



REPLY TO  
ATTENTION OF:

**DEPARTMENT OF THE ARMY**  
**U.S. ARMY ENGINEER DISTRICT, ALASKA**  
**REGULATORY DIVISION**  
**WESTSIDE BUSINESS PARK**  
**2175 UNIVERSITY AVENUE, SUITE 201E**  
**FAIRBANKS, ALASKA 99709-4927**

January 04, 2010

Regulatory Division  
POA-2005-440-M2

DEPARTMENT OF THE ARMY  
PERMIT MODIFICATION

Department of the Army permit number POA-2005-440-4, Isabella Creek, was issued to Sahn Investments 2 LLC on June 1, 2005, authorizing:

"The discharge of approximately 18,000 cubic yards of material into approximately 5.3 acres for the construction of approximately 1.0 mile of road; the discharge of approximately 600 cubic yards of fill into approximately 0.2 acres per each of the 40 wetland lots for the development of a 66 lot subdivision, and the discharge of approximately 3700 cubic yards into approximately one acre for the construction of a containment berm and settling pond."

General Condition 1 of the original permit POA-2005-440-4, Isabella Creek stated:

"The time limit for completing the work authorized end on May 31, 2008. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached."

The permit was modified (POA-2005-440-M, Isabella Creek) on November 16, 2006, as follows:

"Remove authorization for impacts to 1.51 acres of waters of the United States, wetlands, by eliminating a 1,306'L x 24'W stretch of road across Tax Lot 2418, section 24, T. 1 N., R. 1 W., Fairbanks Meridian, and by eliminating a 625'L x 34'W stretch of road in the southwest portion of Lot 2, section 19, T. 1 N., R. 1 E., Fairbanks Meridian. Total project impacts are reduced to 40,850 cubic yards of fill into 12.79 acres of wetlands. A new road would be constructed wholly in uplands north of the subdivision per the attached plans. Subdivision lot and block lines and internal roads would be platted per the attached plans."

Modification POA-2005-440-M also included changes to the language of permit conditions #6 and #7 due to the modification.



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**FAIRBANKS, ALASKA 99709-4927**

January 4, 2010

Regulatory Division  
POA-2005-440-M2

Mr. Jeff Zuckerman  
Sahn Investments 2, LLC  
Post Office Box 70277  
Fairbanks, Alaska 99707

Dear Mr. Zuckerman:

Enclosed is the signed Department of the Army (DA) permit modification, file number **POA-2005-440-M2** Isabella Creek authorizing a five-year time extension for Wilshire Subdivision. This is the 2nd permit modification of the original permit.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins. Also, if you need to request another time extension, a full public review will be necessary. Full public reviews are required every ten years.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

You may contact me by mail at the address above, via email [Debby.J.McAtee@usace.army.mil](mailto:Debby.J.McAtee@usace.army.mil), or by phone (907) 474-2166, if you have questions. For additional information about our Regulatory Program visit our web site at [www.poa.usace.army.mil/reg](http://www.poa.usace.army.mil/reg).

Sincerely,

A handwritten signature in cursive script that reads "Debby McAtee".

Debby McAtee  
Regulatory Specialist

Enclosure

General Condition 1 of POA-2005-440-M, Isabella Creek stated:

"The time limit for completing the work authorized end on November 30, 2009."

This is the **2nd** modification of the original permit (POA-2005-440-M2, Isabella Creek). General Condition No. 1 of the permit is hereby modified as follows:

The time limit for completing the work authorized ends on **December 31, 2014**. If you find that you need more time to complete the authorized activity, please submit your request for a time extension to the Corps of Engineers for consideration at least one month before permit expiration.

The project is located in sections 18 and 19, T. 1 N., R. 1 E., Fairbanks Meridian; Latitude 64.9039° N., Longitude -147.6297° W.; in Fairbanks, Alaska.

All other conditions under which the subject authorization was made remain in full force and effect. This authorization should be attached to the original permit.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:



Debby McAtee  
Regulatory Specialist