

CBJ Manager, Rorie Watt
155 S. Seward Street
Juneau, AK 99801

Re: Request for Easement

This application for Power Line Easement is accompanied by plans, reports, a narrative, and other material sufficient to permit the City and Borough to evaluate need for and the use to be made of the requested easement.

The Juneau Cooperative Christian Ministry (The Glory Hall) is asking the City and Borough of Juneau for an easement to extend an electrical transmission and distribution line across city and borough land. The purpose of the easement is to allow clearing of vegetation and placement of all necessary equipment to bring electrical power from an existing pole on Yandukin Drive to a new power pole located on property owned by The Glory Hall. This site is the proposed location for the Glory Hall Housing Project, which will act as an emergency shelter, soup kitchen, and care center.

Project Location: 8617 Teal Street, Juneau, AK 99801
Valley Center Greenbelt, on the corner of Alpine Avenue and Teal Street. Section 31, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.360244o N., Longitude -134.57754o W.; Borough; Valley Centre Subdivision, Block H, Lots 4, 6A, 7A, 8A, 9A, 10A, and 11.

The proposed overhead power line location is the most direct route and low cost option for Alaska Light and Power (AEL&P) to provide electrical service to the property under development. Several other options for providing power to the property were explored that would not require an easement. Each option explored had substantially higher costs due to additional materials, equipment and labor costs, creating a financial hardship for completing the building project. All of the building project funds have come through grants or donations from the community.

The Glory Hall is requesting:

A 30-FOOT (30') WIDE AERIAL EASEMENT, 15 FOOT (15') ON EITHER SIDE OF THE ELECTRICAL CONDUCTORS, THE CENTER OF THE EASEMENT WILL BE DETERMINED BY THE ACTUAL LOCATION OF THE CONDUCTORS.

Prior to the execution of an approved easement, The Glory Hall will provide a survey of the easement to the standards required by the manager.

Attachments include:

- a line drawing over parcel view from AEL&P indicating power line extension from existing pole on Yandukin Drive to parcel (pg.2)
- a parcel view with the property outlined in orange
- an electrical sight plan indicating the location of the new power pole,
- cost estimate for AEL&P to complete the described power line extension and pole placement
- example AEL&P easement

Attachment indicating power line extension

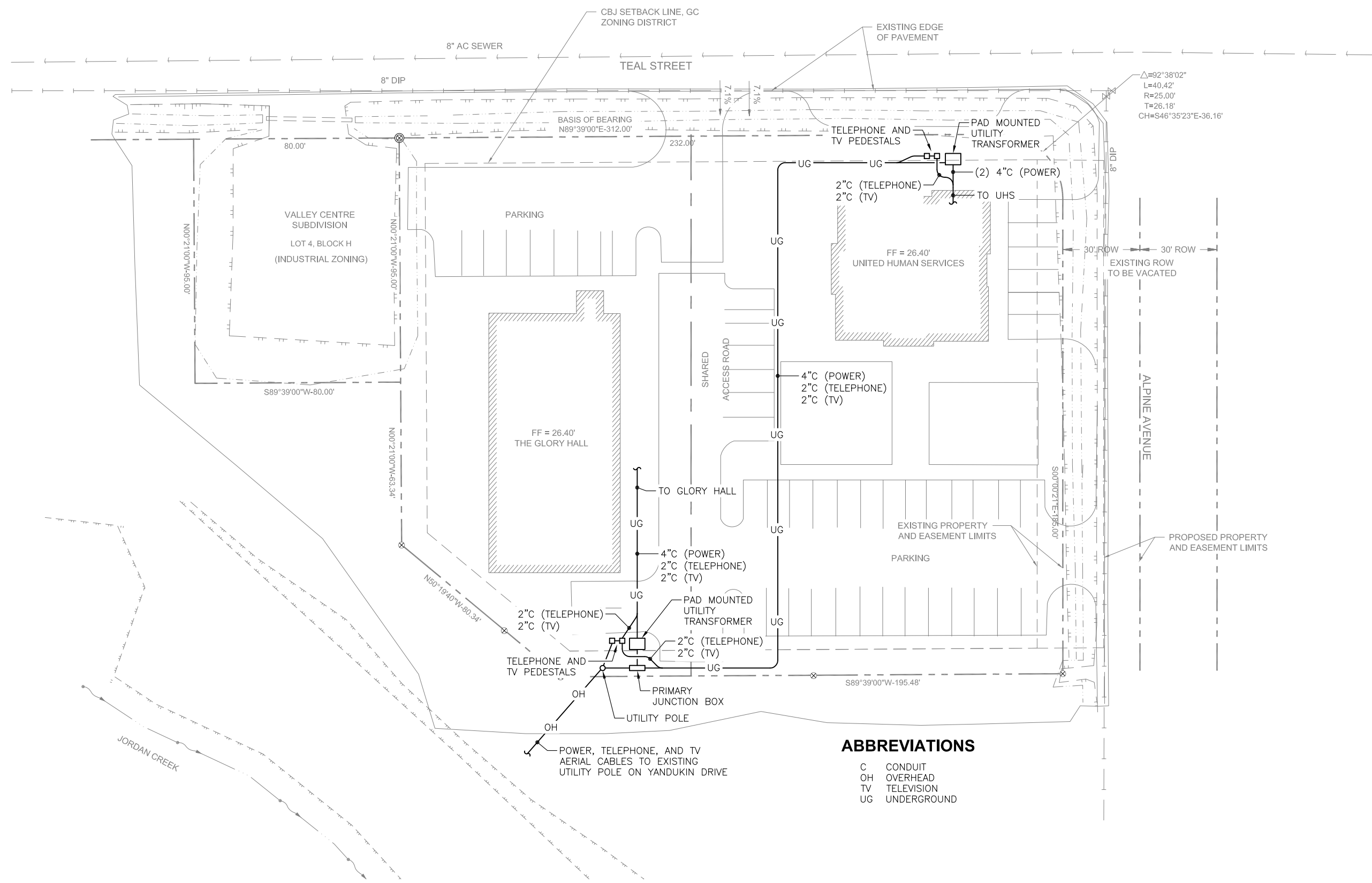


Power Line Extension from Yandunkin to Glory Hall property (provided by AEL&P)



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.

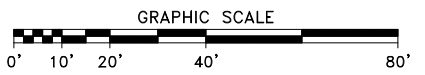




ABBREVIATIONS


- C CONDUIT
- OH OVERHEAD
- TV TELEVISION
- UG UNDERGROUND

1 SITE PLAN
SCALE: 1" = 20'



ATELIER CORBEAU
ART & ARCHITECTURE

411 COLEMAN STREET
JUNEAU, AK 99801
907-957-2369
jtravism.art.arch@gmail.com

EGENYI
ENGINEERING, LLC

217 2nd ST., STE 208, JUNEAU, AK 99801
PH: (907) 586-5900 / FAX: (907) 586-5901

Schematic Design
SECS
United Human Services

No.	Description	Date

SHEET TITLE:
SITE PLAN

DATE: 10/07/2020
SCALE:
DRAWN: BJB
CHECKED: BJB

SHEET NO.
E002

AEL&P

Alaska Electric Light & Power Company
5601 Tonsgard Court
Juneau, Alaska 99801-7201
FAX: (907) 463 - 4833

Facsimile Cover Sheet

Date: 8-Oct-20
Work Order Number: CS20400
PROJECT NAME: GLORY HALL AND UNITED HUMAN SERVICES LINE EXTENSION
LOCATION: TEAL AND ALPINE
CBJ Building Permit # or Exempt: TBD
DOT Permit Required (Yes or No): No
CBJ Easement Required (Yes or No): Yes
ESTIMATED BY: ML
Description: INSTALL 45' POLE WITH 3 PHASE AND A JUNCTION BOX AT THE B/
Starting Date: 20-Oct-20
Completion Date: 1-Apr-21
Is project billable: YES
Billable Party Name: ?
Billing Party PHONE NUMBER:
Billing Address:
Billing City, State Zip Code

Cost of Project	\$24,202.83
Company Contribution	\$1,000.00
Customer Contribution	\$23,202.83
Customer Cost Share Contribution	
CBJ Sales Tax	
Prepaid Engineering Advance	
Amount Subject to Refund	

**In accordance with section 7.4a of
AEL&P tariff.**

All customer contributions must be

Total amount due* \$23,202.83 made in advance of construction.

***AEL&P can only accept payment in the form of cash or check. We cannot accept credit cards at this time.**

Return to: Transmission & Distribution Department
Alaska Electric Light & Power Company
5601 Tonsgard Court
Juneau, AK 99801-7201

Juneau Recording District

EASEMENT FOR OVERHEAD ELECTRICAL FACILITIES

THIS INDENTURE, made between City & Borough of Juneau, of 155 S. Seward Street, Juneau, AK 99801, as grantor(s), and ALASKA ELECTRIC LIGHT & POWER COMPANY, as an Alaska corporation, whose address is 5601 TONSGARD COURT, JUNEAU, ALASKA 99801, as grantee,

WITNESSETH:

The grantor(s) do(es) hereby grant unto the grantee a perpetual right-of-way and easement for the purpose of constructing, maintaining, repairing, reconstructing and using an electrical transmission and distribution line, including wires, conduits, poles, overhead guy wires, down guy wires, guy wire anchors to be buried in the ground, and other appurtenances, including the right to extend such guy wires beyond the limits of the hereinafter described land as shall be necessary to properly maintain the line within said right-of-way.

Said easement is granted to the grantee over, in, and upon a portion of the lands embraced within VALLEY CENTRE BL H LT 16, LT 17, and LT 18, in the Juneau Recording District of Alaska, and is more particularly described as follows:

A 30 FOOT (30') WIDE AERIAL EASEMENT, 15 FOOT (15') ON EITHER SIDE OF THE ELECTRICAL CONDUCTORS, THE CENTER OF THE EASEMENT WILL BE DETERMINED BY THE ACTUAL LOCATION OF THE CONDUCTORS.

This right-of-way is granted in consideration of the sum of \$1.00 and other good and valuable considerations in hand paid to the grantor(s).

The grantee is given the right and privilege of entering upon said land at any time for the purpose of accomplishing any of the purposes and objects of this agreement.

Grantors agree they will not construct any structure over the rights-of-way which will interfere with the repair, maintenance, or reconstruction of such lines.

The grantee covenants and agrees to maintain its electrical transmission facilities in a reasonably safe condition at all times, and agrees that if it shall cease to use any of the above-described lands for such purpose, for a period in excess of two years, it will relinquish, release, and return to the grantor(s) the right-of-way or such portions of the same as are not then being used for such purposes.

This agreement shall inure to the benefit of, and shall be binding upon the successors, executors, administrators, heirs, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the ___ day of ___, 20__.

GRANTOR(S)

ALASKA ELECTRIC LIGHT & POWER CO.,
an Alaska corporation

BY _____
GRANTEE Vice President

THIS CERTIFIES that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____, to me known and known to me to be the person described in and who executed the within and foregoing instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Notary Public for Alaska