Property Name:	Koniag Subsurface: Various parcels on Kodiak, Afognak and nearby small islands
Owner:	Koniag, Inc.
Agency Sponsor:	Proposed for ADNR, USFWS
Appraised Value:	To be determined upon completion of appraisal
Funding Request	Up to $3,000,000, including due diligence and closing costs
Acreage	Approximately 89,475 acres of subsurface estate
Legal Description	See descriptions below

Overview:

The Koniag Subsurface project proposes to acquire subsurface estate associated with conserved surface estate lands held by the State of Alaska and USFWS on Kodiak and Afognak Islands and nearby small islands from Koniag, Inc. The interests in the surface estate parcels associated with this project were acquired with past *Exxon Valdez* Oil Spill Trustee Council (EVOSTC) funding and/or were acquired with associated conservation funding programs which benefit past EVOSTC-funded projects. The EVOSTC has previously purchased approximately 80,000 acres of subsurface interests through the Habitat Protection Program. Subsurface estates are pursued where the associated surface lands are conserved and to prevent impacts from incompatible activities potentially damaging to surface protected habitat values.

Koniag Inc., is interested in selling subsurface estate under approximately 89,475 acres of past habitat protection projects on Kodiak and Afognak Islands. (Approximately 88,719.58 subsurface acres would go to the State of Alaska and 755.42 acres to the U.S.) The attached maps provide locations of the various parcels. Conserving this subsurface acreage would further benefit many past Trustee Council projects and investments.

Added Benefit to Past EVOS Trustee Council Actions:

This project will benefit past EVOSTC actions by conserving subsurface estate interests in habitat projects previously funded by EVOSTC actions, as described in the chart below.

Proposed Management:

Where the associated surface estate interest is held by the State of Alaska or a municipal subdivision, the subsurface interest would be held by the State of Alaska Department of Natural Resources, with a conservation easement to the U.S.

Where the associated surface estate interest is held by the U.S., the subsurface interest would be held by the USFWS, with a conservation easement to the State of Alaska Department of Natural Resources.

Funding Request:

Up to $3,000,000, including due diligence and closing costs. Final expenditure amount to be determined upon completion of the appraisal. The purchase amount would be adjusted accordingly if any pending surface estate projects do not close.

Koniag Subsurface EVOS Project

N

Koniag Subsurface with Conserved or Pending State or Federal Surface | Past EVOS Action | Active EVOS project

Approximate Acreage:

Northern Afognak: 36,299; Termination Point: 1,028; Long Island:1,258; Thorsheim Drainage: 1,953; Portage Lake: 2,880; Delphin Point: 3,752 ; Seal Bay Tonki Cape: 41,549; Triplet Islands: 65

0 5 10 Miles

Great Land Trust
EVOS Habitat Prioritization

Koniag Subsurface EVOS Project
Alaska Maritime Wildlife Refuge Surface Estate

N

Koniag Subsurface with Conserved Federal Surface | Past EVOS Action | Kodiak NWR

Approximate Acreage:
Nut Island 1; Sheep Island 19; Cub Island 5.75; Amee Island 22; Puffin Island 0.92; Ladder Island 31; Cathedral Island 20.75
Old Harbor 440

Great Land Trust
EVOS Habitat Prioritization

0 5 10 Miles

Koniag Subsurface EVOS Project
Kodiak National Wildlife Refuge Surface Estate

Koniag Subsurface with Conserved Federal Surface Kodiak NWR

Approximate Acreage:
Helgason Parcel, 150 acres

0 2 4 Miles

Great Land Trust
EVOS Habitat Prioritization

Table 1. Parcel information

Property Name	Acres	Legal Description	Surface Estate owner	Past Trustee Council Resolution
Thorsheim Drainage (2017 EVOSTC Uyak Natives Inc. acquisition)	1,953	Legal Description of Uyak Thorsheim Drainage Property TRACT A and TRACT B OF THE UYAK PARTITION SUBDIVISION, according to the official plat thereof, filed under Plat Number 2006-7 in records of Kodiak Recording District, Third Judicial District, State of Alaska; Located within Township 22 South, Ranges 21 and 22 West, Seward Meridian, Alaska. The acres described aggregate 1952.94 acres.	State of Alaska	EVOSTC Resolution 16-02
Portage Lake (anticipated 2018 EVOSTC-Natives of Kodiak acquisition)	2,880	Legal description TBD based on survey results expected April 2018. Habitat protection project is in progress. Subsurface interest would be acquired if surface estate interest is purchased from NOK.	Proposed for State of Alaska	EVOSTC Resolution 16-02
Termination Point (2016 EVOSTC – Leisnoi Inc. acquisition)	1,028	Legal Description of Leisnoi Termination Point Parcel Tract C, T. 27S., R. 19W., Seward Meridian, Alaska, Kodiak Recording District Containing 1028.00 acres, more or less According to the Supplemental Survey Plat accepted by the United States Department of the Interior Bureau of Land Management in Washington, D.C. on April 11, 1978. Located in the Kodiak Island Borough, Kodiak Recording District, Alaska.	Conservation Easement Kodiak Island Borough/U.S.	EVOSTC Resolution 15-03

Long Island (anticipated 2018 EVOSTC-Leisnoi Inc. acquisition)	1,258.5	Habitat protection project is in progress. Subsurface interest would be acquired if surface estate interest is purchased from Leisnoi. Legal Description of Leisnoi Long Island Parcel A Township 27 South, Range 18 West, Seward Meridian, Alaska. Section 32: Government Lot 1, According to the Bureau of Land Management Township Plat Accepted by the Chief, Cadastral Survey on January 9, 1980. Township 28 South, Range 18 West, Seward Meridian, Alaska. Section 4: Government Lots 1 and 2; Section 5: Government Lot 2; Section 6: Government Lot 2; Section 7: Government Lot 1; Section 8: Government Lot 1, and portions of: Section 5: Government Lot 1; Section 6: Government Lot 1, Situated southerly of a line more particularly described as follows: Commencing at U.S.C. & G.S. "HEAD 1907, 1933" Published UW1868, as shown on the Bureau of Land Management plat of Township 28 South, Range 18 West, of the Seward Meridian, Alaska accepted January 9, 1980; Thence South 39°55'36" East 2,600.7 feet to a point on the line of Mean High Water of Vera Bay. This being the "True Point of Beginning" for the boundary between Parcels A and B of this conservation easement. Thence South 61°53'00" West 135.7 feet to a witness corner to the meander corner for Vera Bay, a 2 1/2 inch stainless steel pipe monument with 3 1/4 inch brass	Proposed Conservation Easement to Kodiak Island Borough/U.S.	EVOSTC Resolution 15-03

Long Island cont.		cap marked “WCMC, PUBLIC EASEMENT, 10201S, 2016”; Thence continuing South 61°53’00” West 164.0 feet to a witness corner to the meander corner for Cook Bay, a 2 1/2 inch stainless steel pipe monument with 3 1/4 inch brass cap marked “WCMC, PUBLIC EASEMENT, 10201S, 2016”; Thence continuing South 61°53’00” West 49.8 feet to a point on the line of Mean High Water of Cook Bay, and the Terminus of the Boundary Line. Township 28 South, Range 19 West, Seward Meridian, Alaska. Section 1: Government Lot 1; Section 11: Government Lot 2; Section 12: Government Lot 1; Section 13: Government Lot 1; and Section 14: Government Lot 1, According to the Bureau of Land Management Township Plat Officially Filed September 20, 1991. As shown on the maps attached hereto and made a part of this description as “Exhibit A 2”. The natural meanders of mean high water form the true bounds of this easement description. Legal Description of Long Island Parcel B Township 27 South, Range 18 West, Seward Meridian, Alaska. Section 31: Government Lot 1, According to the Bureau of Land Management Township Plat Accepted by the Chief, Cadastral Survey on January 9, 1980. Township 28 South, Range 18 West, Seward Meridian, Alaska. The portions of:		

Long Island cont.		Section 5: Government Lot 1; Section 6: Government Lot 1, Situated northerly of a line more particularly described as follows: Commencing at U.S.C. & G.S. "HEAD 1907, 1933" Published UW1868, as shown on the Bureau of Land Management plat of Township 28 South, Range 18 West, of the Seward Meridian, Alaska accepted January 9, 1980; Thence South 39°55'36" East 2,600.7 feet to a point on the line of Mean High Water of Vera Bay. This being the "True Point of Beginning" for the boundary between Parcels A and B of this conservation easement. Thence South 61°53'00" West 135.7 feet to a witness corner to the meander corner for Vera Bay, a 2 1/2 inch stainless steel pipe monument with 3 1/4 inch brass cap marked "WCMC, PUBLIC EASEMENT, 10201S, 2016"; Thence continuing South 61°53'00" West 164.0 feet to a witness corner to the meander corner for Cook Bay, a 2 1/2 inch stainless steel pipe monument with 3 1/4 inch brass cap marked "WCMC, PUBLIC EASEMENT, 10201S, 2016"; Thence continuing South 61°53'00" West 49.8 feet to a point on the line of Mean High Water of Cook Bay, and the Terminus of the Boundary Line. As shown on the maps attached hereto and made a part of this description as "Exhibit A 3". The natural meanders of mean high water form the true bounds of this easement description.		

Northern Afognak (2016 EVOSTC - Ouzinkie Native Corporation acquisition)	36,299	Seward Meridian Alaska T 21 S., R. 19 W., Section 21, excluding Discoverer Island; Section 28, lot 1; Sections 29, lots 1 to 5, inclusive; Sections 30, 31 and 32; Section 33, lots 2, and 3. Containing 2,875.92 acres, as shown on the BLM plat of survey officially filed December 22, 1989. T. 22 S., R. 19 W., Sections 6 and 7; Section 18, lot 2; Section 19. Containing 2,127.47 acres, as shown on the BLM plat of survey officially filed December 22, 1989. T. 21 S., R. 20 W. Sections 25 to 36, inclusive. Containing 7,585.19 acres, as shown on the BLM plat of survey officially filed December 22, 1989. T. 22 S., R. 20 W., Sections 1 to 11, inclusive; Section 12, lots 1 to 5, inclusive; Section 13, lots 1, 2 and 3; Sections 14 to 29, inclusive. Containing 18,285.20 acres, as shown on the BLM plat of survey officially filed December 22, 1989. T. 21 S., R. 21 W., Section 36, SE 1/4. Containing 160 acres, as shown on the BLM plat of survey officially filed December 22, 1989. T. 22 S., R. 21 W., Section 1, S 1/2, NE 1/4; Sections 10 – 15, inclusive; Section 16, lot 1;	State of Alaska	EVOSTC Resolution 14-02

Northern Afognak cont.		Section 17, lots 1 and 2; Section 18, lot 1. Containing 5,146.01 acres, as shown on the BLM plat of survey officially filed December 22, 1989. Together with the following two parcels within T. 21 S., R. 19 W., S.M. as created by deed recorded in Book 91 at Page 901 on July 12, 1988, Kodiak Recording District: 1. The portion of Section 34, lot 1, identified on the BLM plat of survey officially filed December 22, 1989, south and west of the center line of Slough Creek; now described by the land survey performed in 2015 by Joshua Frantz Ivaniszek, Alaska Professional Land Surveyor No. 12314, and the Record of Survey recorded on September 14, 2015 as Plat No. 2015-24 in the Kodiak Recording District, containing 68.6 acres. 2. Starting at a rock point located in Discoverer Bay approximately 200’ SW from the log transfer site in T.21.S., R.19 W., Section 27, S23°E to the line of mean high water, the true point of beginning. Then S36°E for 1400’, then S54°W for 1555’, then N36°W to the line of mean high water, then meander along the line of mean high water to the point of beginning; now described by the land survey performed in 2015 by Joshua Frantz Ivaniszek, Alaska Professional Land Surveyor No. 12314, and the Record of Survey recorded on September 14, 2015 as Plat No. 2015-24, in the Kodiak Recording District, containing 51.1 acres.		

Northern Afognak cont.		Aggregating 36,299.49 acres, as shown on the BLM plats of survey officially filed December 22, 1989 and the record of survey recorded on September 14, 2015 as Plat No. 2015-24, referenced above.		
Triplet Islands (2016 EVOSTC Ouzinkie Native Corporation acquisition)	65	Seward Meridian Alaska T. 25 S., R. 20 W., Sections 23 and 26 (Fractional), all. (The Triplet Islands) Aggregating 65 acres more or less.	U.S.	EVOSTC Resolution 14-02
Waterfall Lake/ Delphin Point (2009 EVOSTC/Rocky Mountain Elk Foundation/ American Land Conservancy Uganik/ Shuyak acquisition)	1,754.82	<u>Uganik</u> Parcel No. 1: Tract A and Tract D of Delphin Bay addition to the Afognak JV Subdivision, according to the official Plat thereof, filed under Plat No 2004-14, located in the Kodiak Recording District, Third Judicial District, State of Alaska Containing 1,748.65 acres, more or less Parcel No. 2: Township 21 South Range 20 West Section 21: Lot 2 Section 22: Lot 2 Containing 6.17 acres more or less	State of Alaska	EVOSTC Resolution 08-16
Waterfall Lake/ Delphin Point (2009 EVOSTC/Rocky Mountain Elk Foundation/ American Land Conservancy Uganik/ Shuyak acquisition)	1,996.79	<u>Shuyak</u> Tract B and Tract C of Delphin Bay addition to the Afognak JV Subdivision, according to the official Plat thereof, Filed under Plat No 2004-14, located in the Kodiak Recording District, Third Judicial District, State of Alaska Containing 1,996.79 acres, more or less.	State of Alaska	EVOSTC Resolution 08-17

Seal Bay/Tonki Cape (1993 EVOS AKI/ Old Harbor acquisition; 1994-0131-852)	41,549	TBD	State of Alaska	EVOSTC Resolution 93-08-23
Nut Island (September 27, 1995 EVOSTC- Old Harbor acquisition; 1995-0139-091)	1	T34S R24W, SM Lot 1 Section 30	U.S.	EVOSTC Resolution 94-11-02
Sheep Island (September 27, 1995 EVOSTC- Old Harbor acquisition; 1995-0139-091)	19	T34S R25W, SM Lot 1 Section 22	U.S.	EVOSTC Resolution 94-11-02
Cub Island (September 27, 1995 EVOSTC- Old Harbor acquisition; 1995-0139-091)	5.75	T34S R24W SM Lots 1,2,3,4,5,7 Section 23	U.S.	EVOSTC Resolution 94-11-02
Amee Island (September 27, 1995 EVOSTC- Old Harbor acquisition; 1995-0139-091)	22	T34S R25W SM Lots 1-5 Section 25	U.S.	EVOSTC Resolution 94-11-02
Puffin Island (September 27, 1995 EVOSTC- Old Harbor acquisition; 1995-0139-091)	0.92	T36S R26W SM (TBD: Sections 35 and 36 contain approximately 3.5 acres)	U.S.	EVOSTC Resolution 94-11-02
Ladder Island (May 25, 1995 EVOSTC- Old Harbor acquisition; 1995-0137-219)	31	T33S R23W SM Lot 2 Section 14 Lot 3 Section 15 Lot 1 Section 22 Lot 2 section 23	U.S.	EVOSTC Resolution 94-11-02

Cathedral Island (May 25, 1995 EVOSTC- Old Harbor acquisition; 1995-0137-219)	20.75	T34S R24W SM Lots 1-5 Section 29	U.S.	EVOSTC Resolution 94-11-02
Helgason (Kodiak NWR inholding)	150	USS 7886	U.S.	Acquired with Land and Water Conservation Funds