

DECISION RECORD AND
FINDING OF NO SIGNIFICANT IMPACT
FOR
THE PURCHASE OF THE UNITED STATE'S REVERSIONARY INTEREST
BY THE CHUGIAK BENEFIT ASSOCIATION

I. Decision:

It is my decision to sell the reversionary interest in the lands described as Government Lots 16, 17, 20, and 134 as shown on the plat of T. 15 N., R. 1 W., Seward Meridian, Alaska, accepted May 13, 1955, excepting that portion known as the Chugiak School Site on Plat No. 73-35 filed at the Anchorage Recording District February 2, 1973 and being further described on the Certificate of Transfer of Title and Change of Use recorded December 4, 1973 at Book 462 Page 272 of deeds, Anchorage Recording District Alaska to Chugiak Benefit Association (CBA), a non-profit organization. CBA will purchase the property at \$31,649.25 under the authority of Section 203 of the Federal Land Policy and Management Act of October 21, 1976 (43 U.S.C. 1713). The purchase price is fair market value of the reversionary interest, as determined by appraisal.

II. Rationale for the Decision:

These lands are currently under private ownership by CBA, and have been since Patent Number 1230095 was issued on December 20, 1962. CBA would like to consolidate the ownership, allowing for the expansion of the senior housing and community development, located on adjacent property. Purchase of the reversionary interest will enable CBA to clear title for the land to qualify for Housing and Urban Development (HUD) Grants. The lands are not needed for federal purposes.

III. Finding of No Significant Impact (FONSI):

Based on the analysis of potential environmental impacts contained in the attached environmental assessment, I have determined that the impacts are not expected to be significant and an environmental impact statement is not required.

IV. ANILCA Section 810 Compliance:

The action will not significantly restrict subsistence uses, decrease the abundance of subsistence resources, alter the distribution of subsistence resources, or limit subsistence user access from current existing conditions.

V. Adverse Energy Impact Compliance

This action has been analyzed as required by Washington Office Instruction Memorandum 2002-053 to determine if it will cause an adverse impact on energy development. The action will not have an adverse direct or indirect impact on energy development, production or distribution. The preparation of a Statement of Adverse Energy Impact is not required.

/s/ Peter J. Ditton
Anchorage Field Manager

July 17, 2002
Date