

## **FERC Accounting Land Assets**

- Two classifications for land owned but not in service:
- “Electric Plant Held for Future Use” - account 105.
- “Non Utility Property” – account 121.
- Electric Plant Held for Future Use includes “original cost of land and land rights held for future use in electric service under a plan.
- Non Utility Property includes the book cost of land owned by the utility, but not used in utility service and not properly includable in Electric Plant held for Future Use.

Chugach Electric Association  
Land Inventory

Description	Date Purchased	Location	Cost	Comments
<b>Currently in 10500: Plant held for future use</b>				
Tract D-1, Foxhall South Subdivision 11.915 acres	Sep-92	Adjacent to Baxter Substation	460,719	Retain until work on substation complete; potential future trade for wetland mitigation, Zoned R-2M SL, estimated FMV between \$500K and \$750K.*
Lots 19-22, Block 3, Girdwood Original Townsite - each lot is 50 x 120' = 6,000 sq ft x 4 lots = 24,000 sq ft	1992-1995	Adjacent to Girdwood Substation	224,571	For future expansion of Girdwood Substation
Future S. Anchorage Substation Site 10.3 Acres	Jun-01	Adjacent to South Anchorage SS	1,367,690	Potential future generation site, would need to be replatted prior to disposal.
<b>Total</b>			<b><u>2,052,980</u></b>	

**In Account 12100: Non-Utility Plant (No future plans to use - available for disposal)**

Tract 2, Wonder Park School, Grid 1237 74' x 130' = 9,620 sq ft.	1963	Wonder Park Substation	3,550	Purchased for future substation site, adjacent to Wonder Park Elem school, trying to trade with School District for lot to enlarge Raspberry Substation
Lot 4, Block 18-D, Third Addition, Anchorage, Grid 1331 50'x 140' = 7,000 sq ft.	1963	Adjacent to Fairview Substation	9,517	Available for disposal, Zoned B-3, estimated FMV between \$50K to \$100K*
Lot 12, Block 2, O.H. Fast Subdivision. Grid 1832 50'x 140' = 7,000 sq ft	1966	Tudor Substation	3,549	Substation removed from service, environmental clean-up complete, available for disposal, Zoned R-3, estimated FMV between \$45K and \$75K*
Lot 19, Block 2, Patricia Subdivision, Grid 2528 x 114'(+-) = 8,550 sq ft	1999	Klatt-Campbell	7,846	Purchased to use as part of Klatt-Campbell 34.5 kV line, alignment of line changed, available for disposal, Zoned R-1, estimated FMV between \$5K to \$15K*(no existing road access)
<b>Total</b>			<b><u>24,462</u></b>	

Note: Chugach owns additional vacant lots adjacent to the Woodland Park Substation, Huffman Substation and Teeland substation that are being used for access and as buffers between the substation and the residential neighborhood. They are included in Utility Property in Use - Land and Land Rights

\* These values are based on a quick review of the market with no research into any development costs for possible utility infrastructure needed to bring them up to market value properties