

**KENAI PENINSULA BOROUGH  
RESOURCE PLANNING DEPARTMENT  
LAND MANAGEMENT DIVISION**

144 North Binkley Street  
Soldotna, Alaska 99669  
(907) 714-2200

**APPLICATION TO REQUEST THE NEGOTIATED PURCHASE, LEASE, OR  
EXCHANGE OF BOROUGH OWNED LAND**

A \$500 FEE MUST BE SUBMITTED WITH THIS APPLICATION. THE \$500 IS NOT APPLIED TO THE PURCHASE PRICE AND IS REFUNDED ONLY IF THE APPLICATION IS NOT FOUND TO BE IN THE PUBLIC'S BEST INTEREST. IF APPROVED BY THE BOROUGH ASSEMBLY, A \$1,000 EARNEST MONEY PAYMENT MUST BE SUBMITTED WITHIN SEVEN DAYS OF AFFIRMATIVE ASSEMBLY ACTION.

THIS FORM IS TO BE COMPLETED BY INDIVIDUAL(S) OR ORGANIZATION'S WISHING TO PURCHASE, LEASE OR EXCHANGE BOROUGH LAND PURSUANT TO KPB 17.10.100(C) or (I). IT IS TO BE COMPLETED, IN FULL, TO THE BEST OF KNOWLEDGE OF THE INDIVIDUAL OR AUTHORIZED REPRESENTATIVE. IF REQUESTED, PROPRIETARY AND FINANCIAL INFORMATION OF APPLICANTS THAT IS SO MARKED, WILL BE KEPT CONFIDENTIAL. THE ASSEMBLY MUST APPROVE, BY ORDINANCE, ANY DISPOSITION OF BOROUGH LAND.

**ATTACH SEPARATE SHEETS IF MORE SPACE IS NEEDED FOR EXPLANATION. IF A SECTION (or, portion thereof) IS NOT APPLICABLE, MARK WITH THE ABBREVIATION "N/A". ASK KPB LAND MANAGEMENT STAFF IF YOU HAVE ANY QUESTIONS ABOUT THE INFORMATION REQUESTED. PLEASE TYPE OR PRINT.**

1. NAME OF INDIVIDUAL COMPLETING APPLICATION FORM:

Name Michael L. Chase Phone # (907) 262-3233

Mailing Address P.O. Box 39 Kasilof, Ak 99610

Physical Address Mike 7 1/2 Coho Loop Rd Kasilof, Ak 99610

2. OTHER INDIVIDUAL(S) OR ORGANIZATION(S) PARTY TO THIS APPLICATION:

a) Name Elizabeth J Chase Phone # (907) 262-3233

Mailing Address P.O. Box 39

Physical Address Mike 7 1/2 Coho Loop Rd Kasilof, Ak 99610

Relationship to applicant(s) Wife

b) Organization name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Physical Address \_\_\_\_\_

Primary Contact: \_\_\_\_\_ Title: \_\_\_\_\_

Phone # ( ) \_\_\_\_\_

3. TYPE OF ORGANIZATION: (CHECK ONE)

Individual  Sole Proprietorship \_\_\_\_\_

General Partnership \_\_\_\_\_ Non-Profit Corporation \_\_\_\_\_

Limited Partnership \_\_\_\_\_ Non-Profit Association \_\_\_\_\_

Other \_\_\_\_\_ Corporation \_\_\_\_\_

Note: Please submit, as appropriate, the following items with this application: 1) current Alaska business license; 2) designation of signatory authority to act for organization or individuals. If non-profit, has IRS Tax Exempt Status been obtained? Yes \_\_\_ No \_\_\_ If yes, attach letter of determination. If no, please attach certificate, articles of incorporation, by-laws, or other appropriate documentation.

4. LEGAL DESCRIPTION:

Township 310, Range 12W, Section 9, Seward Meridian

Lot/Block/Subdivision \_\_\_\_\_

Plat Number \_\_\_\_\_ Recording District \_\_\_\_\_

Assessors Parcel Number(s) 13301036 Size/Acreage 6 acre (+ -)

Other description please see attached map

5. THIS APPLICATION IS BEING MADE FOR THE FOLLOWING: (CIRCLE ONE)

Purchase       Lease       Exchange

Other (specify): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. PROPOSAL:

- a) Purchase Price: Fair Market Value
- b) Down Payment Amount (Minimum 10% of Purchase Price): will be 10%
- c) Payment Terms (Maximum 10 years; except for agricultural land where maximum is 20 years) :  
10 year
- d) Interest Rate (Minimum: prime plus 2%): prime plus 2%

OTHER TERMS AND CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ARE THERE ANY CONTINGENCIES TO THIS TRANSACTION: YES \_\_\_ NO  IF YES, LIST:

\_\_\_\_\_  
\_\_\_\_\_

7. PLEASE DESCRIBE ALL SPECIAL CIRCUMSTANCES AND ANY OTHER REASONS YOU BELIEVE THE BOROUGH SHOULD SELL THIS LAND TO YOU ON YOUR PROPOSED TERMS. BE SPECIFIC.

To have a physical access to existing land locked borough property

8. IF PROPOSAL IS OTHER THAN FAIR MARKET VALUE, PLEASE STATE WHY IT WOULD BE IN THE "BEST PUBLIC INTEREST" TO APPROVE THIS PROPOSAL. INCLUDE ALL SUPPORTING FACTS AND DOCUMENTS.

N/A

9. LAND STATUS: DESCRIBE ANY EXISTING IMPROVEMENTS; PROVIDE PHOTOGRAPHS IF AVAILABLE.

\_\_\_\_\_  
\_\_\_\_\_

- 10. ATTACH SITE PLAN DEPICTING THE PROPOSED USE OF THE PROPERTY.
  
- 11. LIST THREE (3) CREDIT REFERENCES. IN ADDITION, AN ACTUAL CREDIT REPORT FROM A LOCAL PROVIDER IS REQUESTED IF BALANCE TO BE FINANCED BY THE BOROUGH EXCEEDS \$50,000.

NAME	ADDRESS	PHONE #
<u>Wells Fargo</u>	<u>44552 Sterling Hwy</u>	<u>(907) 262-4435</u>
<u>KeyBank</u>	<u>44260 Sterling Hwy</u>	<u>(907) 714-4280</u>
<u>Alaska USA</u>	<u>43874 Sterling Hwy</u>	<u>(907) 714-4301</u>

- 12. HAS APPLICANT OR AFFILIATED ENTITY PREVIOUSLY PURCHASED OR LEASED BOROUGH OWNED LAND OR RESOURCES?  YES  NO IF YES, PROVIDE LEGAL DESCRIPTION; TYPE OF PURCHASE OR LEASE; AND CURRENT STATUS:

\_\_\_\_\_  
\_\_\_\_\_

- 13. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS?  YES  NO IF YES, EXPLAIN, INCLUDING DATES:

\_\_\_\_\_  
\_\_\_\_\_

- 14. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OR LIEN?  YES  NO IF YES EXPLAIN:

\_\_\_\_\_  
\_\_\_\_\_

- 15. COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT FOR EACH INDIVIDUAL

APPLICANT OR ORGANIZATION. ATTACH ADDITIONAL STATEMENTS AS NECESSARY.

APPLICANT/BIDDER QUALIFICATION STATEMENT

I Michael L Chase,  
(printed name)  
of P.O. Box 39,  
(address)  
Kasilof, AK 99610,  
(city, state)

do hereby swear and affirm

I am eighteen years of age or older; and

I am a citizen of the United States; a permanent resident; or a representative of a group, association or corporation which is authorized to conduct business under the laws of Alaska; and

I am not delinquent on any deposit or payment of any obligation to the Borough; and

I am not in breach or default on any contract or lease involving land in which the Borough has an interest; and

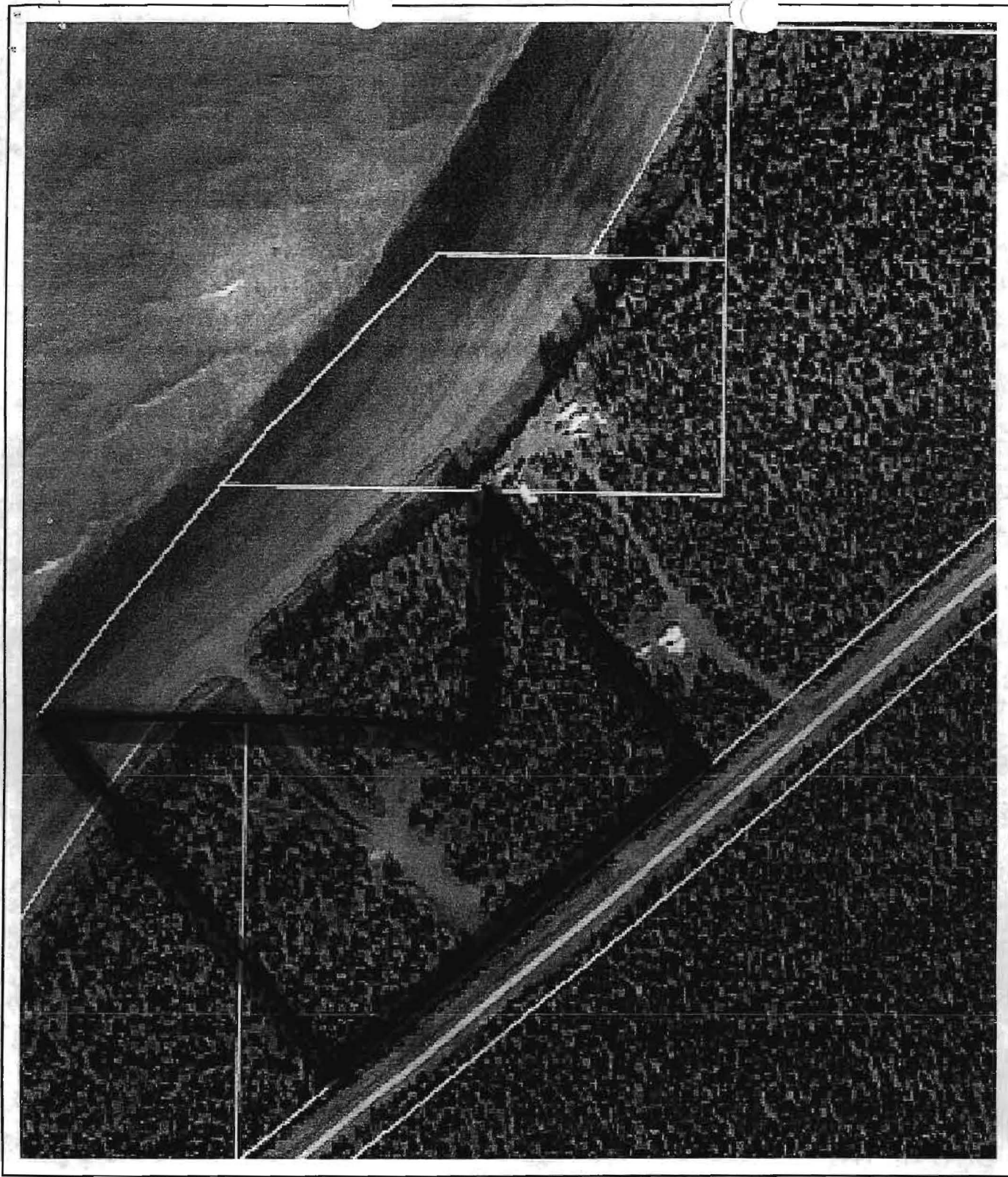
I have not failed to perform under a contract or lease involving Borough land in the previous five years and the Borough has not acted to terminate the contract or lease or to initiate legal action.

Unless agreed otherwise in writing and signed by the Borough Mayor, I agree to pay recording fees, closing fees, escrow setup fees, annual escrow fees, collection fees, surveying fees, and acquisition of title insurance. If my proposal is to lease the land, I agree to provide a performance bond, general liability insurance, provide a damage deposit, and pay for remote site inspection, if applicable.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael L. Chase  
Print Name

Michael Chase / 5/27/2011  
Applicant Signature / Date



# KPB Parcel Viewer



#10

Printed: Mar 20, 2011

2003-004067-0

Recording Dist: 302 - Kenai  
4/3/2003 1:58 PM Pages: 1 of 3

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# State of Alaska



## Patent

No. 18756

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 550 West 7th Avenue, Suite 1050A, Anchorage, Alaska 99501-3579, pursuant to AS 29.65.010-.140 and the regulations promulgated thereunder, and the Final Finding and Decision dated July 1, 2002, for good and valuable consideration, grants and conveys to the Grantee, the KENAI PENINSULA BOROUGH, whose mailing address of record is 144 North Binkley Street, Soldotna, Alaska 99669, Grantee's successors and assigns, all that real property situated in the Kenai Recording District, State of Alaska, and described as follows:

TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA

SECTION 9: LOTS 5, 6, 7, 10, 11, 13, 14, 15, 16, 17, 18, AND 19.

CONTAINING 42.61 ACRES, MORE OR LESS.

ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON AUGUST 17, 1953.

Subject to:

Valid existing rights, including reservations, easements, and exceptions in the U.S. Patent or other state or federal conveyance, and in acts authorizing the issue thereof;

easements, rights-of-way, covenants, conditions, reservations, notes on the plat, and restrictions of record, if any.

An easement, 50 feet each side of the section line, dedicated to the State of Alaska for public highways under AS 19.10.010 and 11 AAC 51.025.

A continuous public access easement, 50 feet wide, upland of and along the mean high water line of Cook Inlet in accordance with AS 38.05.127 and 11 AAC 51.045.

A public access easement, 25 feet wide, 12.5 feet each side of the centerline that coincides with an existing trail in accordance with AS 38.05.127 and 11 AAC 51.045. Said easement commences on the west side of Coho Loop Road right-of-way at approximately mile 7.75, thence northwesterly through the SW1/4NE1/4 and Government Lot 10, Section 9, Township 3 North, Range 12 West, Seward Meridian, Alaska to the intersection of the aforesaid easement. Any encroachment of the trail within Government Lot 9 will be relocated within the boundaries of Government Lot 10 along the common lot line of Government Lots 9 and 10. Said easement may not be vacated, abandoned or otherwise extinguished or rendered incapable of reasonable use by the public for the purposes for which it is reserved, unless an alternative means of reasonable public access is provided by the Grantee and approved by the Grantor.

Net chargeable acreage under AS 29.65.010 is 42.61 acres, more or less.

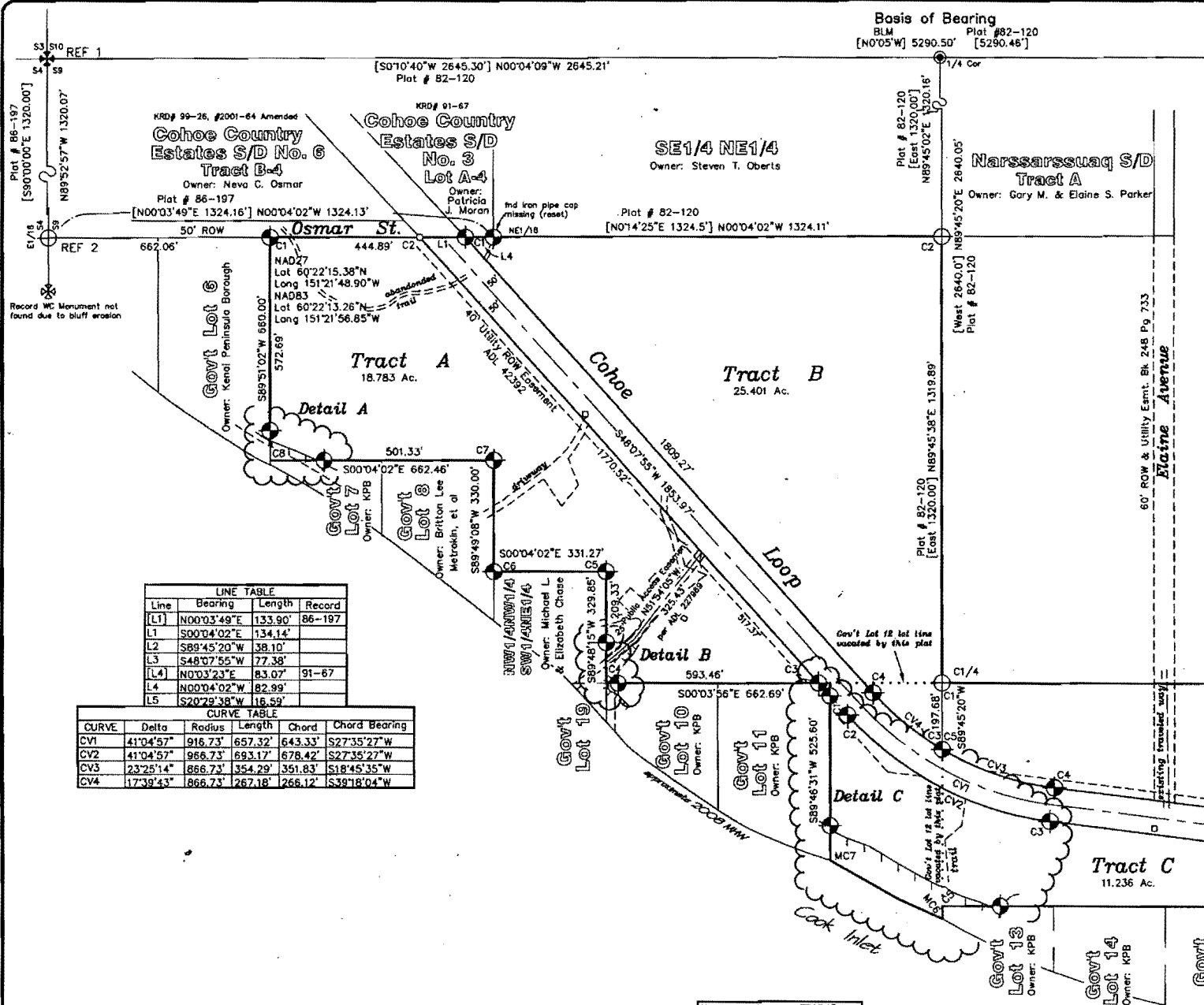
**The Grantor** hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

**To Have And To Hold** the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's successors and assigns forever.









Line	Bearing	Length	Record
L1	N00°03'49"E	133.90'	86-197
L2	S00°04'02"E	134.14'	
L3	S89°45'20"W	38.10'	
L4	N00°03'23"E	77.38'	91-67
L5	N00°04'02"E	82.99'	
L6	S20°29'38"W	16.59'	

CURVE	Delta	Radius	Length	Chord	Chord Bearing
CV1	41°04'57"	916.73'	657.32'	643.33'	S27°35'27"W
CV2	41°04'57"	966.73'	693.17'	678.42'	S27°35'27"W
CV3	23°25'14"	866.73'	354.29'	351.83'	S18°45'35"W
CV4	17°39'43"	866.73'	1267.18'	1268.12'	S39°18'04"W

NIK, Cook Inlet - T10543	
Lot	60°41'N, Long. 151°23.9'W
MHW	20.6'
MHW	19.8'
MLW	2.1'
MLLW	0.0'

**CERTIFICATE OF OWNERSHIP and DEDICATION**

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of A.S.L.S. No. 2005-6, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

DATED Mar 05, 2010 for Gerald Jennings  
 Director, Division of Mining, Land & Water  
 550 W. 7th Avenue, Ste No. 650  
 Anchorage, Alaska 99501-3576

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn to before me this 5<sup>th</sup> day of March 2010 by Gerald Jennings  
Ronda Wilson  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES with office



**APPLICANT CERTIFICATE**

I, the undersigned, hereby certify that we are the applicant as shown hereon. We hereby approve this survey and plat.

ADL No. 55710 Tracts B & D  
 ADL No. 227962 Tracts A & C

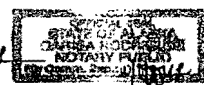
David R. Carey  
 Dave R. Carey, Mayor  
 Kenai Peninsula Borough  
 144 N. Binkley Street  
 Soldotna, Alaska 99669

25 Nov 09  
 Date

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn to before me this 15 day of November 2009 by David R. Carey

Carissa Robinson  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES with office



**NOTES:**

- 1) This survey was accomplished 2005-6.
- 2) All bearings shown are true bearings, and distances shown are based on a bearing obtained from the BLM.
- 3) The accuracy of this survey is as shown on the plat.
- 4) All parcels of land owned by the State of Alaska are shown on this plat. A 50 foot (50') easement, served to the State of Alaska.
- 5) No access to State maintain. State of Alaska Department.
- 6) No permanent structure, utility easement which would use the easement.
- 7) Roads must meet the design by the Borough in order to be included in the road maintenance.
- 8) Building Setback - A setback rights-of-way resolution of the Borough.
- 9) The natural meanders of Cook Inlet form the true approximate line of MHW, with the true corners being their intersection with the