out that there was a power pole in conflict with where the road was to be built. The on the spot decision was made to change the road with no regard or notice to five land owners who would be affected which resulted in the taking of property or changing property lines. No one was informed including the Planning and Zoning Commission or City Council. We were the ones in the email thread concerned about the pins being placed before we paid.

05-22-17:

- **Exhibit 4:** The city started accepting payments for the property from land owners on these dates with the express knowledge that they were about to change the plat clearly defrauding four land owners. (Lot 2A on May 22) (Lot 1C on June 1st) (Lot 8A on June 9th) (Lot 2B on June 12th) (Lot 1B on July 19th) All of which were recorded using the legal plat 2017-7.

06-06-17:

- **Exhibit 5:** Email from the current City Administrator acknowledging a deal was made on Lot 1A (17.73 acres). This was a private sale of property not listed on the public sale notice (See Exhibit #1) nor was it ever approved by the council to set aside for private sale. This upset me as it adjoined my property that I had just paid 66K for, 2.3 acres undeveloped. Lot (1A) sold for 135K, was 17.73 acres, partially developed, had gravel, electricity, and a far better location. It's curious that the rest of us were subject to a sealed bid auction.

06-15-17:

- **Exhibit 6:** New Plat 2017-10 is recorded. To keep Plat 2017-10 from being discovered, the city continued to use the legal Plat 2017-7 throughout the summer to finalize sales and record all the deeds. On the plat the current City Administrator witnessed his own signature as owner, the P&Z Commissioner's signature has not been attested to which brings into question whether it is his or not. The road has been changed to come in at an illegal blind intersection which is completely against DOT standards which should be some kind of liability concern for the city as hundreds of tour buses now transit by that intersection converging with heavy commercial traffic. If you read the plat notations on the top left hand it makes no reference to any lot line changes as a legitimate plat would do. There are no city minutes in existence that authorize this plat contrary to what the City Administrator claimed to one of the landowners in Exhibit 8.

I realized only this past week that my Lot 8-A, and my neighbor's Lot 2-A were affected by the creation Plat 2017-10. I had compared the two plats in the past, but our square footage never changed so I missed it. To hide what they were doing they changed our lot lines but gave it back where they saw fit right down to the square foot. This shows the level of deceit to cover up what they were doing. Why not come talk to us over a minor square footage change? It appears they did not want anything to slow the sale of this subdivision. In Exhibit 1 you will notice everything went down in a week. The motivation for changing this plat certainly seems to be more than saving a few bucks by moving a power pole. Why was the city in such a hurry that they chose to hide the drastic changes from the land owners?

May 2023:

I agreed to clear the right away for the electric company so that the neighborhood could receive electricity. To make sure I was not clearing private property I looked up the deeds. All the deeds still referred to the original Plat 2017-7 as they should. I had the city provide me with the plat that they wanted me to use which turned out to be the new Plat 2017-10. I notified the electric company and all work was halted until we figured out a legal right of way. I also notified land owners that were unaware the city was claiming their property.

05-24-23:

- **Exhibit 7:** My adjoining neighbor sends an email to help resolve the electrical issue and addresses some of his original issues he made with the city after he found out that the pin placement of his property was wrong. He addressed not only the City Administrator but the whole City Council and Mayor.

05-25-23:

- **Exhibit 8:** The City Administrator returned an email the following day spouting some city minutes to show authority for the new plat. The minutes he used were actually associated with the legal plat 2017-7 as if he didn't know...? Minutes for plat 2017-10 do not exist so he had no other option. He also states that matters were settled with the land owners. Myself and my neighbor just found out this week that our lines were changed. How were they settled again? I also was the one who informed owner of lot 1-B that the city carved off 7,812 square feet of his property and he had no idea.

05-29-23:

- **Exhibit 9:** My neighbor's second letter to the council, it was never responded to. It was found out that the first emails to the Council Members cityofhoonah.org email addresses, were intercepted and not forwarded from the administrator's office. The administrator's response was clearly shielding the council so a second letter to their personal emails was suggested by a council member who had suspected this had been happening. The council could easily prove us wrong by showing us the original email that they received with the proper dates on it. (Why the council puts up with such things is anybody's guess.)

08-04-23:

- **Exhibit 10:** This is an email sent by the City Administrator telling the electric company to proceed with the power using Plat 2017-10. Keep in mind that he knows all the deeds do not match the plat but put the electric company and myself at risk of trespass over other people's legally deeded property. Both the electric company and myself knew that would have been a very bad idea.

08-28-23:

- **Exhibit 11:** This is the easement that the owner of lot 2-B gave the electric company. He did not own the land by deed but the new plat showed him now owning the easement. Basically he gave an easement through property that the City Administrator promised to give him and did so the following day. The City Administrator insisted that it was the legal plat and had no choice because his name is all over it. This meant that the owner of Lot 2B owned the city easement in which we were going to bring in the power lines. The power company played it safe by requesting and receiving an easement from someone who, by deed, did not own the property. He had no problem doing so as he was about to be given 9,091 square feet of property from the City Administrator with no Council or P&Z involvement. (I guess you can wave your wand if you have no job description.)

08-29-23:

- **Exhibit 12:** This is the corrective deed given from the city with the additional acreage after the owner of Lot 2B gave the easement. That piece of property is worth a lot of money as it is main road frontage and every tour bus drives by it. He immediately started development of it and wisely so.

08-29-23:

- **Exhibit 13:** These are the other 2 corrective deeds created by the city for some of the land owners with their new pieces of property. One agreed because he was getting free land (See Exhibit 12). The second agreed to the city's offer under duress. The third never agreed and they just issued him a Quitclaim deed in addition to his Warranty Deed. We hope the city starts negotiating instead of allowing this to end up in court. If quiet title judgement were to favor the Warranty Deed as it most likely would, the neighborhood would lose its primary access and the neighbor across the street with his newly minted Quitclaim deed is most likely on top of the Warranty Deed. The other two of us were never issued corrective deeds because we had yet to notice. The City Administrator would have certainly known but still chose not to inform us. Likely because it may have given my lawsuit more ammunition and shown how underhanded the public is being handled by the city and or did not want any disruptions and unnecessary attention to this borough application. I think its high time to swallow our pride, admit to wrong doing, take corrective action and start negotiating with some reasonable people to restore public trust. I highly doubt it would be in the City's best interest to delve into this matter any deeper.

The city knows that most people will not fight a lawsuit that will most likely exceed the value of the property being taken. The city's only gamble is whether they run into someone like ourselves that are willing to fight. When the city has been challenged in the past it seems to have lost most of the time. The sad truth is that not only are we paying for our own attorneys but we are also paying for the city's attorneys as citizens. Wouldn't it be nice if the city attorney worked for the best interest of the community instead of constantly needing to defend bad actors at the top against its citizens. They are currently trying to take property from the Presbyterian Church and others and why not? Insurance will pay for reckless action and if they don't, no problem, we are soon to have a new revenue source in Elfin Cove and elsewhere. Where can I buy insurance that will still pay out after I was found to set my own house on fire? (the AML doesn't seem to mind) For once wouldn't it be nice to hear that normal run of the mill corruption like misappropriation of funds went from something earmarked for big tourism to maybe the harbor, instead of the other way around? If the city council would like to prove itself worthy of managing over 10,000 square miles it ought to start with the City Administrator's position and give clearly defined boundaries and a job description, maybe we don't want that? It may clear up who our city administration really works for? You, that could soon find yourselves under the thumb of this government, are in for a treat. I am not suggesting that everybody involved is corrupt, but I am suggesting that they are in over their head and don't know what to do.

It would be irresponsible for the State of Alaska to turn more property over to Hoonah until at the very least it proves over time that it can govern itself. Turning more property over to Hoonah would be like giving an arsonist a box of matches and a gallon of gasoline. I guess I should be thankful that I don't own property in Honduras where they take it by gunpoint. Here in Hoonah, you just have to check your mail.

Cheyne Blough,

rnrbrough@hotmail.com



City of Hoonah

P.O. Box 360 Hoonah, AK 99829 (907) 945-3663 Fax (907) 945-3445

**** PUBLIC NOTICE ****

Public Land Sale

The City of Hoonah is offering nine lots for sale in the Coho Creek Subdivision. These lots are zoned Industrial. This sale will be over the counter with a minimum asking price.

The City will receive offers on all lots for one week.

Dates of acceptance will be from May 3, 2017 to May 10, 2017. Any competing offers will then be allowed to offer a bid and the lot will then go to the highest bidder. This will occur one week later.

Please go to City Hall to see the Subdivision map that details the lots for available for sale.

These are the following legal descriptions for the six lots:

- Lot 1C, Coho Creek 2.6 acres - \$60,000.00
- Lot 2A, Coho Creek 2.44 acres - \$48,500.00
- Lot 2B, Coho Creek 2.1 acres - \$60,000.00
- Lot 2C, Coho Creek 1.23 acres - \$46,000.00
- Lot 2D, Coho Creek 1.55 acres - \$50,000.00
- Lot 8a, Coho Creek 2.34 acres - \$52,500.00

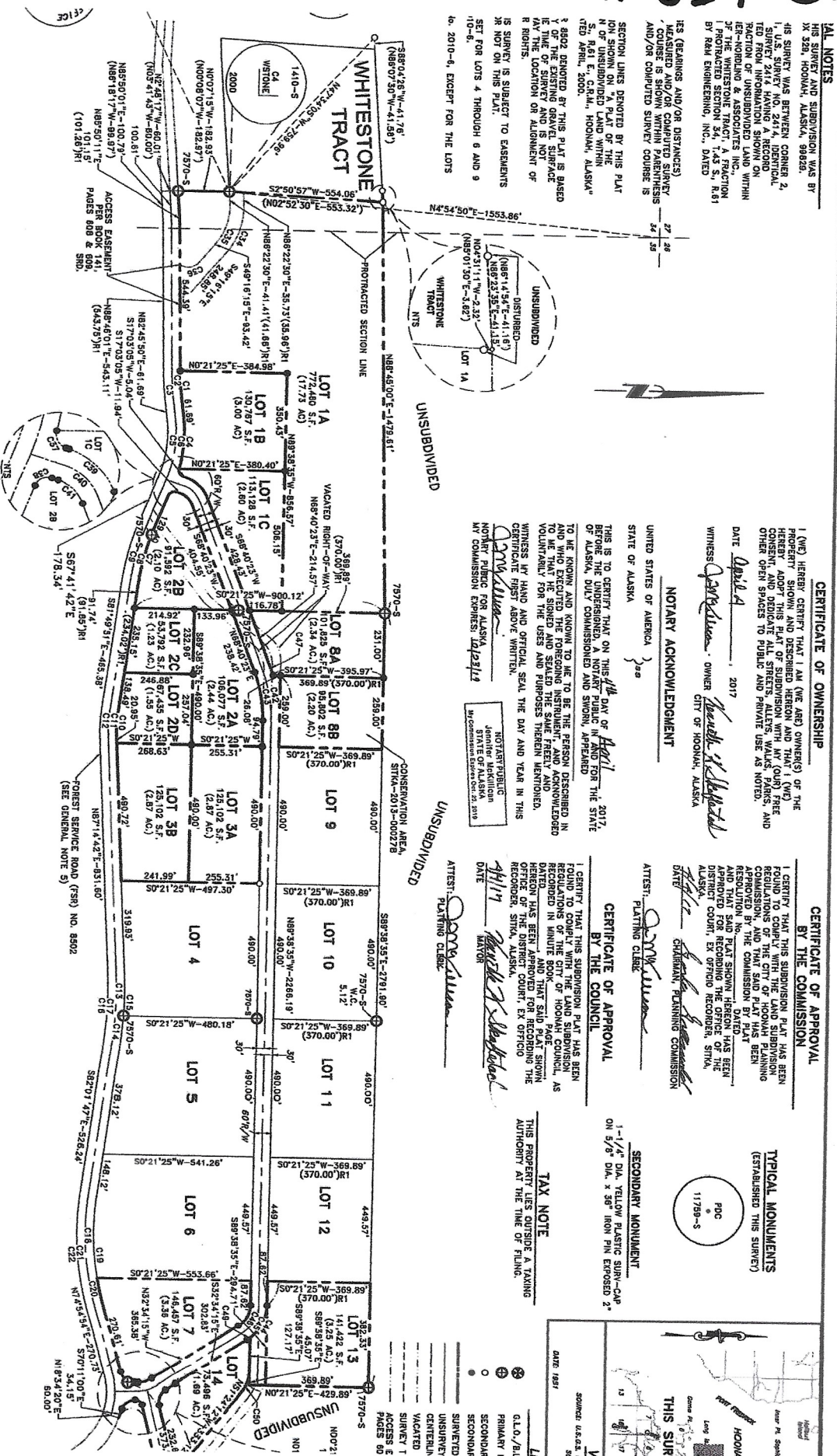
Any interested buyers need to contact the City Administrator at (907) 945-3663

POSTED ON: 3-May-17

SET FOR LOTS 4 THROUGH 6 AND 9
10-6.
2010-6, EXCEPT FOR THE LOTS

ATTEST: [Signature]
PLATING CLERK

AUTHORITY AT THE TIME OF FILING.

[illegible]

Barbara Hagstrom

From: Dennis Gray Jr <dgray@cityofhoonah.org>
Sent: Tuesday, November 30, 2021 8:27 AM
To: Barbara Hagstrom
Subject: FW: Coho creek

Barbara,

Coho creek information

Dennis

-----Original Message-----

From: Dennis Gray
Sent: Monday, May 22, 2017 2:41 PM
To: Mark Pusich <MarkPusich@pdceng.com>
Subject: RE: Coho creek

Mark,

Thanks for the information. Do you have any idea when we might get the revision complete? I have one purchaser that does not want to complete the transaction until the pins are set.

Appreciate the update.

Dennis

-----Original Message-----

From: Mark Pusich [mailto:MarkPusich@pdceng.com]
Sent: Friday, May 19, 2017 3:17 PM
To: Dennis Gray <CityAdministrator@cityofhoonah.org>; Kenneth Skaflestad <mayor@cityofhoonah.org>
Subject: RE: Coho creek

Dennis - Chuck did not set all of the monuments as there was a power pole and guy wire located immediately west of the planned intersection with the USFS road. I spoke to Mayor Ken about this today and we will be making some revisions to the plat. Also part of the raw water transmission line goes through some of the Shotter Creek lots so we will have to plat a water line easement in that area. Attached is plat showing monuments that were set. Thanks Mark

J. Mark Pusich, PE
Principal | Civil Engineer

PDC ENGINEERS

6205 Glacier Highway, Juneau, Alaska 99801 | 907.780.6060

-----Original Message-----

EXHIBIT 4
Pg 1 of 2

COHO CREEK SUBDIVISION

LOT # (SIZE)	ASKING PRICE	ACTUAL SALE PRICE	DOWN PMT 20%	MONTHLY PAYMENT AMOUNT	BUYER CONTACT INFO
1A (17.73 acres)	\$108,000		\$27,000 (rec'd 7/19/17) ACCT#: 104750		[REDACTED]
1C (2.6 acres)	\$40,000		\$20,000 (rec'd 6/1/2017) ACCT#: 105027		[REDACTED]
2A (2.44 acres)	\$48,500		\$12,222.22 (rec'd 5/22) ACCT#: 105023		[REDACTED]
2B (2.1 acres)	\$56,000		\$14,000 (rec'd 6/12/17) ACCT#: 104929		[REDACTED]
2C (1.23 acres)	\$38,000		\$9,200 (rec'd 5/22) ACCT#: 105023		[REDACTED]
2D (1.55 acres)	\$50,000		\$10,000 (rec'd:) ACCT#: 105055		[REDACTED]

Updated: 17-Apr-19

COHO CREEK SUBDIVISION

COHO CREEK SUBDIVISION

3A (2.87 acres)	\$57,000		\$11,400 (rec'd 5/17) ACCT#: 105022		Robert & Brenda Hogue PO BOX 390 Mendenhall, AK 99501 (907) 957-1596
3B (2.87 acres)	\$59,000		\$11,800 (rec'd 5/17) ACCT#: 105022		Robert & Brenda Hogue PO BOX 390 Mendenhall, AK 99501 (907) 957-1596
4 Plat # 2017-7	108,000		\$27,000 (rec'd 5/4) ACCT#: 104728		Robert & Brenda Hogue PO BOX 610 Mendenhall, AK 99501 (907) 957-1596
8A (2.34 acres)	\$52,500		\$13,220.21 (rec'd 6/9) ACCT#: 104277		Robert & Brenda Hogue PO BOX 555 Mendenhall, AK 99501 (907) 957-1596

Total Monthly: \$4,556.92

EXHIBIT 5

Doania Harrison

From: Dennis Gray
Sent: Tuesday, June 06, 2017 9:51 AM
To: 'Barbara Hagstrom'
Cc: Doania Harrison
Subject: Coho Creek Lot 1A lot sale

Barbara,

We have another Lot sale in Coho Creek that we will need sale documents completed

Joseph Clerger

P.O. Box 342

Hoonah, AK 99829

He has purchased Lot 1A in Coho Creek Subdivision. Purchase Price is \$135,000. He will be financing through the City. His down payment will be \$27,000. He would like to have a 30 year term.

Again please coordinate with Doania for completion.

I do appreciate the help with all of these sales.

Regards,

Dennis H. Gray, Jr.
City Administrator
City of Hoonah
907 945 3663
Cityadministrator@cityofhoonah.org

LEGAL PLAT 2017-10 EXHIBIT 6

LEGAL NOTES

1. THIS SURVEY AND SUBDIVISION WAS BY BOX 329, HOONAH, ALASKA, 99820.
2. THIS SURVEY WAS BETWEEN CORNER 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 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2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2

EXHIBIT 7
Pg. 1 of 2

KEVIN D. KOCH
[REDACTED]

May 24, 2023

Dennis Gray, Jr.
Hoonah City Administrator
P.O. Box 360
Hoonah, AK 99829

Via email: cityadministrator@cityofhoonah.org

Dear Mr. Gray:

As you may recall, I am the owner of Lot 1C of Coho Creek Subdivision. Currently, my focus is on getting power to me and my neighbors' property. We want to do it right and we want to do it once. In checking, there appears to be a number of possible irregularities. I was not able to find any history on the plat that was recorded after I purchased Lot 1C. It does not appear to have gone through zoning, and it appears no notice or hearing was held. This causes me concern as we do not want to pay for putting up utility lines and the associated poles based upon a plat that may not have been properly promulgated. (If there was notice, hearing, etc. for the most recent plat the city filed on Coho Creek Subdivision, please provide me with a copy).

Back when we talked in 2018, I clearly expressed my safety concerns about the changes to the intersection from the original plat that I (and others) purchased under. The original intersection was at or very near to a 90-degree corner. The road intersection presently is far from a 90-degree angle. I have had some degree of experience going back to the 1980's in subdivision and road development and my understanding is that a 90-degree intersection is the safest. Personally, when coming down the hill, it is difficult to check to the left before pulling out onto the main road (Kennel Creek). Others in the subdivision have expressed the same sentiment. As Hoonah is getting busier, it would be a tragedy if a serious accident occurred due to a corner which was built in an unsafe fashion by the city after it was originally designed as safe as possible.

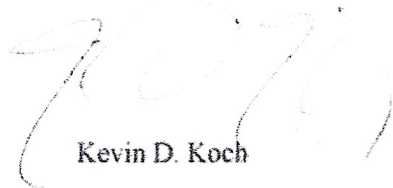
I also talked with [REDACTED], and while I am certainly not speaking on his behalf, the present road occupies a significant portion of the parcel he acquired from the city as well. He also expressed concern about the safety of the present road intersection.

Back during our conversations in 2018, it was my understanding that at some time the city was going to build the road to the original design for safety purposes. I also understood that I would then be able to regain the usage of the portion of Lot 1C the City trespassed upon when the road was not built as designed. Presently, it is my understanding that IPEC is ready to commence installation in the very near future. Electric service installation is sought by a number of residents. With the need to expedite the electrical installation, the safety concerns regarding the intersection, the questions/problems regarding the most recent subdivision plat recorded by the City, it would be a good time to make this right.

EXHIBIT 7
Pg. 2 of 2

I copied the City Council to give them a heads up on this. While I do not mean to circumvent any normal channels, a timely solution to this situation is very important as the electric service is in high demand. I know you are probably busy, but in the past, I have had to wait extremely long periods of time for a response. I would like some form of communication by Tuesday, May 30th at noon.

Sincerely,



Kevin D. Koch

cc: Bill Miller- bmiller@cityofhoonah.org
Amelia Wilson awilson@cityofhoonah.org
Stan Savland- ssavland@cityofhoonah.org
Shawn McConnell- smcconnell@cityofhoonah.org
Brian Lackey- brianlackey@cityofhoonah.org
Duane Jack Sr.- djack@cityofhoonah.org

From: Dennis Gray Jr <dgray@cityofhoonah.org>
Sent: Thursday, May 25, 2023 8:34 AM
To: Kevin Koch
Cc: Gerald Byers; Jennifer Bidiman
Subject: RE: Lot 1C of Coho Creek Subdivision - Kevin Koch
Attachments: PZ meeting minutes 3-23-17.pdf; Coho Creek Resubdivide 2018.pdf

Mr. Koch,

The Coho Creek amended subdivision was reviewed by the Planning Commission on March 23, 2017 and approved at the same meeting. The March 2017 Planning and Zoning minutes are attached to this email. The amended subdivision is now plat 2017-10 and I have attached that plat to this email as well.

We had the subdivision and road right of way work completed by the City's contract Engineer. With the land ownership settled, we do not have the ability to relocate the road. We did have a 90 degree road access originally but the grade made the road inaccessible to any heavy trucks. The new alignment is a better grade but the approach angle had to change to its current position.

Thank you for reaching out and let me know if you have any further questions.

Regards,

From: Kevin Koch [REDACTED]
Sent: Wednesday, May 24, 2023 5:08 PM
To: Dennis Gray Jr <dgray@cityofhoonah.org>
Cc: Bill Miller <bmillier@cityofhoonah.org>; Amelia Wilson <awilson@cityofhoonah.org>; Stan Savland <ssavland@cityofhoonah.org>; Sean McConnell <smcconnell@cityofhoonah.org>; Brian Lackey <BrianLackey@cityofhoonah.org>; Duane Jack <DJack@cityofhoonah.org>
Subject: Lot 1C of Coho Creek Subdivision - Kevin Koch
Importance: High

EXHIBIT 9
Pg 1 of 2

KEVIN D. KOCH

[REDACTED]
[REDACTED]
[REDACTED]

May 31, 2023

Dennis Gray, Jr.
Hoonah City Administrator
P.O. Box 360
Hoonah, AK 99829

Via email: cityadministrator@cityofhoonah.org

Dear Mr. Gray:

Thank you for your prompt response to my letter dated May 24, 2023. I found your prompt response refreshing. However, it appears I may not have been sent all the information I requested from you. You have indicated in your letter of May 25, 2023 that I should contact you if I had any questions. Here we go.

In order to get electricity in, we want to make sure the lines are in the appropriate location within actual easements. The city gave me a warranty deed to Lot 1C of the Amended Coho Creek Subdivision according to Plat No. 2017-7. A copy is attached. All of the documents in my purchase file from the initial advertisement of the sale to the Release and Reconveyance of Deed of Trust dated February 5, 2021, state that they are according to Plat No. 2017-7. (While I have not thoroughly researched it, it appears most, if not all of the lots that were sold by the city were sold according to Plat 2017-7).

Now the City apparently is directing the utilities to be put in pursuant to Plat no. 2017-10. I have attached copies of the two which clearly show the change in the road and the change in the boundaries of lots. The utility easements changed with the shape of the intersection. Lot 1C and 1B were reduced in size and lot 2B was increased. The lot size changes were each in the 10,000 square foot ballpark.

If the city where to have wanted me to own Lot 1C of the Amended Coho Creek Subdivision according to Plat No. 2017-10, it should have given me a deed to such instead of advertising and selling and giving me a warranty deed to Lot 1C of the Amended Coho Creek Subdivision according to Plat No. 2017-7. I would expect, that based upon the City wanting to keep the intersection as it now physically is, the City would want me to deed Lot 1C of the Amended Coho Creek Subdivision according to Plat No. 2017-7 back to the City before giving me the new deed according to Plat 2017-10. The city has never done that, nor has it requested it.

Before we can consider doing the deed exchange outlined above, the questions I raised about the validity of the Amended Coho Creek Subdivision according to Plat No. 2017-10 needs to be resolved. That question was a significant basis for my letter last week. If I understand you correctly, you are contending that Plat No. 2017-10 was approved at the March planning meeting. Why was Plat No 2017-7 signed and recorded by April 5, 2017, if 2017-10 was approved on March 23, 2017? More curious still, why were the lots advertised and sold pursuant to 2017-7 if 2017-10 had already been approved? Assuming the Planning Commission did not approve two different plats for the same subdivision at the same meeting and the City

only disclosed only one at the sale, when was 2017-7 approved if 2017-10 was approved in March? I have not found it.

If 2017-10 has not been properly approved, the City needs to do something to straighten out the problem it has created with the legal description. More pressing is the problems created with the easement for electric service. We do not want to delay the service installation, nor do we want to get into a situation where we need to redo it. If the city has not properly approved 2017-10, but insists on using it, could we get on the agenda at the next Planning Meeting to get this properly taken care of, or at least on track to get taken care of?

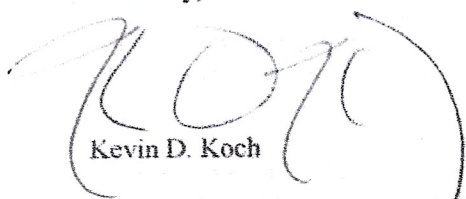
In my letter last week, I had asked for the notice and hearing information for the most recent plat of Coho Creek Subdivision. You sent me the minutes from March and the plats. I was also looking for the notice of the 2017-10 plat hearing. Please send that. To keep this moving, please get me a copy of the recording of the March 23, 2017 Planning Commission hearing. In addition, I would like a copy of any notice that was distributed regarding any hearings on Plat 2017-7 or 2017-10. If there were other hearings in addition to the one on March 23, 2017, regarding either of those plats, please get me the minutes from those hearings as well as the notice of those hearings.

Please let me know the cost and if I need to contact anybody in addition to you, who I should contact. I remind you that time is important as I mentioned in my prior communication.

As I indicated previously, I feel that corner intersection on Plat 2017-7 in the right angle was safer. PDC Engineers originally designed it that way and I understand their design and plans to be reputable. If the City is not directing the road back to the original plat in 2017-7, the deeds, titles and easements need to be resolved and we need to be able to move on in a timely fashion. I should not need to spend time straightening out problems the city has caused, but I continue to be willing to help correct this situation.

I again am sending copies of this to the City Counsel to expedite this. I also have copied the Planning Director.

Sincerely,



Kevin D. Koch

cc: Gerald Byers - mayor@cityofhoonah.org

Bill Miller - bmiller@cityofhoonah.org

Amelia Wilson - awilson@cityofhoonah.org

Stan Savland - ssavland@cityofhoonah.org

Shawn McConnell - smcconnell@cityofhoonah.org

Brian Lackey - brianlackey@cityofhoonah.org

Duane Jack Sr. - djack@cityofhoonah.org

Gordon Greenwald

EXHIBIT 10

From: Ronda Blough
Sent: Thursday, August 17, 2023 8:40 AM
To: rnrblough@hotmail.com
Subject: FW: Coho Creek - Power

----- Original message -----

From: Brandon Shaw <bshaw@insidepassageelectric.org>
Date: 8/16/23 2:41 PM (GMT-09:00)
To: Ronda Blough <fishpromom@hotmail.com>
Subject: FW: Coho Creek - Power

Hi Ronda,

Could you have Shane give me a call? [REDACTED] Thanks.

Cheers,
Brandon Shaw
Operations Manager
Inside Passage Electric Cooperative
Office 907-364-3033
bshaw@insidepassageelectric.org

From: Dennis Gray Jr [mailto:dgray@cityofhoonah.org]
Sent: Friday, August 4, 2023 11:36 AM
To: Brandon Shaw <bshaw@insidepassageelectric.org>
Subject: Coho Creek - Power

Brandon,

I understand that some residents of Hoonah that own land in the Coho Creek Subdivision are looking for power. We have had some questions regarding the platted right of way. We have had three different versions of plats for this particular subdivision. Attached is the most recent and correct plat. It is Plat number 2017-10. The right of way is flagged for the first section of the road that parallels lot 1B and 1C.

Please proceed with installing power to the lots, as the right of way is wide enough to accommodate the installation of power to this subdivision.

If you have any questions, please feel free to contact me.

Regards,

Dennis H. Gray, Jr.
City Administrator
City of Hoonah

EXHIBIT 11



IPEC



INSIDE PASSAGE ELECTRIC COOPERATIVE

Return Address: P.O. BOX 210149 AUKE BAY, AK 99821 (907) 789-3196

EASEMENT

The undersigned, [Redacted Signature]

Alaska, hereby grant, bargain, sell and convey unto Inside Passage Electric Cooperative, an Alaskan corporation, and to its licensees, successors and assigns, for one dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, a right-of-way and easement for the erection and continued operation, maintenance, repair, alteration, inspection, and replacement of the electric transmission and distribution lines of said grantee, attached to poles or other supports, together with guys, cross-arms, and other attachments and incidental equipment thereon, including other circuits on the same poles, and appurtenances over, on and across the following premises, belonging to the grantor, in the 1st Recording District, State of Alaska, to-wit:

Lot 2B, COHO CREEK SUBDIVISION, Plat 2017-10
See Attachment 'A'

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to control, cut, trim, and remove trees, brush, overhanging branches, and other obstructions which may injure or interfere with the grantee's use, occupation, or enjoyment of this easement and the operation, maintenance, and repair of grantee's electrical system.

TO HAVE AND HOLD said easement, together with the appurtenances and privileges thereunto incident unto said grantee, its successors and assigns, forever.

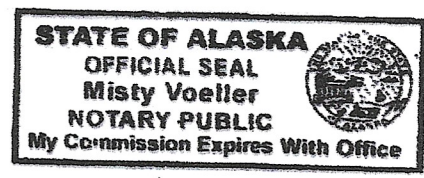
Executed and delivered this 28 day of Aug, 2023

[Redacted Signature]

STATE OF ALASKA
FIRST JUDICIAL DISTRICT) SS.

THIS IS TO CERTIFY that on this 28 day of August, 2023, in Heenah Alaska, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared [Redacted Name], to me known and known to me to be the person(s) he/ she/ they represents(s) himself/ herself/ themselves to be, and the same identical person(s) who executed the above and foregoing instrument and who acknowledged to me that he/ she/ they executed the same freely and voluntarily for the use and purpose therein mentioned.

WITNESS my hand and official seal the day, month, and year in this certificate first above written.



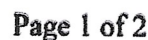
Misty Voeller
Notary Public, State of Alaska
My Commission Expires Expires w/ Office
(SEAL)



Page 2 of 3
103-2023-001033-0

EXHIBIT 13
3-00077-U Pg 10 of 2

CC



LOT 1B

L
A
S
K
A

EXHIBIT 13
2023-000719-U

Recording District 103 Sitka

09/07/2023 11:30 AM

Page 1 of 2

CC



RECORD IN THE SITKA RECORDING DISTRICT

After Recording Return to:

Larry Clerge
P.O. Box 342
Hoonah, AK 99829

CORRECTIVE QUITCLAIM DEED

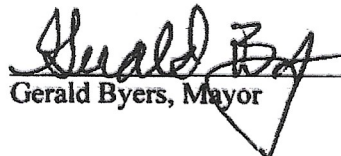
Grantor, the City of Hoonah, previously conveyed the property described below to Grantee, Larry Clerge, via quitclaim deed, recorded on July 24, 2017, as Document No. 2017-000783-0 in the Sitka Recording District, State of Alaska, which erroneously referenced the incorrect Plat Number. The Grantor desires to correct the record by replacing said deed with this Corrective Quitclaim Deed as follows.

The Grantor, City of Hoonah, whose address is P.O. Box 360, Hoonah, Alaska 99829, for good and valuable consideration in hand paid, conveys and quitclaims to the Grantee, Larry Clerge, P.O. Box 342, Hoonah, Alaska 99829, all interest that it has, if any, in the following described real estate, located in the State of Alaska:

A surface estate in and to Lot 1B of the Amended Coho Creek Subdivision according to Plat No. 2017-10, records of the Sitka Recording District, First Judicial District, State of Alaska.

Dated this 29 day of August, 2023.

CITY OF HOONAH


Gerald Byers, Mayor