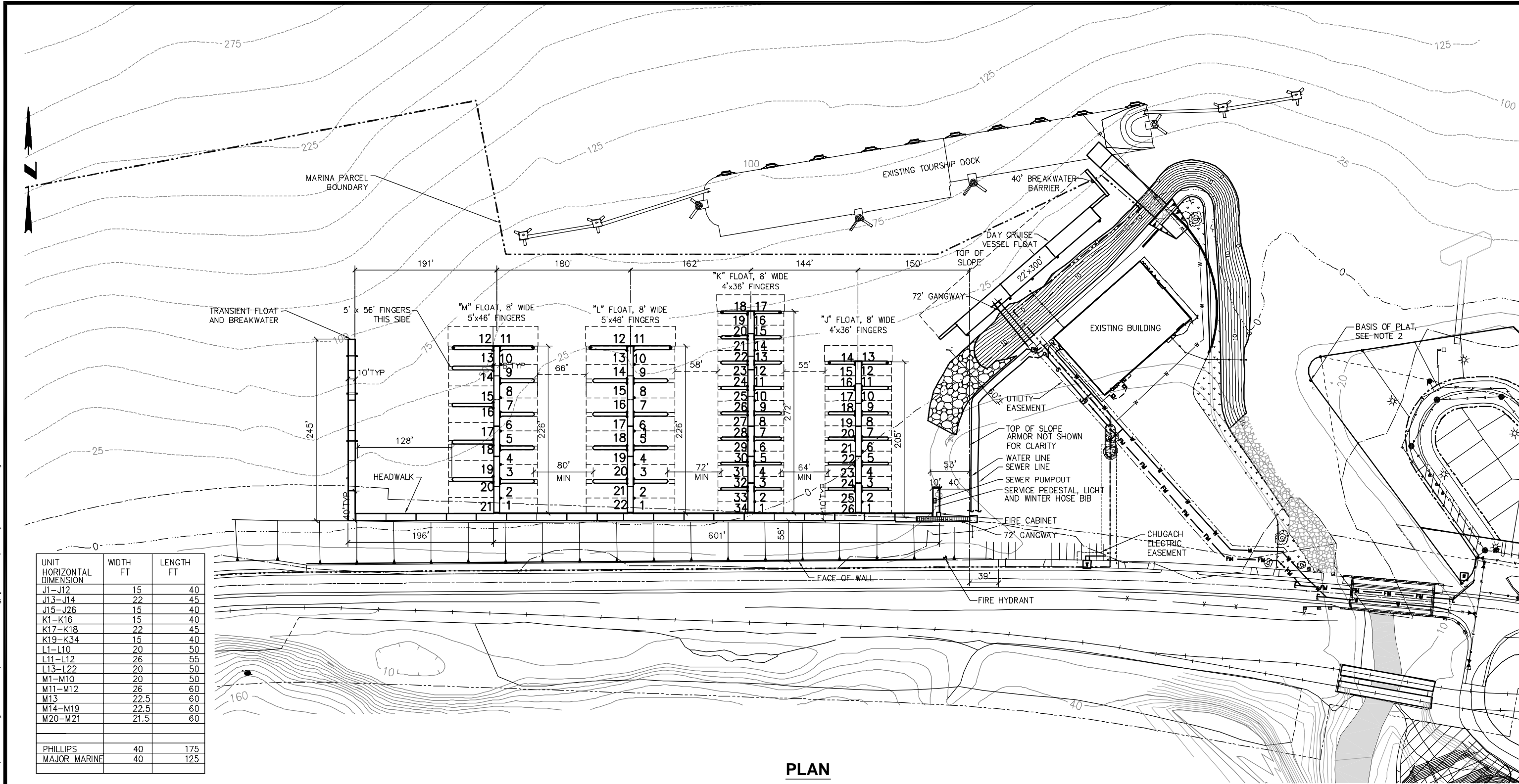
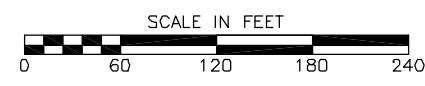


CAD File: J:\2003\031096 Whittier Railroad-PD Projects\DRAWINGS\Marina Drawings March 2004\01 - Exhibit C-1.dwg, [Plotted: Thu, 13 May 2004 - 11:53am]



UNIT HORIZONTAL DIMENSION	WIDTH FT	LENGTH FT
J1-J12	15	40
J13-J14	22	45
J15-J26	15	40
K1-K16	15	40
K17-K18	22	45
K19-K34	15	40
L1-L10	20	50
L11-L12	26	55
L13-L22	20	50
M1-M10	20	50
M11-M12	26	60
M13	22.5	60
M14-M19	22.5	60
M20-M21	21.5	60
PHILLIPS	40	175
MAJOR MARINE	40	125

PLAN

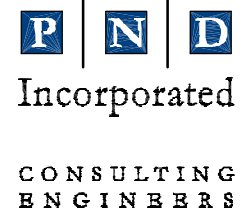


1. BASIS OF VERTICAL DATUM FOR THE DRAWING IS THE USC&GS TRIANGULATION MONUMENT "MARGIN 1956". THIS MONUMENT IS ALSO USED AS A TIDAL BENCH MARK BY NOAA WITH A PUBLISHED ELEVATION OF 19.41' MEAN LOWER LOW WATER. (MLLW=0')
2. THE UNIT LOWER VERTICAL BOUNDARIES ARE 5' ABOVE THE SUBMERGED LAND AREA BENEATH THE UNIT. THE UPPER BOUNDARY OF EACH MARINA UNIT AND DAY CRUISE UNIT IS A HORIZONTAL PLANE AT 61.5' MLLW.
3. UTILITY EASEMENTS TO BE RECORDED, 24' SEWER AND WATER, 20' CHUGACH ELECTRIC.
4. SEE ATTACHED LIST OF EXISTING EASEMENTS AFFECTING THE PROPERTY SUBJECT TO THE DECLARATION AND ADJACENT PROPERTIES.
5. BASIS OF HORIZONTAL BEARING FOR THIS PLAT IS S36°34'22"E AND IS BASED ON THE FOUND REBAR WITH PND YELLOW PLASTIC CAPS LOCATED ALONG THE WEST PROPERTY LINE OF LOT 11 AS SHOWN ON THE AMENDED HARBOR LOOP TRACT LEASE PARCEL SURVEY MAP RECORDED IN THE ANCHORAGE RECORDING DISTRICT No.2000-59.
6. THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AND SHOULD ONLY BE USED AS AN EXHIBIT FOR THE DECLARATION OF WHITTIER MARINA.

Peratovich, Nottingham, and Drage, Inc. (PND) is not responsible for safety programs, methods or procedures of operation, or the construction of the design shown on these drawings. Where specifications are general or not called out, the specifications shall conform to standards of industry. Drawings are for use on this project only and are not intended for reuse without written approval from PND. Drawings are also not to be used in any manner that would constitute a detriment directly or indirectly to PND.

REV	DATE	DESCRIPTION

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PASSAGE CANAL DEVELOPMENT, LLC

EXHIBIT C-1 FOR DECLARATION OF WHITTIER MARINA INITIAL PHASE OF CONSTRUCTION

DRAWN BY:	WRJ	DATE:	MAY '04	SHEET NO.:	1 OF 23
DESIGNED BY:	DN	PROJECT NO.:	031096		
CHECKED BY:	SM				