

Office Use:

Rec'd. by:

DKT

Date Rec'd:

1/26/24

Application For Assignment or Sublease of Borough Lands or Tidelands Lease

Please return completed and signed application to the Borough Clerk's Office, along with an accurate drawing or asbuilt survey, showing the location of all improvements currently located on the property.

Assignment

Sublease

Current Lessee Information:

Name: Ocean Beauty Seafoods, Inc. now Ocean Beauty Holdings, Inc.

Mailing Address: 1100 W Ewing St., Seattle WA 98119

Email Address: Tony.Ross@OceanBeauty.com

Tele./Fax Nos.: 206-769-5996

SOA Bus. Lic. No.: _____

Type of Business Entity (i.e. corporation, LLC, partnership, d/b/a, etc.), including State of incorporation or organization: Corporation

SSN/Tax Id. No.: 91-0460780

Proposed New Lessee or Sublessee Information:

Name: Fierce Allegiance Development, LLC

Contact Person: Andrew Mazzella, President

Mailing Address: P.O. Box 11463 Bozeman, MT 59719

Email Address: admazzella@gmail.com

Tele./Fax Nos.: 406-209-1390

SOA Bus. Lic. No.: 2192596

Proposed New Lessee or Sublessee Information: (cont'd)

Type of Business Entity (i.e. corporation, LLC, partnership, d/b/a, etc.), including
State of incorporation or organization: LLC (Montana)

SSN/Tax Id. No.: 47-3642932

Current Lease Information:

Parcel ID #: 01007333

Legal Description of Leased Property: 13 Harbor Way, Petersburg, AK 99833
Tidelands Addition Subdivision Lot 4A-A of Tidelands Survey T-A, Section 27 T58S R79E

Expiration Date of Lease: April 14, 2049

Description and estimated value of all improvements currently located on Leased Property: _____
No improvements, existing gravel surface (unpaved) lot

Assignment/Sublease of Lease Information:

Intended Purpose and Use for leased property by Proposed New Lessee/Sublessee, including (i) a thorough description of any equipment, materials, facilities or improvements to be constructed, installed or otherwise placed upon the property in the future and the use of each such item, attaching a map showing the placement of all current and planned equipment, materials, facilities and improvements on the site; (ii) a plan for removal of any waste or refuse from the site; (iii) a comprehensive outline of new lessee/sublessee's anticipated activities at the site, including dates of operation and number of persons at the site; (iv) a plan for restoration and reclamation of the leased property to its original condition upon expiration or termination of the lease; and (v) if a sublease is proposed, the term of the proposed sublease; please attach a copy of the proposed sublease: (attach additional sheets if necessary): _____

Proposed use will be vehicle parking of approximately 10 designated spaces beginning March 1, 2024 and will remain the use for the duration of the lease period. Parking will be private for use by Fierce Allegiance Development LLC to provide off street parking for it's nearby developments.

No improvements to the lot are proposed, and lot will be returned to the Borough in it's existing condition at the end of the lease.

Do any of the uses listed in the preceding section require federal, state or local permits? If yes, list all:
No

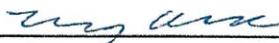
Are the uses listed consistent with the Borough Comprehensive Plan? If yes, please describe:

Yes, per Petersburg Municipal Code 16.12.005, this lease is directly related to Fierce Allegiance Development, LLC's intent to contribute to the economic development of Petersburg by providing residential and commercial leasing opportunities nearby, of which private off street parking is a necessity, and it will additionally reduce the impact to public parking in the area.

The Current Lessee and the proposed New Lessee/Sublessee hereby request approval of assignment or sublease of the above-described Lease. The parties understand that the Borough may request additional information and documents upon review of this application. The parties hereby certify that they have reviewed Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to this particular application) and understand the Code requirements.


Dated: 1/26/2024

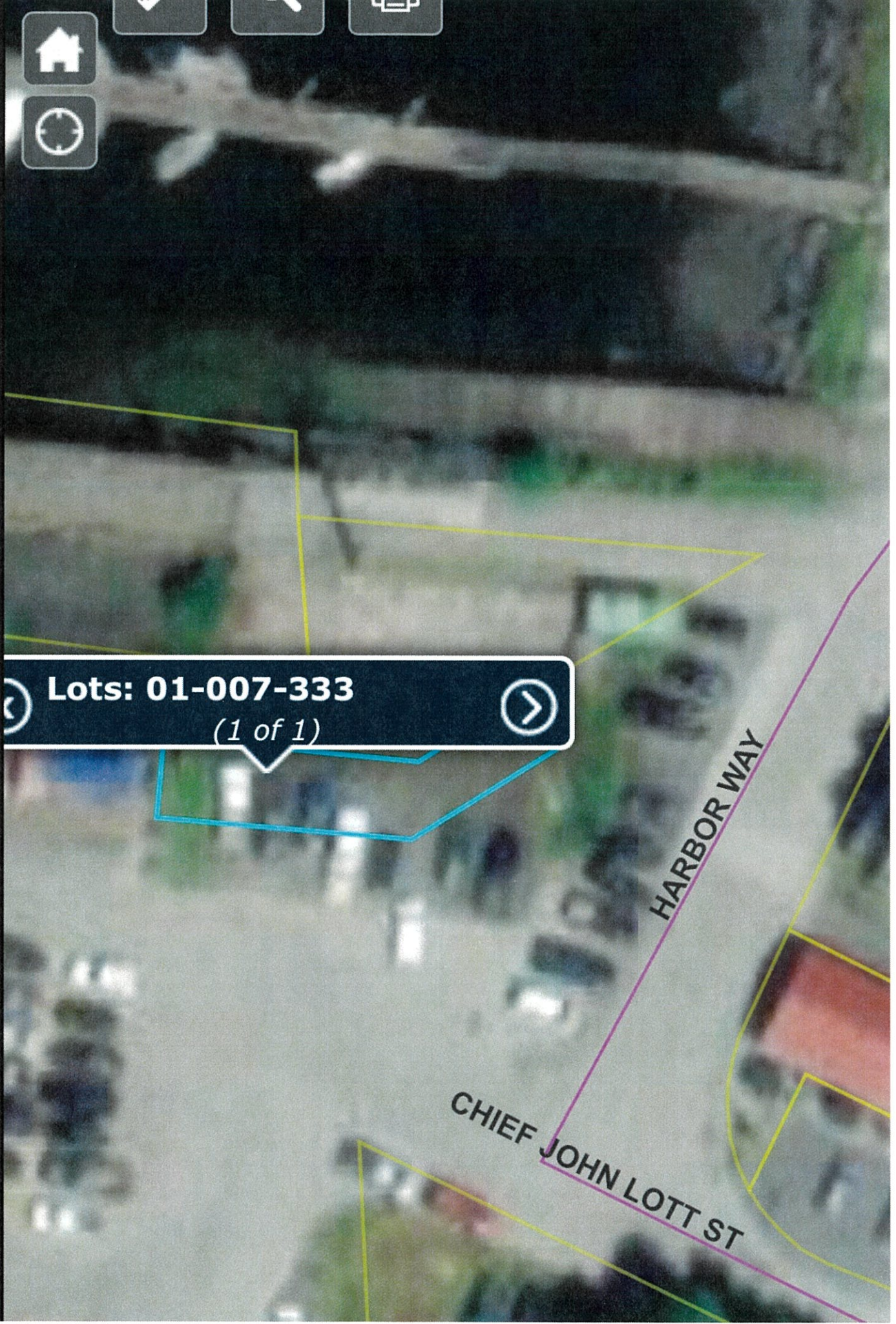
Current Lessee: Olean Beauty Seafood, Inc.
(printed name)


Signature
Tony Foss
Printed Name
CEO
Title of Signatory (if an entity)

Dated: 1/26/2024

New Lessee or Sublessee: Fierce Allegiance Development, LLC
(printed name)


Signature
Andrew Mazzella
Printed Name
President
Title of Signatory (if an entity)



Lots: 01-007-333
(1 of 1)

HARBOR WAY

CHIEF JOHN LOTT ST

**CERTIFICATE OF APPROVAL
BY THE PLATTING BOARD**

I, hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations of the City of Petersburg, and that said plat has been approved by the board, and the plat shown, herein has been approved for recording in the office of the City Clerk, or official recorder, Petersburg, Alaska.

Date: _____
Chairman, Platting Board

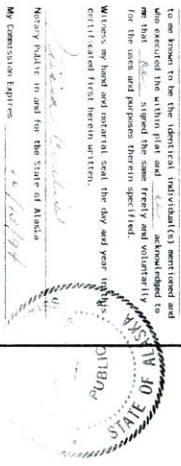
**CERTIFICATE OF OWNERSHIP
AND DEDICATION**

I, the undersigned, hereby certify that I am the owner of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with any (our) free consent, and dedicate all streets, alleys, easements, or other open spaces to public or private use as noted.

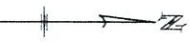
Notary Public in and for the State of Alaska
MARTON, CITY OF PETERSBURG (DATED) *5-16-11*

NOTARY'S ACKNOWLEDGEMENT

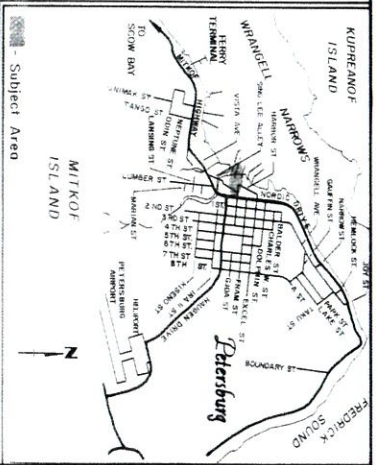
This is to certify that on this *12th* day of *May*, 19*94*, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared *Alaska* _____
My Commission Expires: *11/15/97*



To be known to be the identical individual(s) mentioned and described in the petition for the subdivision of the land hereinafter described, and to be known to be the same, freely and voluntarily for the uses and purposes therein specified.



0 5 10 20 FT
SCALE: 1" = 10'



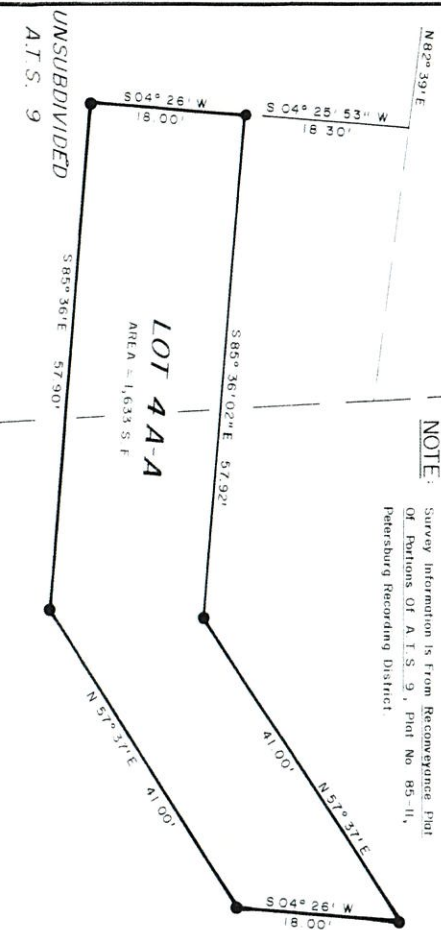
VICINITY MAP

LOT 1-199
A.T.S. 9

LOT 4, BLOCK A, A.T.S. 9

LOT 4-A-A
AREA = 1.633 S.F.

NOTE: Survey information is from Reconveyance Plat Of Portions Of A.T.S. 9, Plat No. 85-11, Petersburg Recording District.



5' Utility Easement

89.27'

N 77° 46' E 55.21'

Bronx Cop
C Harbor Way
B 40' Street

BEARING BASE
N 07° 56' 44\"/>

LEGEND

- PROPERTY LINES
- 5/8" Ø STEEL ROD & ALUM. CAP
- MURPH LS6268
- SET THIS SURVEY
- PRIMARY MONUMENT (FOUND)

PETERSBURG RECORDING DISTRICT
TIDELAND LEASE SURVEY
CHATHAM STRAIT SEAFOODS—1994
PORTION LOT 4, BLOCK "A", & PORTION OF
UNSUBDIVIDED A.T.S. 9

CITY OF PETERSBURG
For
PETERSBURG, ALASKA 99833

MURPH ENGINEERING
Box 625
Petersburg, Alaska 99833

DATE	APRIL 21, 1994	PROJECT NUMBER	1302-06-08
NAME OF SURVEYOR	A. J. MURPH	DRAWN BY	LAW

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in APRIL, 1994, a survey of the herein described lands was conducted under my direct supervision and that this plat is a true and accurate representation of the field notes of said survey, and that all dimensions and other details are correct according to said field notes.

APRIL 1994
A. J. MURPH



Petersburg
MAY 24 94
Office of Petersburg
Petersburg, Alaska

PETERSBURG 04-5

