

**ALASKA**  
**IS CALLING**  
**\$\$\$ MONEY MAKING LEGACY \$\$\$**

**"SALMON CATCHERS  
FISHING LODGE "**

**TURN KEY OPERATION**

**\* 4 ACRES \***

**\* CUSTOM - CHALETS \***

**CATCH IT NOW!**

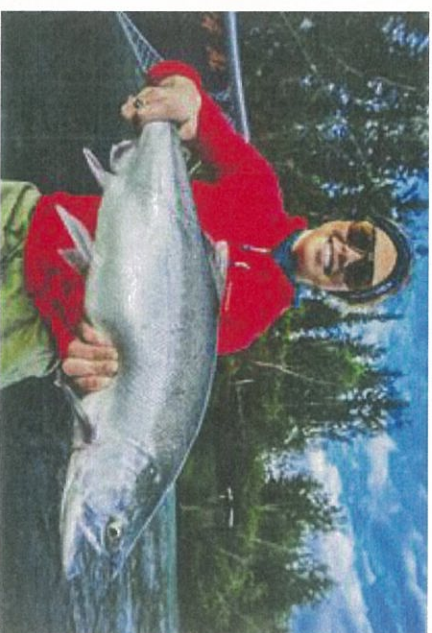
**\$4,500,000 CDN CURRENCY**

**12% CAP**

**THE A-TEAM**

**BOBAIREY@ROYALLEPAGE.CA**

**416-705-7507**

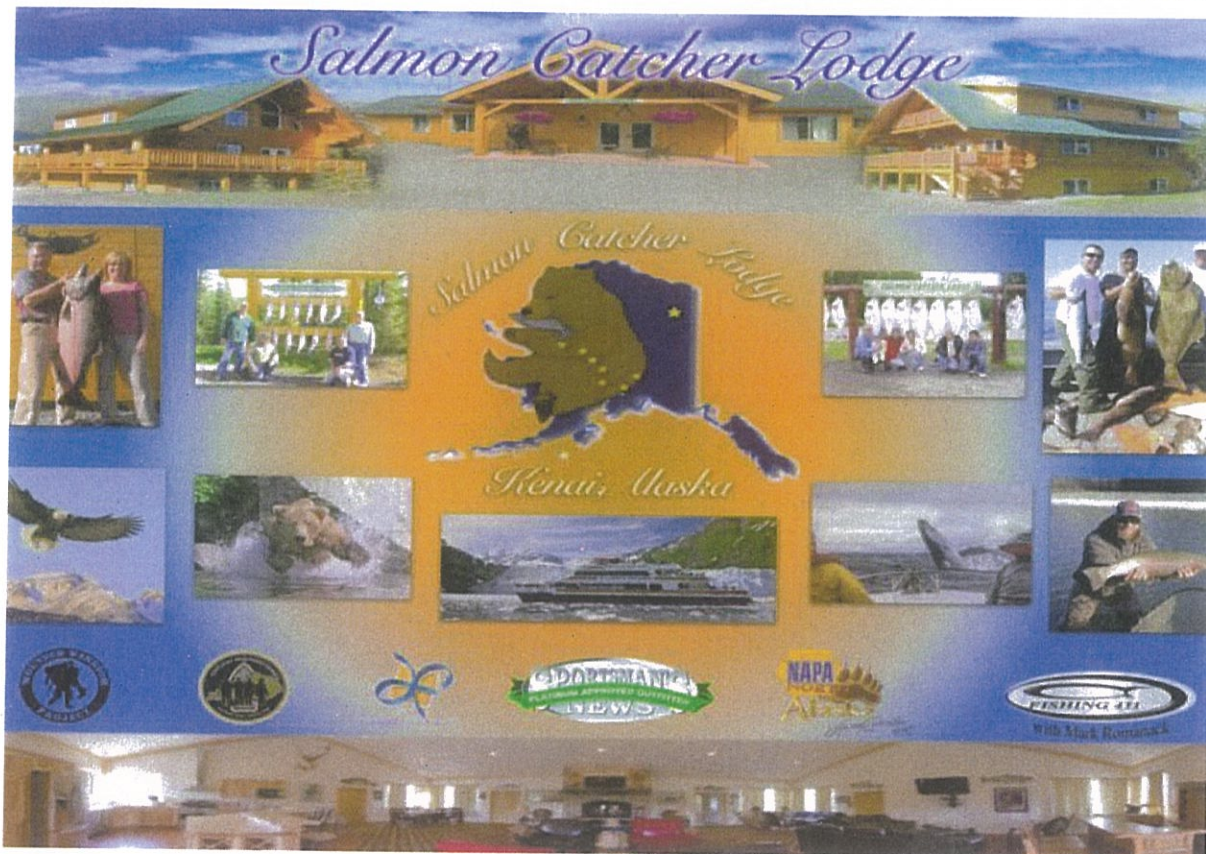


Located in the heart of Alaska's Kenai Peninsula, Salmon Catcher Lodge is one of the area's finest luxury fishing lodges. Situated less than a mile from the world famous Kenai River and a short drive to some of the best saltwater fishing in the world in both the Cook Inlet and Prince William Sound, Salmon Catcher Lodge offers abundant fishing opportunities for all five species of salmon, rainbow trout, halibut, rockfish, and lingcod.

The executive-style lodge includes nine hand-crafted spruce log buildings, including a main lodge, several cabins, a commercial restaurant, fitness room, sauna, and space to sleep over 50 people. Each room has been tastefully decorated embracing Alaska's unique style while ensuring luxury and comfort for even the most discerning.

Located just south of Anchorage, the Kenai Peninsula is known by many as Alaska's playground. There are few places in the world that offer such a diverse array of natural beauty. Surrounded by the ocean on three sides, the Kenai Peninsula offers its visitors much to see and do in addition to fishing, including mountains and glaciers to explore, rivers and lakes to boat and kayak, and miles and miles of hiking, biking, and ATV trails. There is truly something to satisfy every nature lover's appetite. Unlike most of Alaska, the wonders of South Central are traversable by vehicle, which can be easily rented in Anchorage or the town of Kenai. There are roads to a majority of the beloved spots in the region, which makes the Kenai Peninsula unique to the rest of the state.

Salmon Catcher Lodge is truly an Alaskan gem, and the opportunity to own a lodge of this magnitude and prestige is very unique. The owner, Terry Johnson, has spent over 20 years perfecting his network of fishing destinations, charter services, and staffing, and the lodge is turn-key and ready for the next owner.



## BOB AIREY THE A - TEAM

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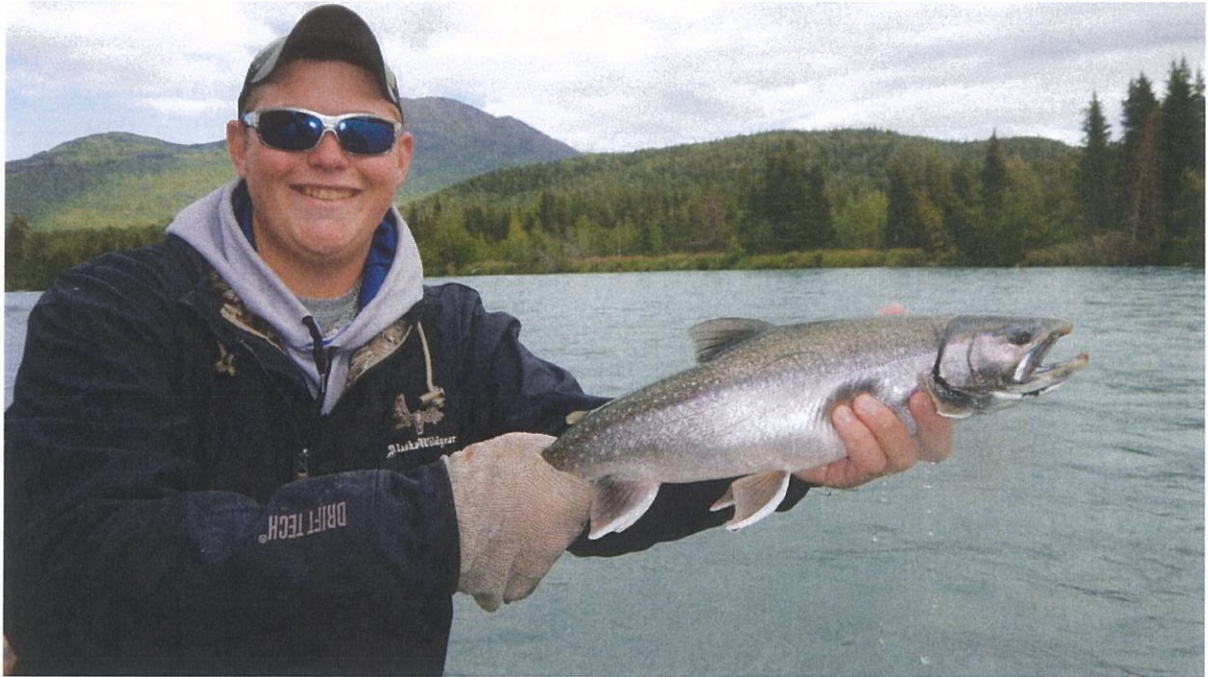
Alaskan Salmon Fishing





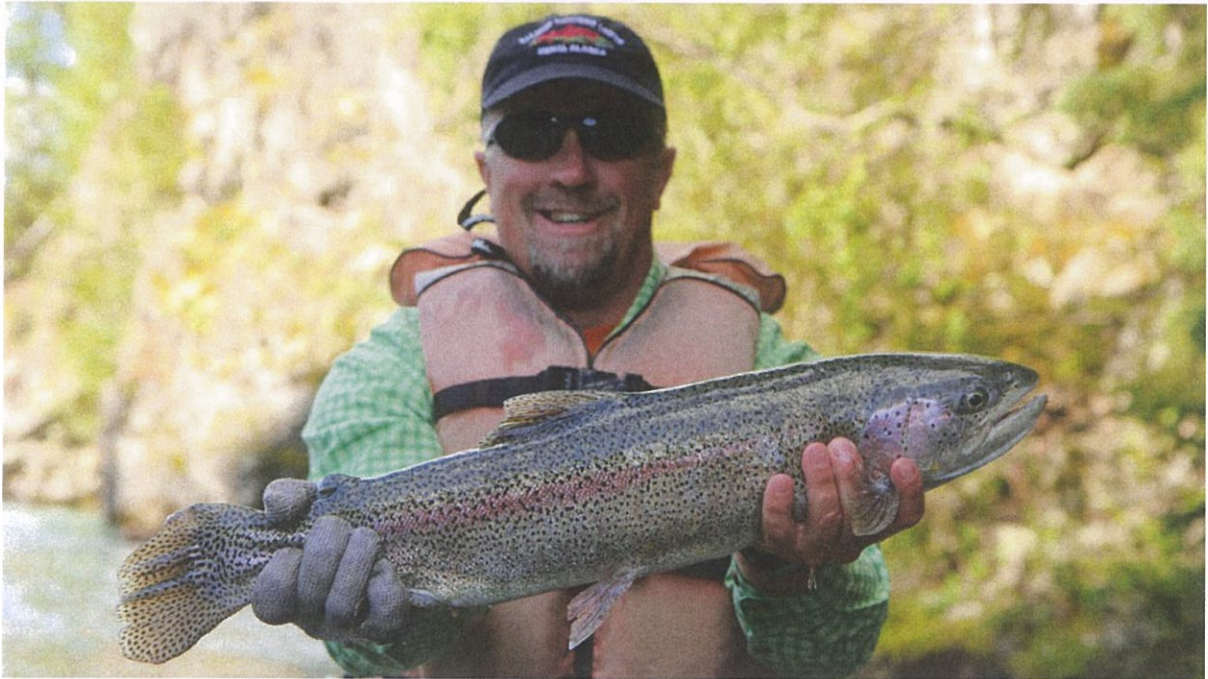








Alaskan Trout Fishing





Alaskan Halibut Fishing



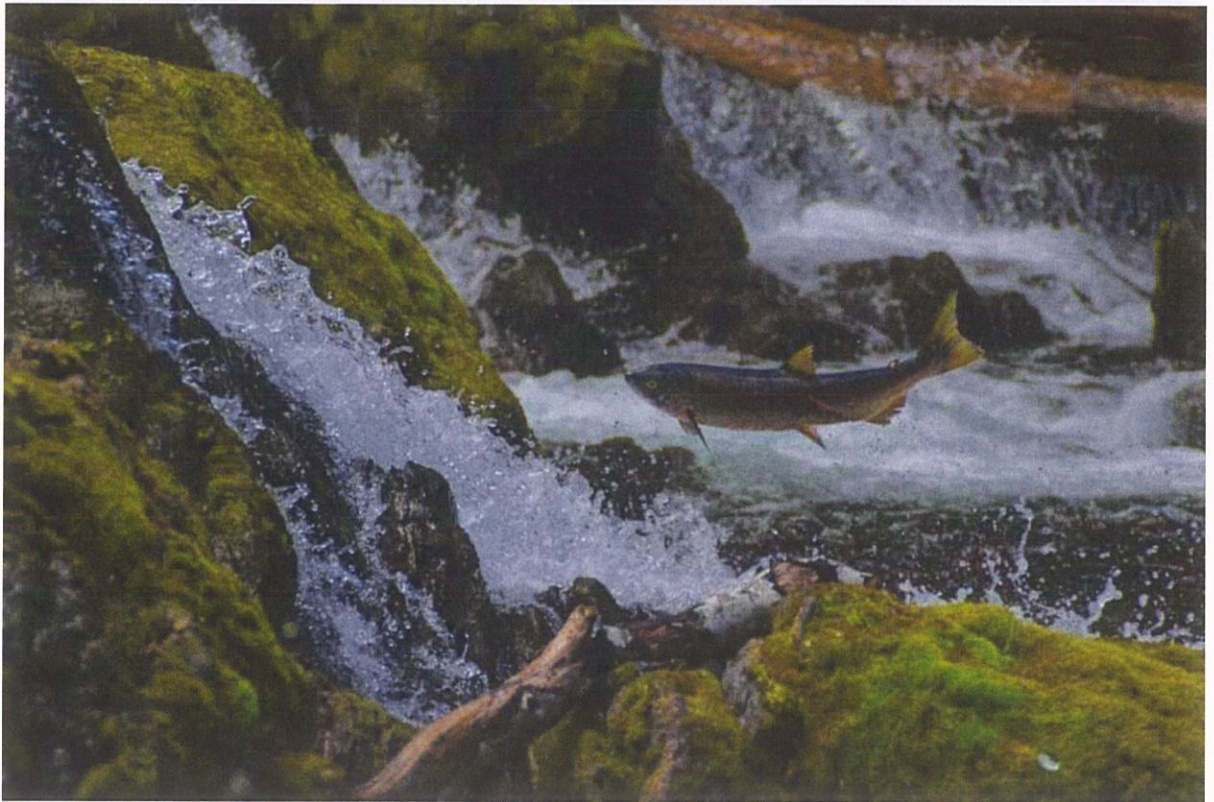


























Seward, a picturesque fishing town at the head of Resurrection Bay and home to Exit glacier, is about 85 miles east of us for another Alaska sightseeing option. A leisurely hike of 1/2 mile puts you at the very face of this remnant of the last ice age. There are also boat tours to see wildlife and glaciers around the bay. Throughout the summer there are many different Alaska sightseeing specials, such as a wonderful tour around the bay on a 115 foot boat with food and beverage service. On your Alaska adventure tour you may see whales, sea otters, sea lions, mountain goats, glaciers, sharks, dolphin and many different species of sea birds. Local flightseeing excursions out of Soldotna, Alaska can also offer some breathtaking views of the glaciers and other beautiful scenery that surrounds us.

SCALE 1" = 30'  
 DATE: 4/14/17  
 BOOK NO.: 17-03  
 DRAWN BY: JCB

PROJECT NO. 162014  
 WWW.MCLANEG.COM  
 VOICE: (907) 253-4218  
 FAX: (907) 253-3556  
 SOKOLOVA, AK 99666  
 P.O. BOX 468  
 SUNDLING-MANNING  
 ENGINEERING - TESTING

KPB FILE NO. 2017-007

TERENCE W. JOHNSON  
 P.O. BOX 2200  
 KENAI, AK 99611

LOCATION  
 3.775 AC. M/L NE1/4 NE1/4 SECTION 13, TOWNSHIP 5  
 NORTH, RANGE 11 WEST SEWARD MERIDIAN ALASKA, AND THE  
 KENAI PENINSULA BOROUGH IN THE KENAI RECORDING  
 DISTRICT.

LORI'S LANDING SUBDIVISION  
 NUMBER TWO  
 SALMON CATCHER REPLAT  
 (A REPLAT OF LORI'S LANDING SUBDIVISION NUMBER  
 TWO LOTS 4, 5, 7, & 8 BLOCK 2 KN 85-171)

Time 3:30 PM  
 Date 4/14/17  
 Notary Public for the State of Alaska  
 My commission expires: 10/15/2017  
 day of May 2017  
 FOR: Terence W. Johnson  
 NOTARY'S ACKNOWLEDGEMENT  
 Acknowledged before me this  
 day of May 2017  
 My Commission Expires Oct 13, 2019  
 Cody McName  
 NOTARY PUBLIC  
 State of Alaska

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREA TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Terence W. Johnson, Trustee  
 P.O. Box 2200  
 Kenai, AK 99611

1) WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.

2) NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

3) BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER SETBACK IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION, SUBJECT TO EXCEPTION(S) GRANTED.

4) THE FRONT TEN (10) FEET OF THE TWENTY (20) FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN FIVE FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT, SUBJECT TO EXCEPTION(S) GRANTED.

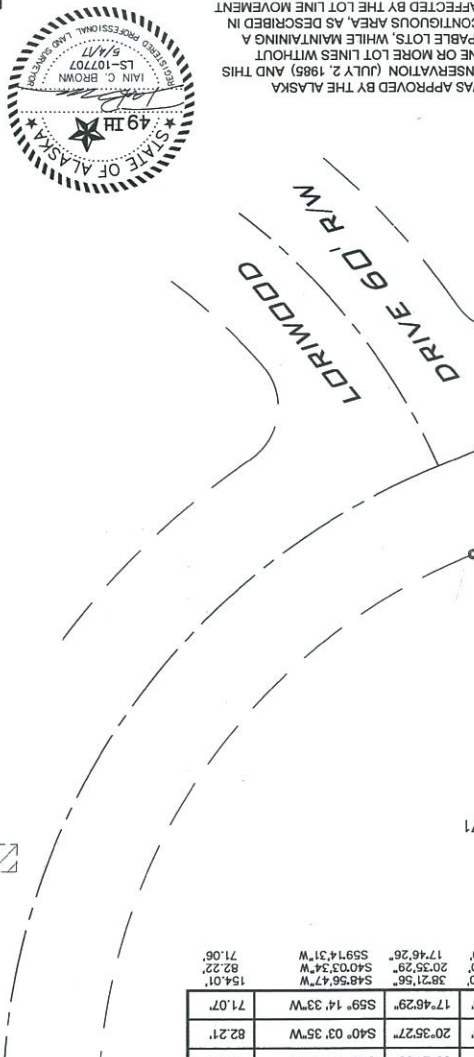
5) THESE LOTS ARE AFFECTED BY AN HOMER ELECTRIC ASSOCIATION RIGHT OF WAY EASEMENT, BLANKET IN NATURE, RECORDED AUGUST 21, 1963.

6) THE KENAI PENINSULA BOROUGH PLAT COMMITTEE GRANTED AN EXCEPTION TO KPB 20.20.240 BUILDING SETBACKS, FOR THE EXISTING STRUCTURES ON LOT 4A, AT THE MEETING OF FEB. 27, 2017 FOR THIS PLAT.

7) ALL NEW REAR AND/OR ADJACENT CONSTRUCTION IS SUBJECT TO THE 20 FT. BUILDING SETBACK AND THE 20 FT. BUILDING SETBACK APPLIES TO REMAINDER OF SAID LOT 4A.

8) THE KENAI PENINSULA BOROUGH PLANNING COMMISSION GRANTED THE UTILITY EASEMENT VACATION SHOWN HEREON AT THE MEETING OF APRIL 10, 2017. (SEE DETAIL).

9) COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED WITHIN THE INSTRUMENT FILED SEPTEMBER 19, 1984 IN VOLUME 245 PAGE 599 KENAI RECORDING DISTRICT MAY AFFECT THESE LOTS.



WASTEWATER DISPOSAL

THE EXISTING PARENT SUBDIVISION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (JULY 2, 1985) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.40.040(A)(4)(A), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.40.020(1)(C).

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGEMENT

FOR: Terence W. Johnson  
 My commission expires: 10/15/2017  
 day of May 2017

TERENCE W. JOHNSON, Trustee  
 P.O. Box 2200  
 Kenai, AK 99611

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	154.01'	230.00'	38°21'56"	S48°56'49"W	151.15'
C2	82.66'	230.00'	20°35'27"	S40°03'35"W	82.21'
C3	71.35'	230.00'	17°45'29"	S59°14'33"W	71.07'
(C1)	151.15'	230.00'	38°21'56"	S48°56'49"W	154.01'
(C2)	82.66'	230.00'	20°35'27"	S40°03'34"W	82.22'
(C3)	71.35'	230.00'	17°46'26"	S59°14'31"W	71.06'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREA TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Terence W. Johnson, Trustee  
 P.O. Box 2200  
 Kenai, AK 99611

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of February 27, 2017.

Authorized Official  
 [Signature]

KENAI PENINSULA BOROUGH BY

SCALE  
 FEET  
 0 30 60

NORTH

