

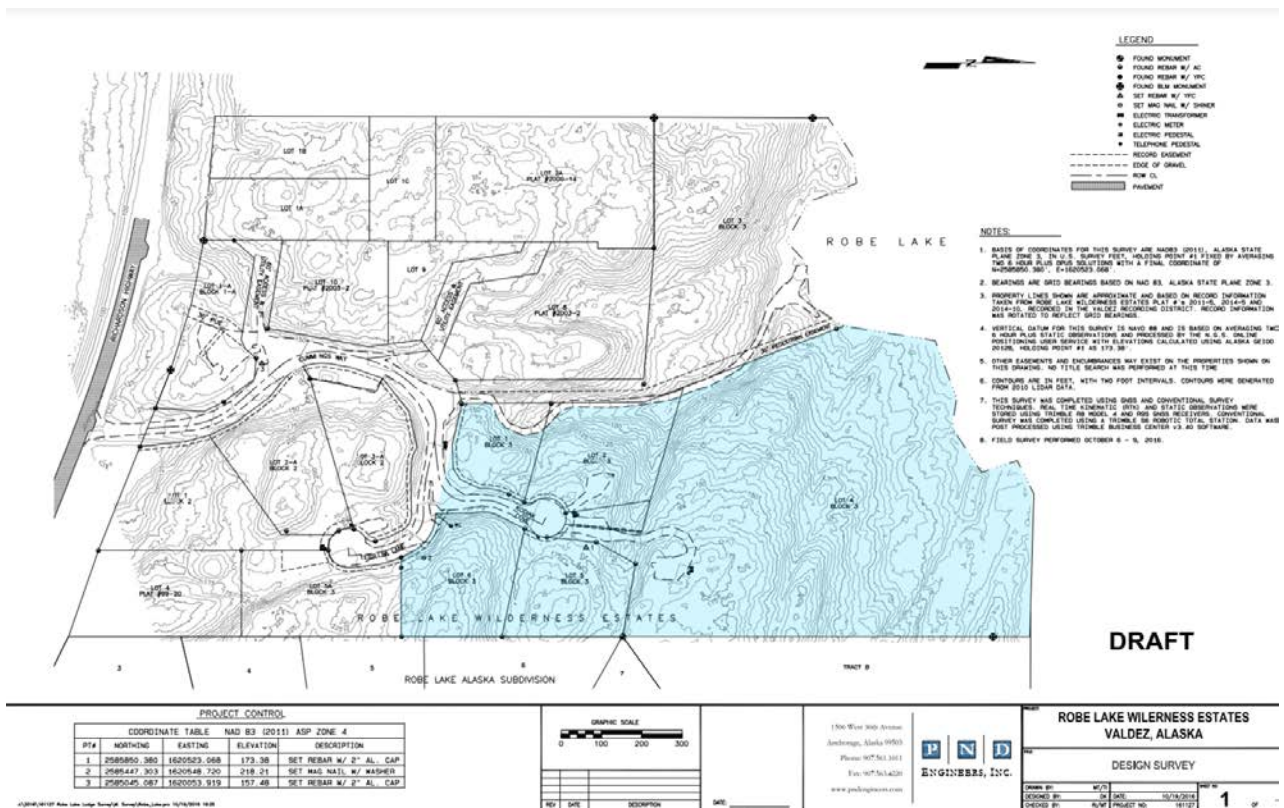
**TITLE:**  
**A Petition To The Platting Authority Requesting That The Right-of-Way and Snow Storage Easement For Kodiak Cove Be Vacated.**

Twin brothers Lee and Lucas Brown have a vision to create a retreat property for friends, family, and employees that embrace the concept of work-life integration. The property is heavily influenced by technology and is connected to nature provided by the Chugach Mountains and Prince William Sound. The Brown's love Valdez and believe this mission will attract co-workers from their Seattle tech company called TUNE, as well as their friends, to Valdez. They are doing this through their personal company Geeks in the Woods.



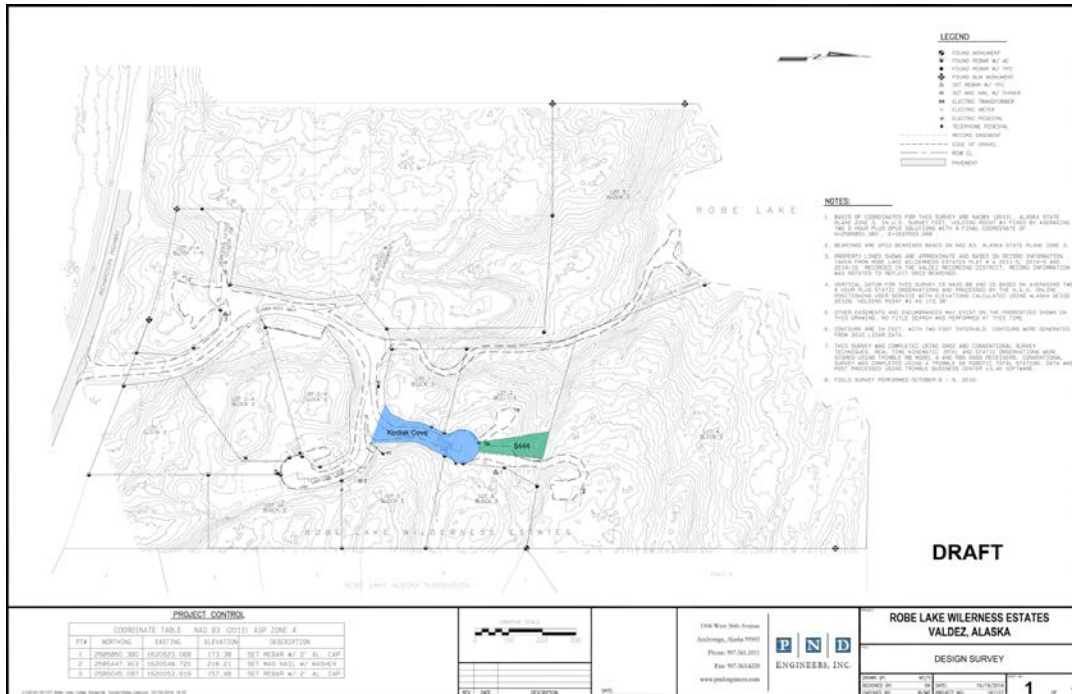
Lee and Lucas Brown own the 5 lots that surround Kodiak Cove which include:

- Lot 1 Block 3 - 1.05 acres
- Lot 2 Block 3 - 1.91 acres
- Lot 6 Block 3 - 1.84 acres
- Lot 5 Block 3 - 1.82 acres
- Lot 4 Block 3 - 14.707 acres



ALASKA PLATTING AUTHORITY - Valdez, Alaska - 10/19/2016 - 10/19/2016

Currently, the roadway called Kodiak Cove (shown below in blue) is dedicated by public Right of Way. The roadway is used to access the five properties owned by the Browns. 5444 Kodiak Cove (shown below in green) is a small lot dedicated to the City of Valdez for snow storage of the roadway and cul-de-sac. The City does not have a title or fee interest in the land.



As the Browns continue to invest time and resources into the 20 acres of property for residential and commercial use, they need to use and manage the access provided by Kodiak Cove road to ensure a safe and quality experience for guests.

The Brown brothers seek to acquire the Kodiak Cove roadway and accompanying snow storage lot.

Right now the city owns, and is responsible for, maintaining the roadway. Maintenance includes snow removal, and only the snow from the cul-de-sac section of Kodiak Cove is pushed into the snow storage lot. There are several other snow storage lots within Robe Lake Wilderness Estates that are utilized for the other various roadways. Kodiak Cove makes up 1/5 of the public roads that are part of Robe Lake Wilderness Estates. This is costly when it only benefits a single party.

By vacating the Right-of-Way and Snow Storage Easement of Kodiak Cove, the city can decrease its costs to maintain that section of the roadway.

In addition, the land over the ~20 acres ranges 200 feet of elevation from the top of the property down to waterfront. This steep rocky terrain makes building an area for managed parking for personal vehicles, family, and guests very challenging. In order to preserve and share the beauty of the nature with family and guests, we believe that utilizing the Right-of-Way and Snow Storage Easement would allow us to achieve this desire.

Thus, Geeks in the Woods will be able to provide a better experience for its guests, which should ultimately attract young tech professionals and their families to Valdez.