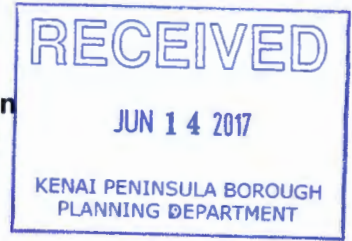




**KENAI PENINSULA BOROUGH**  
**Planning Department • Land Management Division**  
 144 North Binkley Street • Soldotna, Alaska 99669-7520  
 PHONE: (907) 714-2205 • FAX: (907) 714-2378  
[www.kpb.us](http://www.kpb.us)



## Application for Negotiated Sale, Lease or Exchange of Borough Land

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.

**1. Name of individual/organization completing this application form:**

Name: DEAN CARL Organization: NO ORGANIZATION, SELF  
 Mailing Address: PO BOX 1413  
 City: SEWARD State: AK Zip Code: 99664  
 Phone: (907) 362-3611 Email: AK1DEAN@YAHOO.COM

**2. Other individual(s) or organization(s) party to this application:**

A. Name: NONE Organization: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Relationship to Applicant(s): \_\_\_\_\_

B. Name: \_\_\_\_\_ Organization: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Relationship to Applicant(s): \_\_\_\_\_

3. Type of Organization (check one):

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

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.

4. Legal description of parcel(s) of interest:

Legal Description: T 1 N R 1 W SEC 27 SEWARD MERIDIAN SW  
000022 MCBRIDE SUB LOT 2

Plat Number: SW 22 Recording District: SEWARD

Assessor Parcel Number(s): 144 060 06 Size/Acreage: AREA 60' X APPROXIMATELY

Other Description: 183' BETWEEN HWY + CREEK SUB LOT OF EXISTING 1.3 ACRE LOT

5. This application is being made for the following (check appropriate box):

- Purchase
- Lease
- Exchange
- Other (please specify): \_\_\_\_\_

6. Proposal (For Negotiated Sales Only):

- a. Purchase Price: FAIR MARKET VALUE
- b. Down Payment Amount (Minimum 10% of Purchase Price): \_\_\_\_\_
- c. Payment Terms (Maximum 10 years; except agricultural lands where maximum is 20 years):  
AB + C WERE THE TERMS WHEN I BOUGHT MY EXISTING  
PROPERT FROM THE BOROUGH, WORKED GOOD.
- d. Interest Rate (Minimum: Prime plus 2%): \_\_\_\_\_
- e. Other Terms & Conditions: \_\_\_\_\_
- f. Are there any contingencies to this transaction:
  - No
  - Yes (please list): \_\_\_\_\_

7. (For Negotiated Sales Only) 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:  
THIS WILL LET ME MOVE MY DRIVEWAY TO A MUCH SAFER LOCATION AND IS ADJACENT TO THE PROPERTY I LIVE ON. IT GIVE ME SPACE TO BETTER BUILD THE RESIDENCE THAT I AM NOW PERMITTED FOR.

8. If the proposal is for 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.

9. Land Status: Describe any existing improvement, provide photos if available:

THERE ARE NO IMPROVEMENTS. IT IS RAW LAND.

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

11. (For Negotiated Sales Only) List three (3) credit references. In addition, an actual credit report from a local provider is requested if the balance to be financed by the Borough exceeds \$50,000.00

i. Name: METCO

Phone: 907 224 3151

Address: 2701 SEWARD HWY 99664

ii. Name: ALASKA USA

Phone: 1(800) 525-9094

Address: PO BOX 196613 ANCHORAGE, AK. 99519-6613

iii. Name: KPB - REFERENCE TO QUESTION 12

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

12. 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 or lease and current status):

T 2 N R 2 W SEC 27 SEWARD MERIDIAN SW 000022  
MCBRIDE SUBDIVISION LOT 1

13. 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): \_\_\_\_\_

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

14. 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): \_\_\_\_\_

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

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

**Applicant/Bidder Qualification Statement**

I DEAN CARL (name), of POBOX 1413 SEWARD, AK 99664 (address), do hereby swear and affirm:

- I am eighteen years of age or older, and
- I am a citizen of the United State; 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 despite or payment of any obligation to the Borough; an
- 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.

Printed Name: DEAN CARL

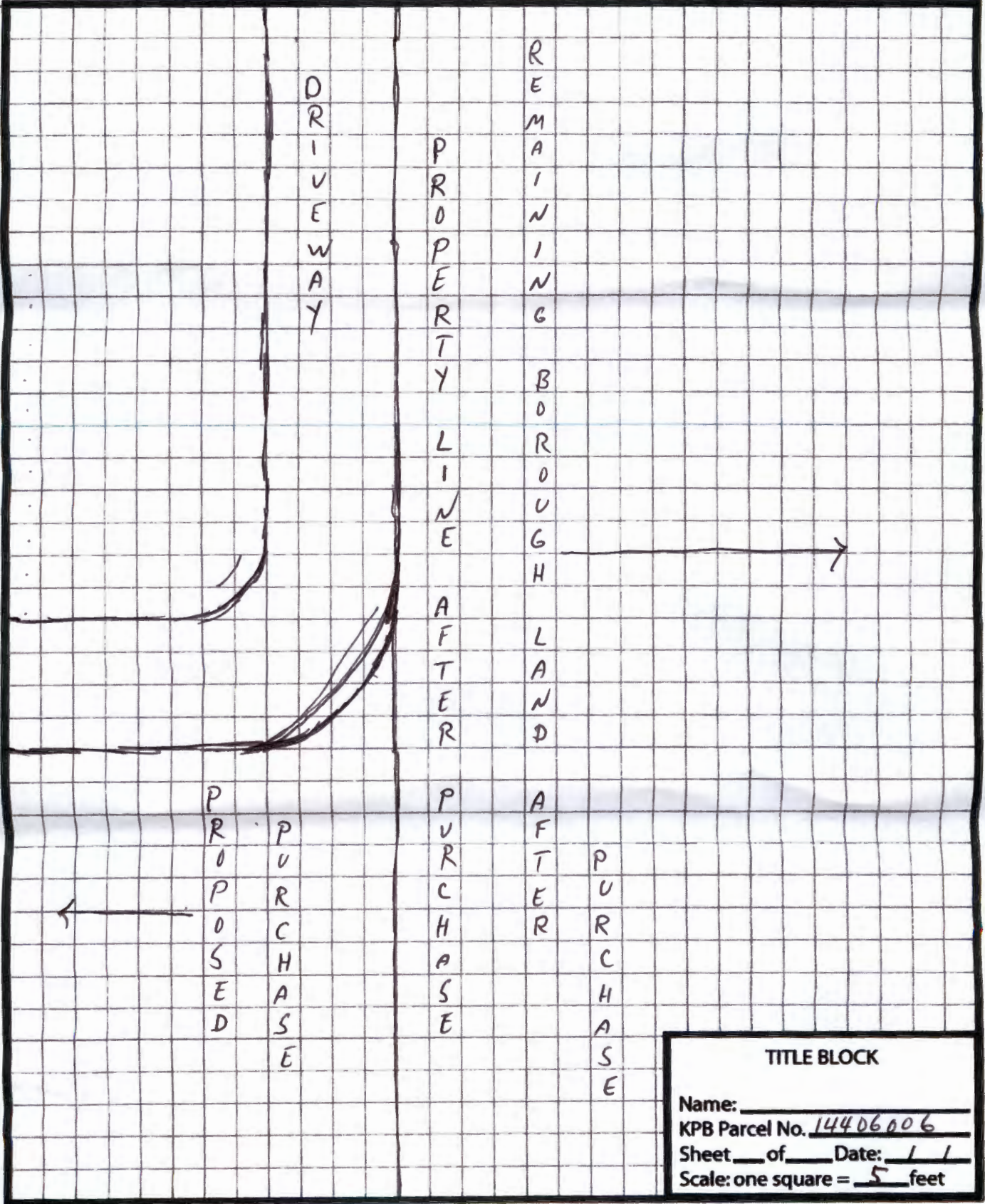
Date: 6-12-2017

Applicant Signature: Dean Carl

IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION  
PLEASE CONTACT LAND MANAGEMENT DIVISION

60' x 183' STRIP OF PARCEL 14406006

SEWARD HWY ~~SITE PLAN: TOP VIEW~~



**TITLE BLOCK**

Name: \_\_\_\_\_

KPB Parcel No. 14406006

Sheet \_\_\_ of \_\_\_ Date: 1/1

Scale: one square = 5 feet



**KENAI PENINSULA BOROUGH**  
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**PETITION FOR CLASSIFICATION OR RECLASSIFICATION**  
**KPB 17.10.080(F)**

Classification does not imply that a parcel will be approved for sale or that the petitioner will receive right or preference to the land. A non-refundable application fee of \$500.00 must be submitted with this form.

Petitions for reclassification of borough land in communities with an adopted land use plan will be considered biannually by the Planning Commission pursuant to Kenai Peninsula Borough (KPB) Resolution 97-084. Please contact the KPB Planning Department for dates petitions must be submitted by to be considered.

Parcel Identification Number (PIN- 8 digits): 144 060 06

Legal Description: T 1 N R 1 W SEC 27 SEWARD MERIDIAN SW  
00000 22 MCBRIDE SUBDIVISION LOT 2

Existing Classification: UNCLASSIFIED Proposed Re-Classification: RESIDENTIAL

Please explain justification for proposed (re)classification below: THIS ALLOWS ME TO MOVE  
MY DRIVEWAY TO A MUCH SAFER LOCATION AND IS ADJACENT  
TO THE PROPERTY I LIVE ON. IT GIVES ME SPACE TO BETTER  
BUILD A RESIDENCE THAT I AM NOW PERMITTED FOR

Name of Petitioner: DEAN CARL

Mailing Address: PO BOX 1413

City: SEWARD State: AK Zip: 99664

Phone: (907) 362-3611 Fax: \_\_\_\_\_ Email: AK1DEAN@YAHOO.COM

Dean Carl  
 Signature

6-12-2017  
 Date

IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION  
 PLEASE CONTACT THE LAND MANAGEMENT DIVISION

# Kenai Peninsula Borough

144 N. Binkley  
Soldotna, Alaska 99669-7599

BUSINESS: (907) 714-2197 or (907) 714-2175  
FAX: (907) 714-2376



## TAX COMPLIANCE CERTIFICATION

FILL IN ALL INFORMATION REQUESTED, SIGN AND DATE, AND SUBMIT WITH BID OR PROPOSAL

Reason for Certificate: \_\_\_\_\_ For (Dept.): \_\_\_\_\_

Date Rec'd by Finance: \_\_\_\_\_ Business Name: NO BUSINESS

Owner Name(s): DEAN CARL a. Individual

NO Business Mailing Address: PO BOX 1413 SEWARD, AK. 99664 b. Corporation \_\_\_\_\_

Telephone: 907) 362-3611 Fax: \_\_\_\_\_ c. Partnership \_\_\_\_\_

E-mail: AK1DEAN@YAHOO.COM d. Other \_\_\_\_\_

As a business or individual, have you ever conducted business or owned real or personal property within the Kenai Peninsula Borough? Yes  No  (If yes, please supply the following account numbers and sign below. If no, please sign below.)  
Kenai Peninsula Borough Code of Ordinances, Chapter 5.28.140, requires that businesses/individuals contracting to do business with the Kenai Peninsula Borough be in compliance with Borough tax provisions. No contract will be awarded to any individual or business who is found to be in violation of the Borough Code of Ordinances in the several areas of taxation.

### REAL/PERSONAL/BUSINESS PROPERTY ACCOUNTS

Number	Account Name
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TAX ACCOUNTS/STATUS	
(TO BE COMPLETED BY BOROUGH PERSONNEL)	
YEAR LAST PAID	BALANCE DUE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\_\_\_\_\_  
Kenai Peninsula Borough Finance Dept (Signature Required)

IN COMPLIANCE  
Date YES  NO

### SALES TAX ACCOUNTS

Number	Account Name
_____	_____
_____	_____
_____	_____
_____	_____

TAX ACCOUNTS/STATUS		
(TO BE COMPLETED BY BOROUGH PERSONNEL)		
FILED THRU	M/F's	BALANCE DUE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\_\_\_\_\_  
Kenai Peninsula Borough Sales Tax (Signature Required)

IN COMPLIANCE  
Date YES  NO

DEAN CARL  
Dean Carl, the THERE IS NO BUSINESS, hereby certify that, to the best of my knowledge, the above  
(Name of Applicant) (Title)  
information is correct as of 6-12-2017,  
(Date) Dean Carl  
(Signature of Applicant - Required)

\*\*\* IF ANY BUSINESS IS CONDUCTED OR IS AWARDED A BID WITHIN THE KENAI PENINSULA BOROUGH YOU MUST BE REGISTERED TO COLLECT SALES TAX. THE SALES TAX DEPARTMENT CAN BE REACHED AT (907) 714-2175.

**KENAI PENINSULA BOROUGH**144 N. BINKLEY STREET  
SOLDOTNA, AK 99669  
907-262-4441

<b>Received By:</b>	MistyM	<b>Receipt Number:</b>	U17.14349
<b>Location:</b>	Kenai Front Counter	<b>Receipt Year:</b>	2017
<b>Session:</b>	MistyM-1636	<b>Date Received:</b>	06/15/2017

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Other - Miscellaneous	Type: Misc Rev/Land Recl -250.37310	500.00	0.00	0.00	0.00	500.00	500.00	0.00

\*\*\*\*\*PLEASE LOOK AT YOUR RECEIPT CLOSELY AS TO THE TAX YEAR/BILL YOUR PAYMENT WAS APPLIED TOWARDS\*\*\*\*\*

THE BALANCE REMAINING IS THE AMOUNT DUE AS OF THE DATE OF THE RECEIPT

<b>Totals:</b>	500.00	0.00	0.00	0.00	500.00	500.00	0.00
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Tender Information:

Charge Summary:

Cashiers Check #00340591	500.00	Other - Miscellaneous	500.00
Total Tendered	500.00	Total Charges	500.00

**Kenai Peninsula Borough** 144 N. BINKLEY STREET SOLDOTNA, AK 99669

By Whom Paid:

DEAN E CARL

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	500.00
<b>PAID</b>	500.00
<b>CHANGE</b>	0.00