

Land Conveyance Section 550 W. 7th Ave, Suite 640 Anchorage, AK 99501-3576 (907) 269-8594 Northern Region 3700 Airport Way Fairbanks, AK 99709-4699 (907) 451-2740

nro.lands@alaska.gov

Southcentral Region 550 W. 7th Ave, Suite 900C Anchorage, AK 99501-3577 (907) 269-8503 dnr.pic@alaska.gov Southeast Region P. O. Box 111020 Juneau, AK 99811-1020 (907) 465-3400 sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICATION FOR PURCHASE OR LEASE OF STATE LAND

206759	
ADL # (assigned by ADNR)	
Date:	
Applicant's Name Copper River Seafoods, Inc. Doing business as Copper River Seafoods, Inc.	
Mailing Address1400 East 1st Ave	
City/State/ZipAnchorage, AK 99501 Emailbzeman@crsalaska.com	
Message Phone (<u>907) 522-7806</u> Work Phone (<u>907) 865-5053</u> Date of Birth <u>N/A</u>	
Is applicant a corporation qualified to do business in Alaska $oxtimes$ Yes $oxtimes$ No. Is the corporation in good standing with State of Alaska Department of Commerce and Economic Development? $oxtimes$ Yes $oxtimes$ No.	th the
Is applicant 18 years or older? ☐ Yes ☐ No. Are you applying for a ☒ lease or ☐ sale?	
What kind of lease or sale are you applying for? 🛛 Tideland; 🗌 Public/Charitable Use; 🗌 Grazing; 🗖 Millsite;	
☐ Negotiated; ☐ Competitive; ☐ Non-Competitive; ☐ Preference Right	
If a lease, how many years are you applying for? <u>ext. 6 yrs</u> years. (55 years Max.) current lease expires in 2044 asking the standard of the	ng for
Legal Description: Lot(s) Plat 82-2 Block/Tract # Survey/Subdivision Alaska Tideland Survey Plat 82-2 Kvichak Rec. Distr., Alaska Tidelands Survey 1093, located within protracted Section 10, Township 17 South, Range	1093
Plat 82-2 Kvichak Rec. Distr., Alaska Tidelands Survey 1093, located within protracted Section 10, Township 17 South, Rang Other: Seward Meridian, Bristol Bay Borough, Third Judicial District, Alaska. Alaska Tideland Survey 1083.	e 47 West,
Meridian Township 17 South _, Range 47 West _, Section(s) Acres 4.80	
MunicipalityLORAN Reading (optional)	
Geographic Location: Seward Meridian	
What is the proposed use of and activity on the state land?	
Fishing operations	
Are there any improvements on the land now? \square Yes \square No. If yes, who owns the improvements, and what is the estimated value? $32,500,000$	
The subject has a large extended wharf constructed with creosote poles driven beach and tideland with wood supports and deck surface, extending into the N with a crane mounted for loading and unloading fish and cargo, in most tide constructed with a crane mounted for loading and unloading fish and cargo, in most tide constructed with cargo, in most tide constructed with creosote poles driven beach and tideland with wood supports and deck surface, extending into the N	aknek River nditions. The
ADL # 206759 upland parcel has a large retaining wall supporting the bank and the beginning structure.	of the whar 1 of 3
Application for Purchase or Lease of State Land 102-103 (Rev. 09/21)	

Are there any improvements or construction planned? \square Yes \boxtimes No. If yes, describe them and their estimated value.		
State the proposed construction date:; estimated completion date*:		
Name and address of adjacent land owners and, if you are applying for tidelands, the name and address of the adjacent upland owners: Paug-Vik, Inc		
Are you currently in default on, or in violation of, any purchase contract, lease, permit or other authorization issued by the department under 11 AAC? Yes No. Within the past three years, has the department foreclosed or terminated any purchase contract, lease, permit or other authorization issued to you? Yes No.		
Non-refundable application fee: See current Director's Order for applicable fees.		
(Fee may be waived under 11 AAC 05.020.)		
Is the land applied for subject to any existing leases or permits? ☐ Yes ☐ No. If yes, ☒ lease or ☐ permit?		
Name lease/permit is issued under: Copper River Seafoods, Inc. ADL # 206759		
Do you think you qualify for a non-competitive lease or sale? AS 38.05.035(b)(2) (to correct an error or omission); AS 38.05.035(b)(3) (owner of bona fide improvements; AS 38.05.035 (b)(5) (occupied, or are the heir of someone who occupied the land before statehood); AS 38.05.035 (b)(7) (adjacent owner of remnant of state land, not adjoining other state land; AS 38.05.036 and .087 (U.S. Forest Service Permittee); AS 38.05.05(c) (upland owner or lessee); AS 38.05.05(f) (previous federal and state authorization, erected a building and used the land for business purposes); AS 38.05.102 (current long-term lessee or current shore fishery lessee); AS 38.05.255 (millsite lease for mine-related facilities; AS 38.05.810(a)* (government agency; tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility; or a subdivision's nonprofit, tax-exempt homeowner's association); AS 38.05.810(b)-(d) (non-profit corporation, association, club, or society operated for charitable, religious, scientific, or educational purposes, or for the promotion of social welfare, or a youth encampment); AS 38.05.810(e) (licensed public utility or licensed common carrier); AS 38.05.810(f) (non-profit cooperative organized under AS 10.25, or licensed public utility); AS 38.05.810(i) (port authority); AS 38.05.825 (municipality applying for eligible tidelands, or tidelands required for private development);		
☐ Other (please explain):		
If you have checked one of the above statutes, attach a statement detailing your qualifications under each requirement of that statute.		
Do you think you qualify to lease the land for less than fair market value? ☐ Yes ☒ No. If yes, under what provision of AS 37.05? ☐ AS 38.05.097 (youth encampment or similar recreational purpose); ☐ AS 38.05.098 (senior citizen discount for a residential lease); ☐ Other (please explain).		

<u>Bundl</u> Signature		119/25
Off per Ruer Stafoods If applying on behalf of an agency, municipality, or organization, state which one	<u>C</u> F	(b)
NOTICE TO APPLICANT:		For Department Use Only Application received date stamp
* For applications filed by a municipality under AS 38.05.810, if there remaining entitlement of the municipality under AS 29.65, land trans under AS 38.05.810 shall be credited toward fulfillment of the entitle	ferred	

* Construction may not commence until approval is granted by lessor.

* This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. THE FILING FEE WILL NOT BE REFUNDED NOR IS IT TRANSFERABLE. All checks are to be made payable to the Department of Natural Resources.

Receipt Types:

13 – Application for Lease of State Land

5K – Application for Lease to Authorize Unauthorized Use

* Include a 1:63,360 USGS map showing location of proposed activities in relation to survey monumentation or fixed geographical features which fully illustrates your intended use, including the location of buildings and improvements and access points, labeled with all dimensions, and a development plan providing a complete list of proposed activities.

* The applicant may be required to deposit a sum of money sufficient to cover the estimated cost of survey, appraisal, and advertising. If the land is sold or leased to another party, the deposit will be returned to the applicant.

- * The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It is merely an expression of the desire to purchase or lease a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing or leasing land. It is not a claim, nor does it in any way obligate the state to sell or lease land.
- * If the application is for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.
- * If the application is for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.
- * If applying for a senior citizen discount, include form 102-1042.
- * AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.



COPPER RIVER SEAFOODS

1400 East 1st Avenue · Anchorage, AK 99501 Phone: 907.522.7806 · Fax: 907.274.0348

www.CopperRiverSeafoods.com

Copper River Seafoods, Inc. Tidelands Lease ADL 206759, Naknek Site Site Development Plan

NARRATIVE:

Copper River Seafoods, Naknek location operates a Salmon Production Facility at 0.5 Peninsula Hwy, Naknek, Alaska 99633. The legal description of the property is USS 2356. This is to be considered private property, with access via Peninsula Hwy. The dock and river access has road entry through the Southeast section of the property.

Terrain and ground cover consists of tundra and low level ground scrub bush. There are no known proposed changed to the property at this time.

The upper section of the property consists of 6 permanent building structures; Bunkhouse, Maintenance Shop, Production Facility, Storage Building and 2 houses. The lower level/dock area has an existing vessel dock with 1 building. There are no known proposed changes or additions relating to structures at this time.

Main power/electricity is supplied by Naknek Electric Association. We also have a 1meg generator to aid with our freezing operation in the facility.

Water is supplied by water well. All sources are approved by the State of Alaska (PWSID AK2262282). Domestic Sewar is supplied by the borough, and seafoods production waste water operates under a State approved waste water permit (APDES AKG521078). Trash and refuse is taken directly to Naknek Landfill.

The only hazardous materials on site are 2ea, 500 gallon diesel tanks and 1ea, 300 gallon gasoline tank used for servicing our vehicles and generator. All 3 tanks are serviced by the city of Naknek, and long term storage doesn't take place. Each tank has existing containment, and a roof covering. The fuel servicing tanks are located road-side of Peninsula Hwy, on the upper level of the property, adjacent to the production facility.

Vehicle use is limited to a small fleet of 6 passenger vehicles, 2 semi tractors, 1 dump truck, 6 forklifts, 2 telehandlers and 2 larger flatbed trucks. Parking generally takes place by the maintenance shop and loading dock/warehouse areas. During operations, we have a fully functioning maintenance shop, with 2 vehicle/rolling stock mechanics that maintain our vehicles/forklifts. Vehicles have a documented daily conditional inspection that guarantees maintenance issues/leaks are addressed immediately.

This operation is considered much smaller than the other companies/operations in the area, but we plan on being present in this location well into the future. We operate seasonally, generally from May 1 to August 31. During peak season (July and August) we have up to 135 employees on site. The team consists of roughly 12 managers/supervisors, and the rest are general-class employees. We have 1 year-round employee that provides security during the offseason.

Our Maintenance Team is on site from May to September, and consists of 10 technicians. One Maintenance Supervisor oversees 2 vehicle/rolling stock mechanics, 2 refrigeration techs, 1 electrician and 4 site techs. The team maintains all aspects of the operations, from housing to production. Contractors may be called in on occasion to provide specialty support that is beyond the capability of our maintenance team.

SEE NEXT 3 PAGES FOR PLAT/DRAWINGS:

- RECORDED PLAT
- PLAT WITH MARKUPS
- SATELLITE VIEW

Site Development Diagram

SEE ATTACHED DRAWINGS -Recorded Plat -Plat with markups -Satellite View VICINITY MAP Date Prepared: Applicant's Name: **Alaska Department of Natural Resources** Division of Mining, Land & Water **Land Use Permit** Site Development Diagram

Sec(s)

Sheet

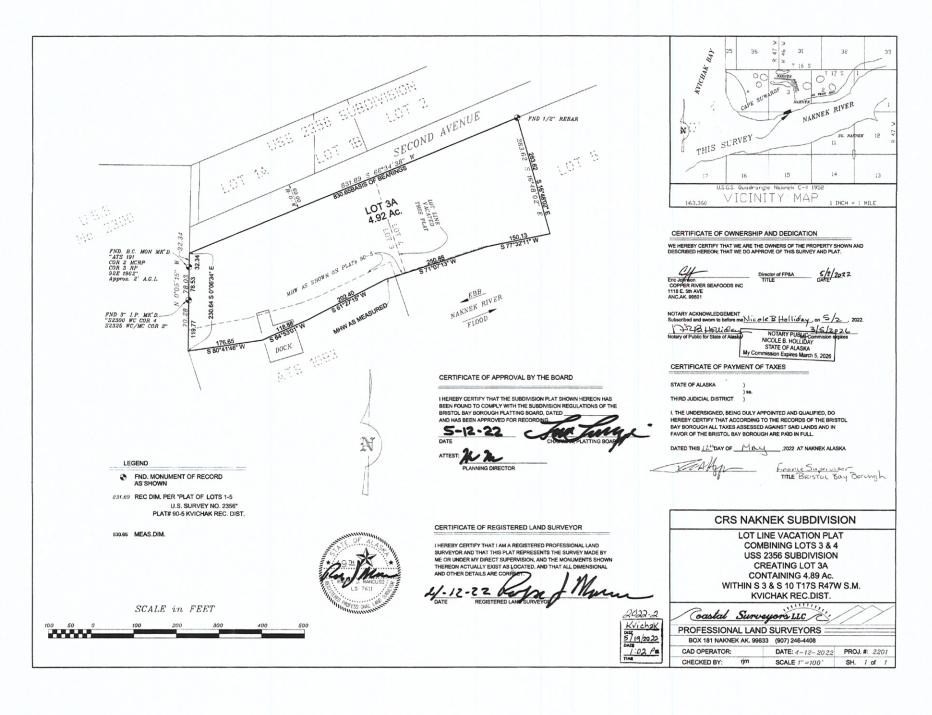
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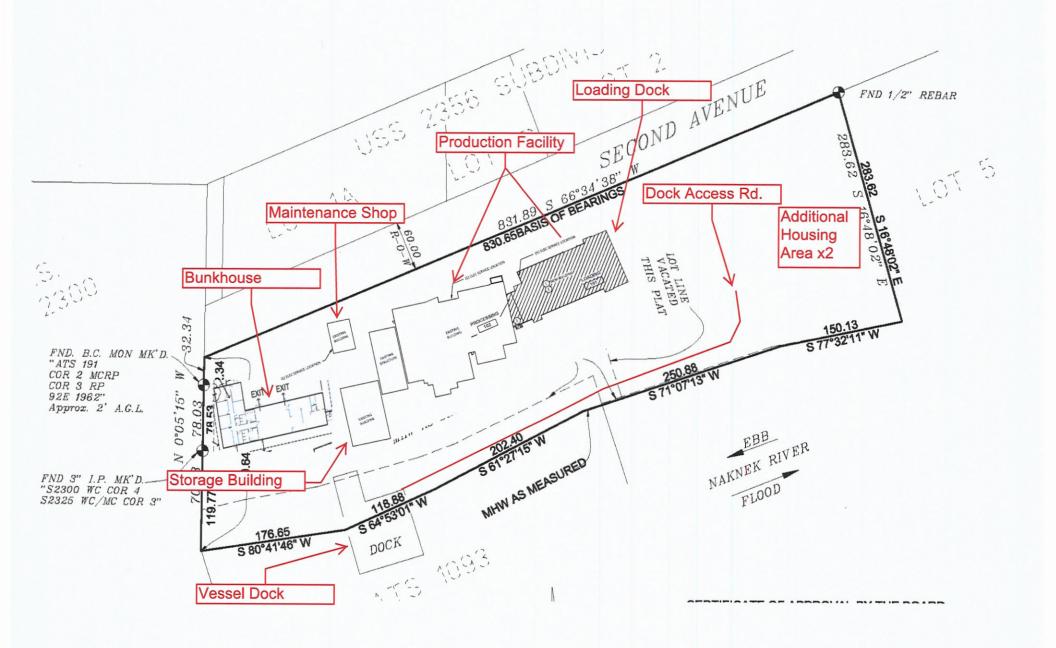
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CRS Ownership



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Addendum 1 – Development Plan

Copper River Seafoods, Inc Tidelands Lease ADL 206759, Naknek Site Site Development Plan

In addition to the information provide in the narrative the following upgrades have been made to the dock:

Dock dimensions are 80'x80'.

Materials: Marine Grade Lumber and Steel.

- Top Deck, Caps, Stringers and Subfloor are all marine-grade lumber.
- Pilings are a combination of treated wood and steel, numbering 96 in total.
- 6 Pilings support a permanently mounted hydraulic crane.
- 3 side of the dock have ladders leading down to the river floor, 1 side is parallel to access road and attached to the road.
- The 3 sides that have access to the river bottom have 12"x12" timber barriers as the surrounding top deck barrier.