

STATE OF ALASKA

KNIK ARM BRIDGE AND TOLL AUTHORITY

SEAN PARNELL, GOVERNOR

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Anchorage, Alaska 99501
Phone: (907) 269-8678
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October 3, 2011

Re: Knik Arm Crossing Project
Lot
Tax Identification No.

Dear

There has been so much information in the press about the Knik Arm Crossing project, that some of the more important points have been lost in the shuffle. Unfortunately, many homeowners were left with a false impression that we are acquiring Phase II Right of Way, while that is at least a decade away.

Currently, the Knik Arm Bridge and Toll Authority has authority from the Federal Highway Administration to acquire whole parcels and perform the necessary relocations for the initial roadway, bridge, and tunnel construction, also known as Phase I. All of these property owners have already been contacted and appraisers have been in the area. We expect all acquisition and relocations to be completed by summer 2012.

Homeowners that are affected by Phase II of the project, which involves connecting Ingra and Gambell to the Government Hill tunnel, will not be contacted by an assessor at this time, as it will be a number of years before bridge traffic warrants additional upgrades to the downtown Anchorage transportation network. However, due to the age of existing survey information and the considerable changes that have occurred in the neighborhood over the years, surveyors will be working in the area, confirming property corners throughout most of the neighborhood. Additionally, photographers may be the area in the next few weeks or months to create an historical record of Government Hill as it appears today.

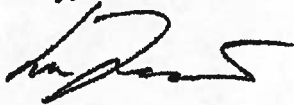
Although your property is not involved in Phase I construction, we feel it is important to convey a few important points about the Right of Way process. The Knik Arm Crossing project is following the Uniform Relocation Assistance and Real Property Acquisition Policies Act. In brief summary, this process involves the following:

- An appraisal by a certified appraiser. (On some properties two independent appraisals are done.)
- A review and approval by a review appraiser. (To ensure the appraisal is fair and complete.)
- Price negotiations with property owners
- A review of the final package before payment is made and deal completed.
- All relocations conform with the Uniform Relocation Assistance and Real Property Acquisition Policies Act:
 - Relocations are conducted by trained relocation agents
 - The relocated homeowners are informed of their rights under the act
 - The relocated homeowners are placed in safe, sanitary housing

If at any point you have a question about your property and how it relates to Phase II of the project, please do not hesitate to contact or visit our office. We are always glad to answer questions.

In the meantime, we have enclosed some questions and answers that we have developed specifically to the current Right of Way process and a guide to the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act for your review. It is a good overview on the property acquisition process and what your rights are under the act.

Sincerely,



Loran Frazier, P.E.
Chief Engineer

cc: John Lohrey, FHWA
Alex Viteri, FHWA
Judy Dougherty, KABATA