

NEGOTIATED SALE, LEASE OR EXCHANGE OF BOROUGH LAND

KENAI PENINSULA BOROUGH

LAND MANAGEMENT DIVISION

144 N. Binkley Street
Soldotna, AK 99669-7599
lmweb@kpb.us

Phone: 907-714-2205
Fax: 907-714-2378

A \$500.00 fee must be submitted with this application. The \$500.00 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.

This form is to be completed by individuals or organizations wishing to purchase, lease or exchange borough land pursuant to KP.B 17.10.100 (C) or (I). The application is to be completed in full to the best of knowledge of the individual or authorized representative. If requested, proprietary and financial information of the applicants, that is so marked, will be kept confidential. The assembly must approve, by ordinance, any disposition of borough land. The application process generally takes between 90-180 days.

Attach separate sheets of paper if more space is needed for explanation. If a section (or portion thereof) is not applicable, mark with the abbreviation "N/A". Contact Kenai Peninsula Borough Land Management staff if you have any questions about the information requested on the application. Please type or print.

Applicant Information

Name: Jerry D & Cheryle E James

Organization: _____

Mailing Address: PO Box 724 Cooper Landing, AK 99572

Phone: 907-290-1213 Cell Email: cheryle@wildmans.org

*595-1325 Home 907-290-1214 Cell Jerry
595-1456 Work*

Other individuals(s) or organizations(s) party to this application (add additional pages if needed):

Name: _____

Organization: _____

Mailing Address: _____

Phone: _____ Email: _____

Type of Organization (check one):

- Individual
- Sole Proprietorship
- General Partnership
- Non-Profit
- Limited Liability Company
- Limited Partnership
- Corporation
- Other:

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 Individual
3. Non-Profits – IRS Tax Exemption Status
 - Yes – Please attach letter of determination
 - No – Please attach certificate, articles of incorporation, by-laws, or other appropriated documentation.

Description of parcel(s) of interest (add additional pages if needed):

Legal Description: T5N R 3W Sec 28 Seward Meridian SW 2006021 AK State Land Survey
2003-5 Tract E

Plat Number (if applicable): _____ Recording District: Seward

Tax Parcel ID: 11911905 Size/Acreage: .89 acres/usable .50

This application is being made for the following (check the appropriate box);

Purchase Lease Exchange Other (please specify)

Complete this section for Negotiated Sales Only:

a. Offer Price: 36,000.00

b. Are you wishing to seek Borough financing for this purchase Yes No
(If yes, terms will be discussed during the negotiations)

c. Please explain the reasons why you believe the Borough should sell this land to you, be specific (add additional pages if needed):
Tract E is adjacent to my 3 lots in Cooper Landing, it requires driveway easements
through Tract E to reach my lots. We would like to incorporate Tract E into our
existing properties when we obtain ownership of Tract E.

If the proposal is for other than fair market value, please state why it would be in the public's best interest to approve this proposal. Include all supporting facts & documents. See attached memo on Fair Market Value from KPB Land Appraiser as of 3/3/2020

Are there any existing improvements on this land? If yes please describe and provide photos if available.

No Improvements,

Raw property, no improvement plans to date.

Attach a site plan depicting the proposed use of the property.

Plan attached Yes No

Has the applicant or affiliated entity previously purchased or leased Borough owned land or resources:

No Yes (If yes provide legal description; type of purchase/lease and its' current status)

Has the applicant or affiliated entity ever filed a petition for bankruptcy, been adjudged bankruptor, or made an assignment for the benefit of a creditor?

No Yes (If yes please explain, including dates):

Is the applicant or affiliated entity now in default on any obligation to, or subject to any unsatisfied judgment or liens?

No Yes (If yes, please explain):

Complete the following applicant qualification statement for each individual applicant or organization (*attach additional statements as necessary*):

APPLICANT QUALIFICATION STATEMENT

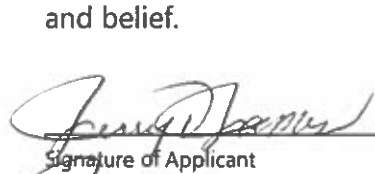

Name: Jerry D & Cheryle E James

Address: PO Box 724 Cooper Landing, AK 99572

I hereby swear and affirm to the best of my knowledge:

- That I am eighteen years of age or older; and
- I am a citizen of the United States or a permanent resident who has filed a declaration of intention to become a citizen 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 obligation to the Kenai Peninsula Borough (KPB); and
- I am not currently in breach or default on any contract or lease involving land in which KPB has not acted to terminate the contract or lease or to initiate legal action.
- Unless agreed otherwise in writing and signed by the KPB mayor, the above named applicant agrees to provide a performance bond, general liability insurance, 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.

 
Signature of Applicant

3/4/2020
Date

  
Jerry D James Cheryle E James
Print Name