

## **E. NEW BUSINESS**

- 4. Ordinance 2024-24: Authorizing the retention or sale of certain real property conveyed to the Kenai Peninsula Borough through tax foreclosure process**

# Kenai Peninsula Borough

## Planning Department – Land Management Division

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Aaron Hughes, Land Management Officer *AH*

**FROM:** Jennifer Shields, Land Management Agent *JLS*

**COPY:** Brandi Harbaugh, Finance Director  
Robert Ruffner, Planning Director

**DATE:** July 25, 2024

**RE:** Ordinance 2024-\_\_ Authorizing Retention or Sale of Certain Real Property  
Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings  
(Mayor)

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Pursuant to AS 29.45.290 et. seq. and KPB 17.10.100(A) regarding tax foreclosure proceedings, the Kenai Peninsula Borough (“KPB”) has received clerk’s deeds for the real property listed in the subject Ordinance. Pursuant to AS 29.45.460(c), notice of the sale is sent to the last owner(s) of record by certified mail within five days of the first publication of the notice of hearing of the ordinance.

A preliminary list of parcels proposed for the 2024 auction was sent for review and comment to the KPB School District, all KPB administrative departments, cities, and KPB service areas. The Ordinance will authorize those parcels shown on Exhibit B to be sold at public auction and authorize those parcels on Exhibit A to be retained for a public purpose with a classification recommendation. The number of parcels to be sold or retained is subject to change prior to sale should delinquent tax obligations be paid.

Due to the recent reduction in local newspaper publication dates, the Ordinance provides for an exception to public notice publication in a newspaper of general circulation of less than 30 days before the auction.

The tax foreclosure public outcry auction is scheduled for October 5, 2024 at the Soldotna High School Auditorium. The Planning Commission will consider the Ordinance at its regularly scheduled meeting on August 12, 2024.

Your consideration is appreciated.

Introduced by: Mayor  
Date:  
Hearing:  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-**

**AN ORDINANCE AUTHORIZING RETENTION OR SALE OF CERTAIN REAL  
PROPERTY CONVEYED TO THE KENAI PENINSULA BOROUGH THROUGH TAX  
FORECLOSURE PROCEEDINGS**

**WHEREAS,** certain real property has been deeded to the Kenai Peninsula Borough (“KPB”) through tax foreclosure proceedings pursuant to AS 29.45.290 et seq. for delinquent payment of taxes; and

**WHEREAS,** these parcels have been reviewed by the KPB School District, all KPB administrative departments, service areas, cities, and the Planning Commission; and

**WHEREAS,** the KPB administration recommends certain parcels be retained for the public purpose, as noted; and

**WHEREAS,** in accordance with AS 29.45.460(c), notice of hearing of this ordinance was sent by certified mail to the former owners of record; and

**WHEREAS,** in accordance with KPB 5.12.320, notice of sale will be published in a newspaper(s) of general circulation in the KPB no less than 30 days before the date of the sale and posted within that time in at least three (3) public places in the KPB;

**WHEREAS,** the KPB will, up to 5:00 pm the day prior to the date of auction, extend the right to repurchase properties retained for public purpose and foreclosed properties that are scheduled for sale; and; and

**WHEREAS,** the Planning Commission conducted a public hearing during its regularly-scheduled meeting on August 12, 2024, and recommended \_\_\_\_\_;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the real property listed and described in EXHIBIT A, incorporated herein by reference, is designated as tax foreclosed parcels retained for a public purpose with a recommended classification, pursuant to KPB 5.12.310.

- SECTION 2.** That it is hereby determined that a public need for the parcels listed in EXHIBIT B, incorporated herein by reference, does not exist and they are hereby designated as tax foreclosed parcels eligible for sale and may be sold by auction, pursuant to KPB 5.12.320.
- SECTION 3.** That the Mayor is hereby authorized to market and sell the real property designated as foreclosed parcels for sale for an amount not less than the judgment amount for delinquent taxes, plus penalties, interest and any and all other related costs as certified by the finance department for cash at a public outcry auction. All real property is to be sold as is, where is, subject to any and all encumbrances, restrictions of record, zoning ordinances, and any and all plat requirements and covenants.
- SECTION 4.** That in the event a parcel is sold for an amount in excess of the delinquent taxes, penalties, interest and any other related costs, excess sale proceeds for that parcel may be subject to proportioned additional sale fee incurred by KPB for Auction Services as defined in the contract for auction services.
- SECTION 5.** That once all deductions have been tabulated, the KPB Finance Director, or designee, will provide written notice to the former record owner(s) of the real property advising of the excess sale proceeds amount and the manner in which a claim for the balance of the proceeds may be submitted. Notice is sufficient if mailed to the former fee owner(s) at their last known address as disclosed by KPB assessor records. Upon presentation of a proper claim, KPB will remit excess sale proceeds to the former owner(s) of record. Per AS 29.45.480, a claim for excess proceeds which is filed after six (6) months from the date of the auction is forever barred. Upon expiration of the above claim period, all unclaimed excess sale proceeds are to be deposited in the KPB Land Trust Investment Fund, except for those parcels having delinquent amounts due to KPB for sales tax or other KPB liens. In those instances, the amounts required to payoff said delinquency or lien will be paid from the unclaimed excess sale proceeds prior to being deposited in the Land Trust Investment fund.
- SECTION 6.** That the Assembly authorizes the Mayor to conduct a live outcry auction, or online auction, or a combination thereof of the tax foreclosed real property listed in Exhibit B. The auction is to be held on October 5, 2024, at the Soldotna High School Auditorium, 425 West Marydale Ave., Soldotna, Alaska. Public notice will be prominently placed on the KPB's webpage in a consolidated location and on an official social media account of the KPB. In the event the KPB Administration is unable to proceed with the outcry auction on the designated date, the KPB Administration will reschedule the outcry auction to a date not more than 60 days later than the date designated in this Ordinance.
- SECTION 7.** That the Assembly hereby makes an exception to KPB 5.12.320(A)(2) and finds that the notice of sale must be published in a newspaper of general circulation in



the Kenai Peninsula Borough no less than five (5) calendar days before the date of the sale. A notice of sale no less than five (5) calendar days before the date of the sale is in accordance with KP.B 17.10.110 relating to disposition of interests in KP.B land and complies with state law notice requirements relating to disposition and sale of foreclosed property. As set forth in Section 6, alternative public notice methods for the sale will also be provided in accordance with KP.B 1.08.180. The notice must contain a brief description of the land, the general location of the land and the terms of the sale as fixed by the Assembly by this ordinance.

**SECTION 8.** That the Assembly finds it is in the best interests of the KP.B to require tax foreclosure sale bidders to be Alaska residents. As a condition of bidder registration, bidders must provide a valid Alaska's driver's license or State of Alaska issued identification as proof of Alaska residency. In addition, through this residency restriction, KP.B, as a political subdivision of the State, is furthering the State's purpose and intent in prioritizing the conveyance of Alaska lands to Alaska residents. Pursuant to AS 38.05.055, for state land sales, public auction or sale by sealed bid is restricted to bidders who have been residents of the state for at least one year immediately preceding the date of the sale. As a political subdivision of the State, the Assembly finds the state law compelling. Specific to foreclosed properties, restricting the tax foreclosure sale to Alaska residents is reasonable and necessary due to the challenges often presented by such properties. The KP.B's interest is in returning foreclosed properties to the tax rolls and to provide residents an avenue to use local knowledge to discern whether a property is fit for a particular purpose.

**SECTION 9.** That the Mayor must execute and deliver to the buyer of any of the sale parcels a tax foreclosure deed specifically without any warranty or representation. Said deed will convey any and all interest KP.B may have in the subject parcel, expressly reserving mineral rights, if any, to KP.B. Prospective buyers are on notice by this Ordinance and by other means of publication or public notice of the terms of the sale. KP.B has no expressed or implied knowledge of said parcels and does not guarantee any right, title or interest in and to any of the parcels sold nor to any improvements that may be located on said parcels. It is the burden of potential buyers to determine condition of title prior to bidding at the sale. KP.B will be held harmless from any and all claims regarding title or possession to, and future use and enjoyment of, any of the parcels to be sold. Potential buyers are advised that KP.B, at its sole discretion, reserves the right to withdraw any and or all of the parcels listed for sale.

**SECTION 10.** That \$\_\_\_\_\_ is appropriated from the Land Trust Fund Account No. 250.2120.49999 to Account No. 250.2120.45110 to satisfy tax obligations pursuant to AS 29.45.290 for those parcels specifically being retained by KP.B for a public purpose.

**SECTION 11.** That parcels repurchased by the former owner of record, or their heirs or assigns, on or by 5:00 p.m. AKST on October 4, 2024, will be removed from Exhibit A

or Exhibit B, as applicable.

**SECTION 12.** That Section 1 shall become effective on October 4, 2024 at 5:01 p.m. AKST.

**SECTION 13.** That Section 2 through Section 11 shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

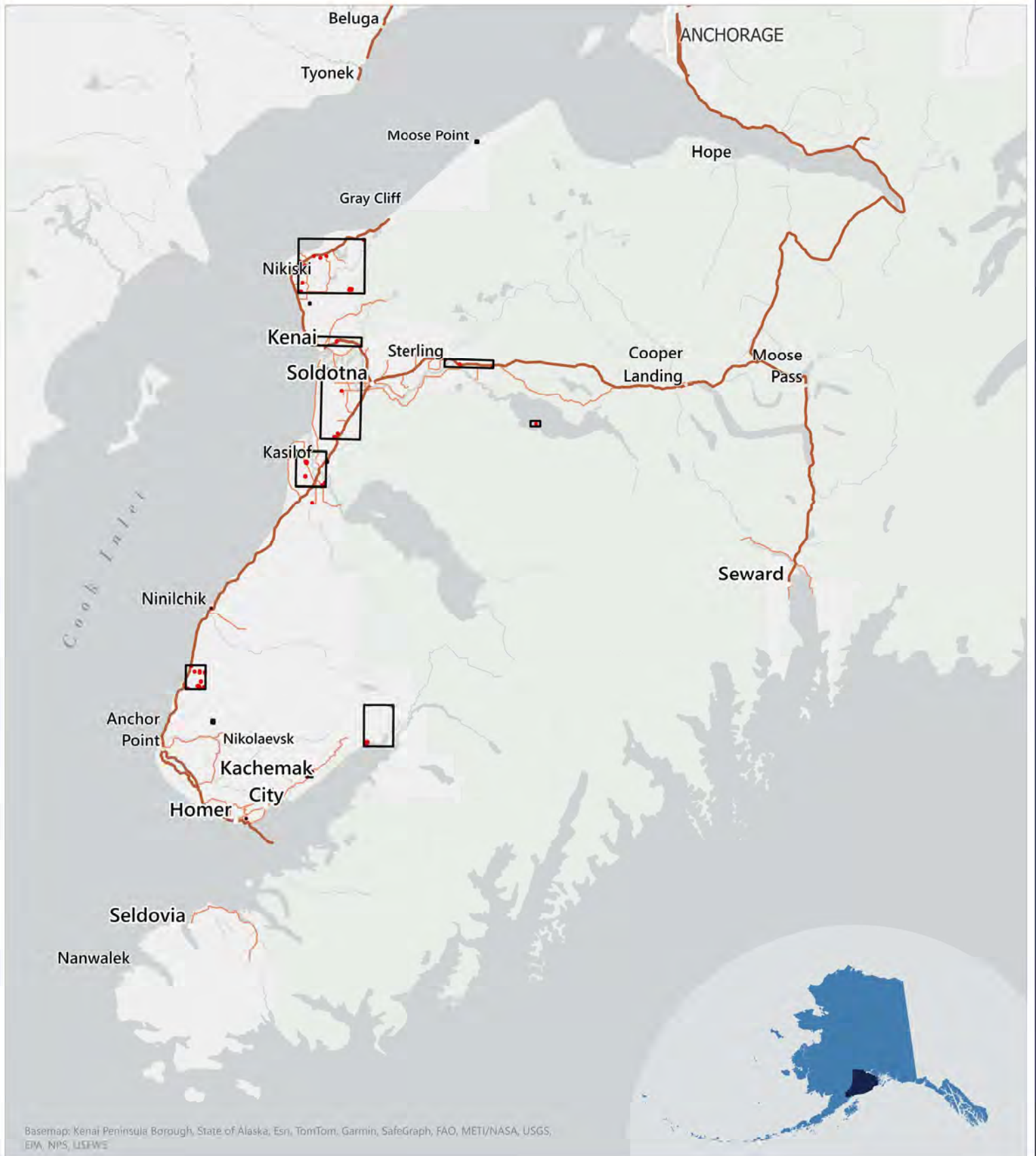
\_\_\_\_\_  
Brent Johnson, Assembly President

ATTEST:

\_\_\_\_\_  
Michele Turner, CMC, Borough Clerk



# KENAI PENINSULA BOROUGH 2024 TAX FORECLOSURE VICINITY MAP



Basemap: Kenai Peninsula Borough, State of Alaska, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS

## EXHIBIT A

### PROPERTIES TO BE RETAINED FOR A PUBLIC PURPOSE

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Reason for Retention	Recommended Classification
01516019	East one-half of the North one-half of the Northwest one-quarter of the Northwest one-quarter (E1/2 N1/2 NW1/4 NW1/4), Section 35, Township 7 North, Range 12 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01516019)	Nikiski	10	Olson, John E	Adjacent to AK LNG project	Rural
05519003	Lot Three (3), Block Five (5), KALIFONSKY BEACH INDUSTRIAL PARK SUBDIVISION, according to Plat No. 73-23, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05519003)	Kalifornsky	0.97	Lum Kam Lau & Mee Oi	Wetlands	Preservation
05525326	Lot Twenty-One (21), Block Nine (9), CASTAWAY COVE SUBDIVISION AMENDED, according to Plat No. 84-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05525326)	Kalifornsky	0.06	Dykstra, David A	Eroded into River	Preservation
15912064	Tract Fifty (50), HAPPY CREEK HOMESITES SUBDIVISION, according to Plat No. 62-711, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15912064)	Happy Valley	5	Raposa, Michael	Wetlands, adjacent to KPB owned land	Preservation
15923064	Tract Sixty-Four (64), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62- 629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923064)	Happy Valley	5	Estep Billie Anne, Hoeft Ann & Yates Maxine	Wetlands, adjacent to KPB owned land	Preservation

<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307330	Lot Seven (7), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307330)	Kasilof	1.20	Brown, Michael L & Louis J	Support future housing development	Residential
13307331	Lot Four (4), Block One (1), BROWN'S COHOE ACRES, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307331)	Kasilof	1.91	Brown, Michael L & Louis J	Support future housing development	Residential
13307332	Lot Two (2), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307332)	Kasilof	1.76	Brown, Michael L & Louis J	Support future housing development	Residential
13307333	Lot One (1), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307333)	Kasilof	1.19	Brown, Michael L & Louis J	Support future housing development	Residential
13307334	Lot Three (3), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307334)	Kasilof	1.19	Brown, Michael L & Louis J	Support future housing development	Residential
13307335	Lot Five (5), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307335)	Kasilof	1.25	Brown, Michael L & Louis J	Support future housing development	Residential
13307336	Lot Six (6), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307336)	Kasilof	1.20	Brown, Michael L & Louis J	Support future housing development	Residential

<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307338	Lot Fourteen (14), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307338)	Kasilof	1.09	Brown, Michael L & Louis J	Support future housing development	Residential
13307339	Lot Thirteen (13), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307339)	Kasilof	1.24	Brown, Michael L & Louis J	Support future housing development	Residential
13307340	Lot Twelve (12), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307340)	Kasilof	1.11	Brown, Michael L & Louis J	Support future housing development	Residential
13307341	Lot Eleven (11), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307341)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307342	Lot Ten (10), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307342)	Kasilof	1.11	Brown, Michael L & Louis J	Support future housing development	Residential
13307343	Lot Nine (9), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307343)	Kasilof	1.15	Brown, Michael L & Louis J	Support future housing development	Residential



Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Reason for Retention	Recommended Classification
13307344	Lot Eight (8), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307344)	Kasilof	1.14	Brown, Michael L & Louis J	Support future housing development	Residential
13307345	Lot Seven (7), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307345)	Kasilof	1.14	Brown, Michael L & Louis J	Support future housing development	Residential
13307346	Lot Six (6), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307346)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307347	Lot Five (5), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307347)	Kasilof	1.13	Brown, Michael L & Louis J	Support future housing development	Residential
13307348	Lot Four (4), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307348)	Kasilof	1.45	Brown, Michael L & Louis J	Support future housing development	Residential
13307349	Lot Three (3), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307349)	Kasilof	1.37	Brown, Michael L & Louis J	Support future housing development	Residential

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Reason for Retention	Recommended Classification
13307350	Lot Two (2), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307350)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307351	Lot One (1), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307351)	Kasilof	1.09	Brown, Michael L & Louis J	Support future housing development	Residential





Reason for Retention:  
**Adjacent to AK LNG project**

Recommended Classification:  
**Rural**

Acres: **10**

Legal Description:  
**East one-half of the North one-half of the Northwest one-quarter of the Northwest one-quarter (E1/2 N1/2 NW1/4), Section 35, Township 7 North, Range 12 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01516019)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

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Reason for Retention:

**Wetlands**

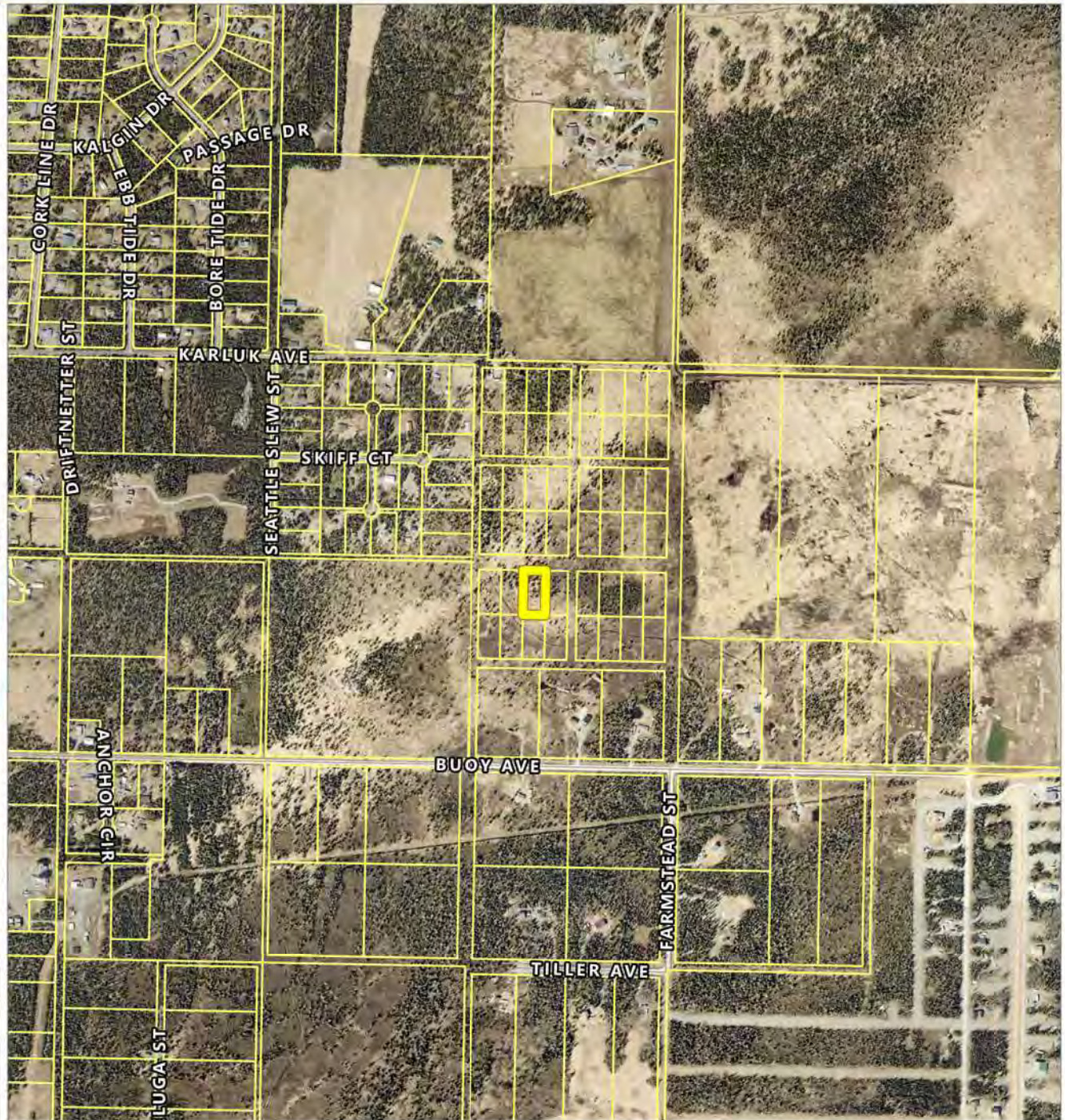
Recommended Classification:

**Preservation**

Acres: **0.97**

Legal Description:

**Lot Three (3), Block Five (5), KALIFONSKY BEACH INDUSTRIAL PARK SUBDIVISION, according to Plat No. 73-23, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05519003)**



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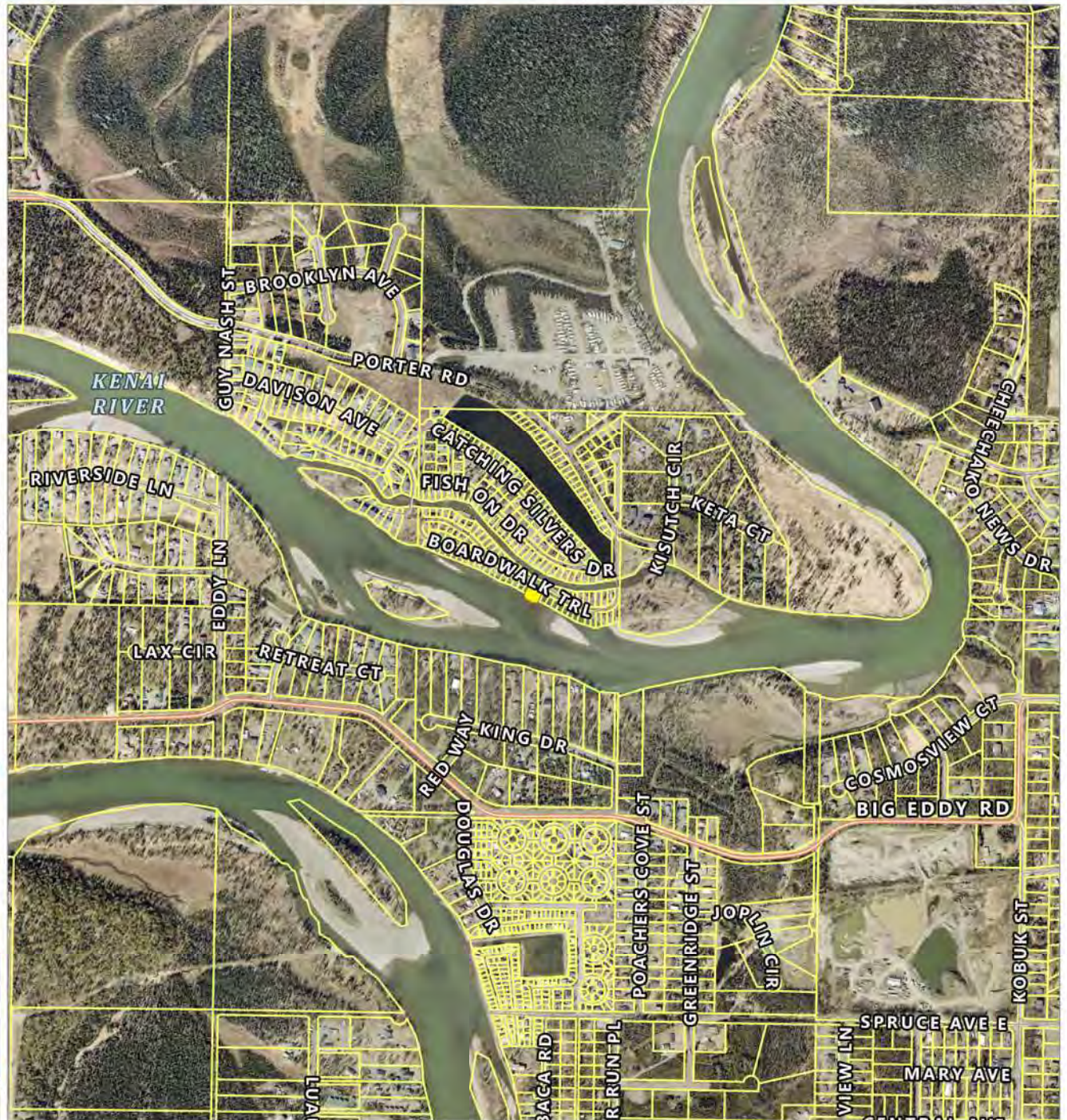
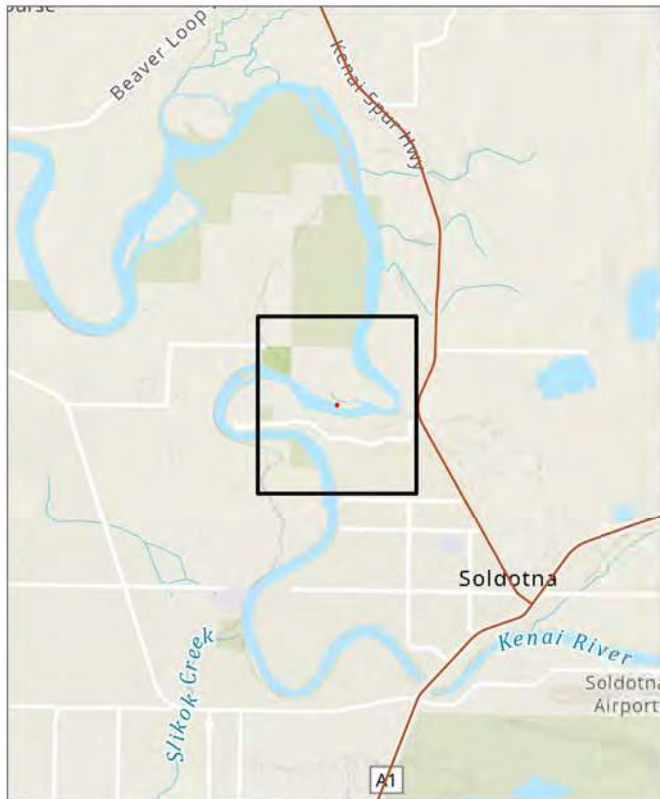


Reason for Retention:  
**Eroded into Kenai River**

Recommended Classification:  
**Preservation**

Acres: **0.06**

Legal Description:  
**Lot Twenty-One (21), Block Nine (9), CASTAWAY COVE SUBDIVISION AMENDED, according to Plat No. 84-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05525326)**



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Reason for Retention:

**Support future housing development**

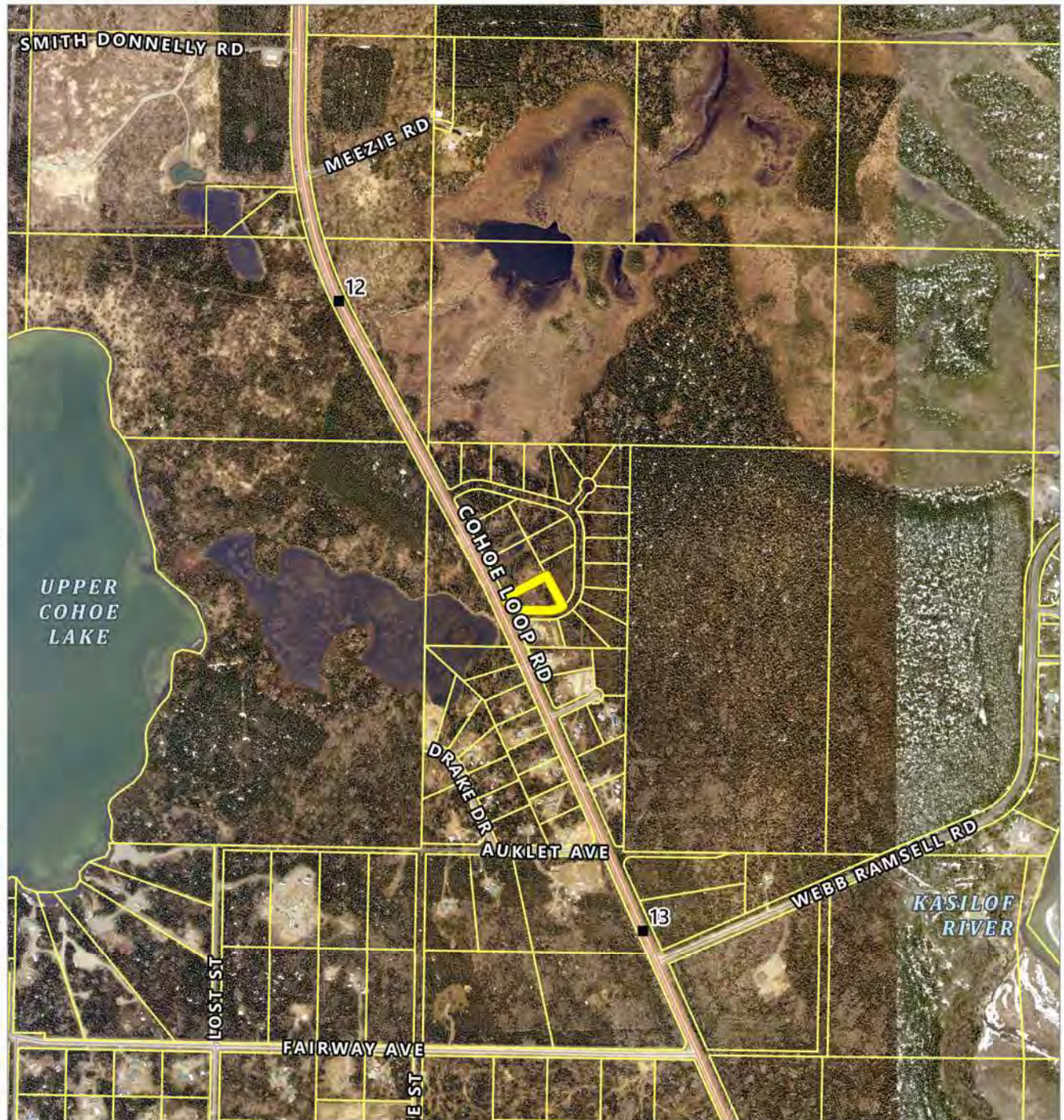
Recommended Classification:

**Residential**

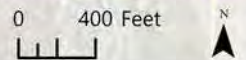
Acres: **1.20**

Legal Description:

**Lot Seven (7), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307330)**



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Reason for Retention:

**Support future housing development**

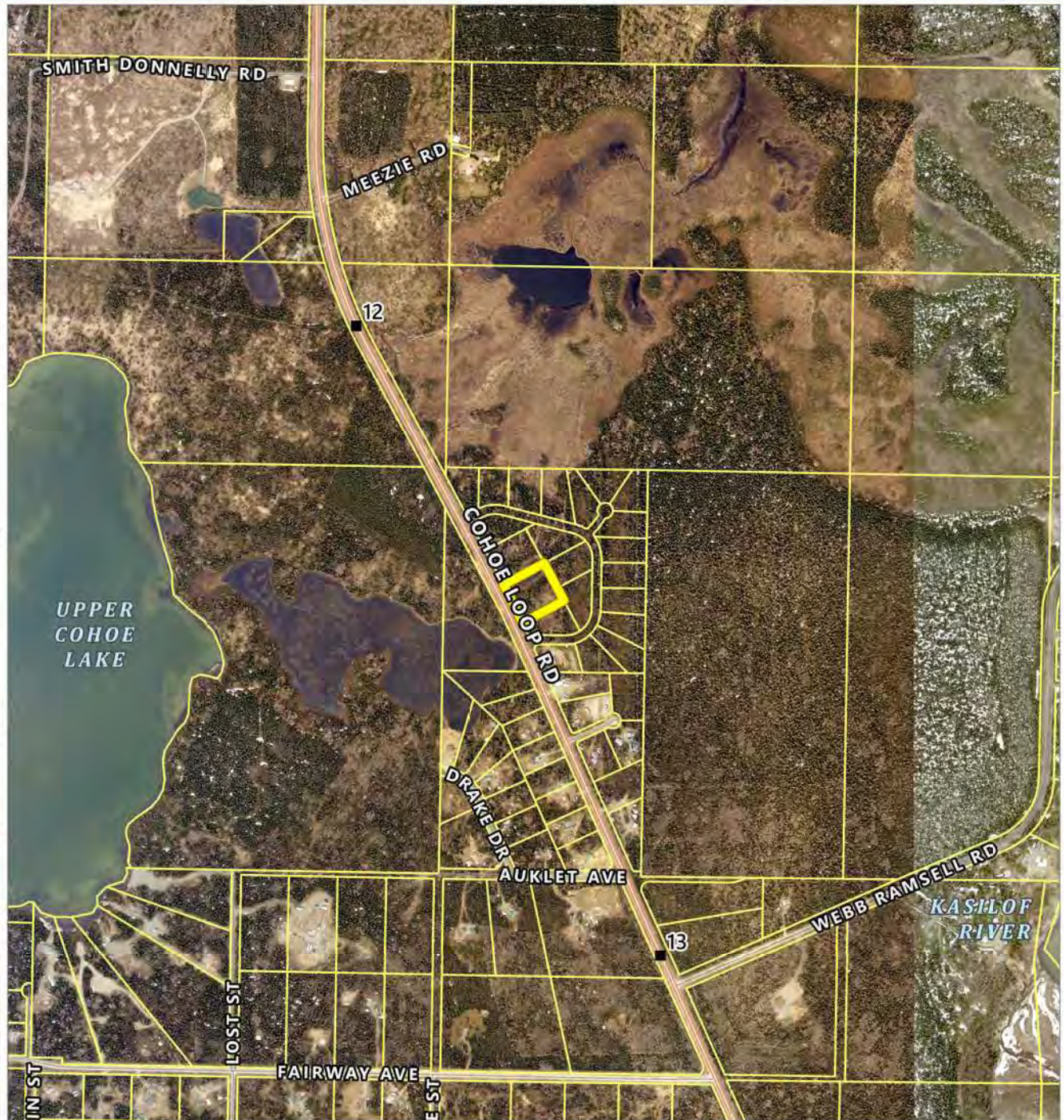
Recommended Classification:

**Residential**

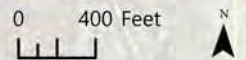
Acres: **1.91**

Legal Description:

**Lot Four (4), Block One (1), BROWN'S COHOE ACRES, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307331)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

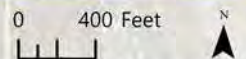
Acres: **1.76**

Legal Description:

**Lot Two (2), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307332)**



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Reason for Retention:

**Support future housing development**

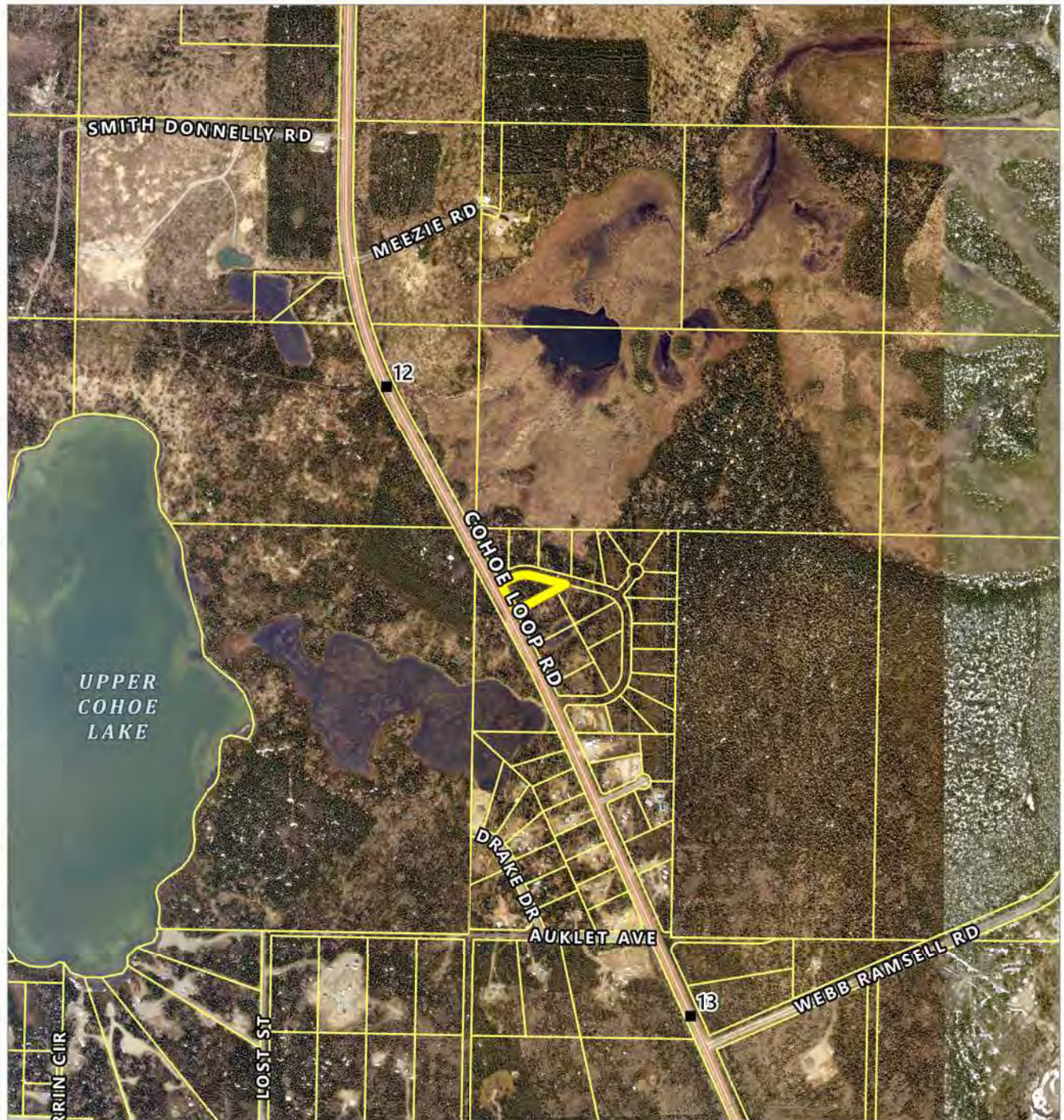
Recommended Classification:

**Residential**

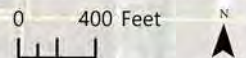
Acres: **1.19**

Legal Description:

**Lot One (1), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307333)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

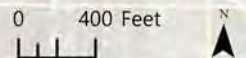
Acres: **1.19**

Legal Description:

**Lot Three (3), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307334)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

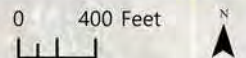
Acres: **1.25**

Legal Description:

**Lot Five (5), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307335)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

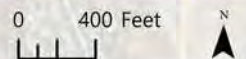
Acres: **1.20**

Legal Description:

**Lot Six (6), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307336)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.09**

Legal Description:

**Lot Fourteen (14), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307338)**



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Reason for Retention:

**Support future housing development**

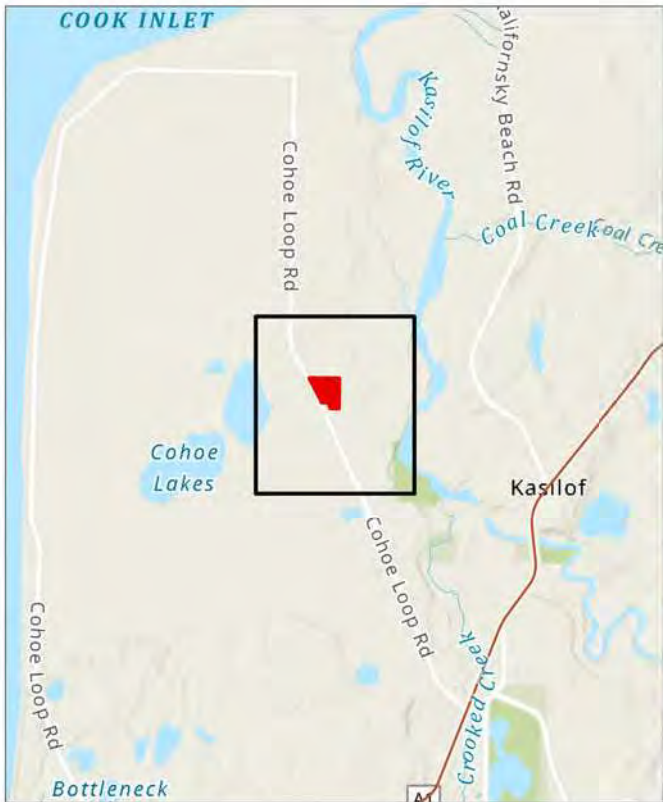
Recommended Classification:

**Residential**

Acres: **1.24**

Legal Description:

**Lot Thirteen (13), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307339)**



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Reason for Retention:

**Support future housing development**

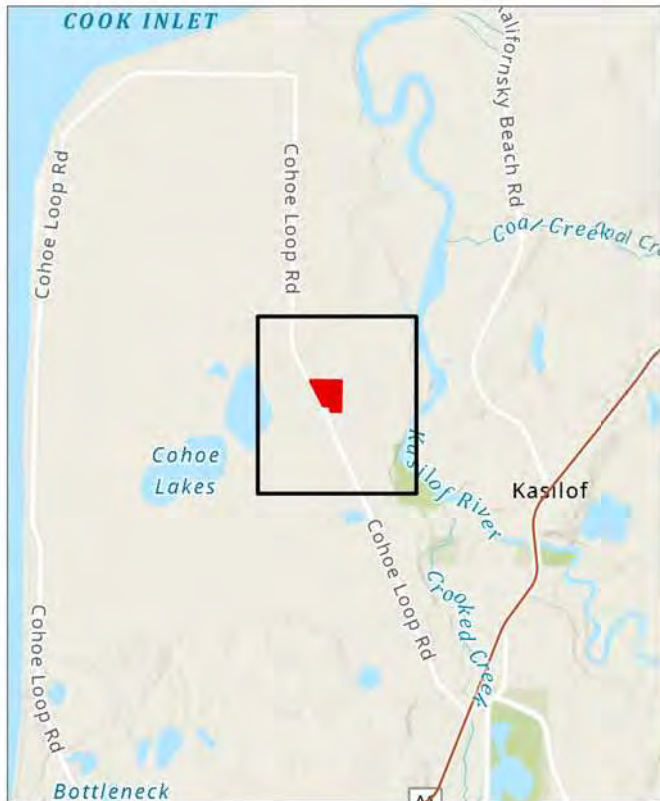
Recommended Classification:

**Residential**

Acres: **1.11**

Legal Description:

**Lot Twelve (12), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307340)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 400 Feet







Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

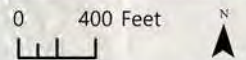
Acres: **1.10**

Legal Description:

**Lot Eleven (11), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307341)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

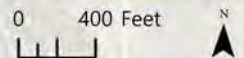
Acres: **1.11**

Legal Description:

**Lot Ten (10), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307342)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.15**

Legal Description:

**Lot Nine (9), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307343)**



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0 400 Feet







Reason for Retention:

**Support future housing development**

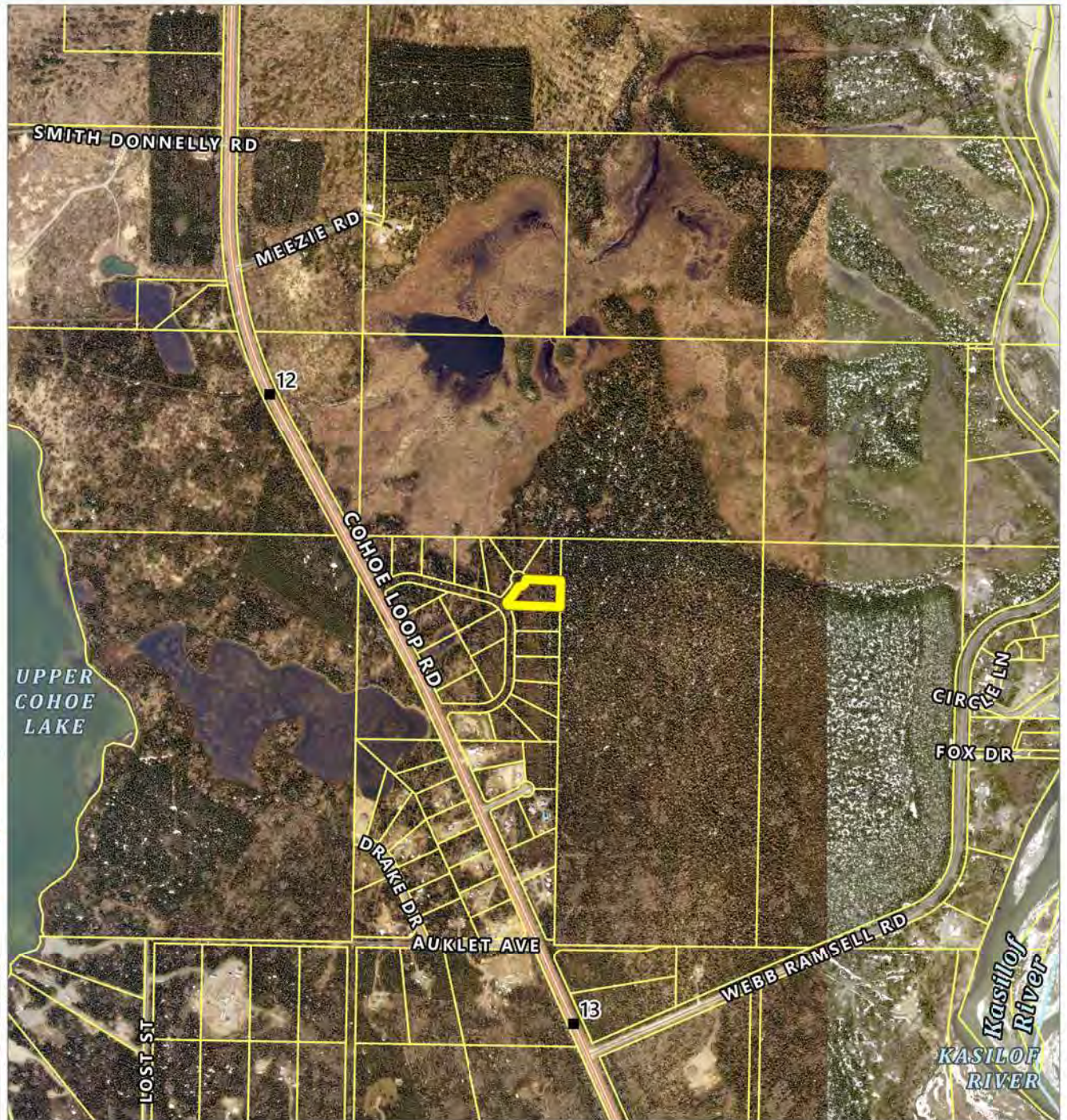
Recommended Classification:

**Residential**

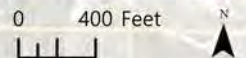
Acres: **1.14**

Legal Description:

**Lot Eight (8), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307344)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Reason for Retention:

**Support future housing development**

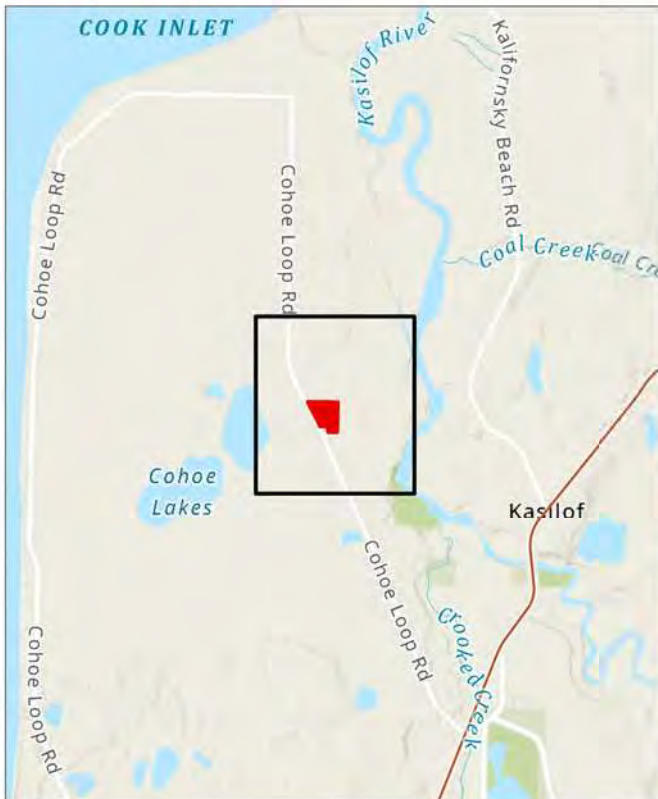
Recommended Classification:

**Residential**

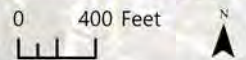
Acres: **1.14**

Legal Description:

**Lot Seven (7), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307345)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Reason for Retention:

**Support future housing development**

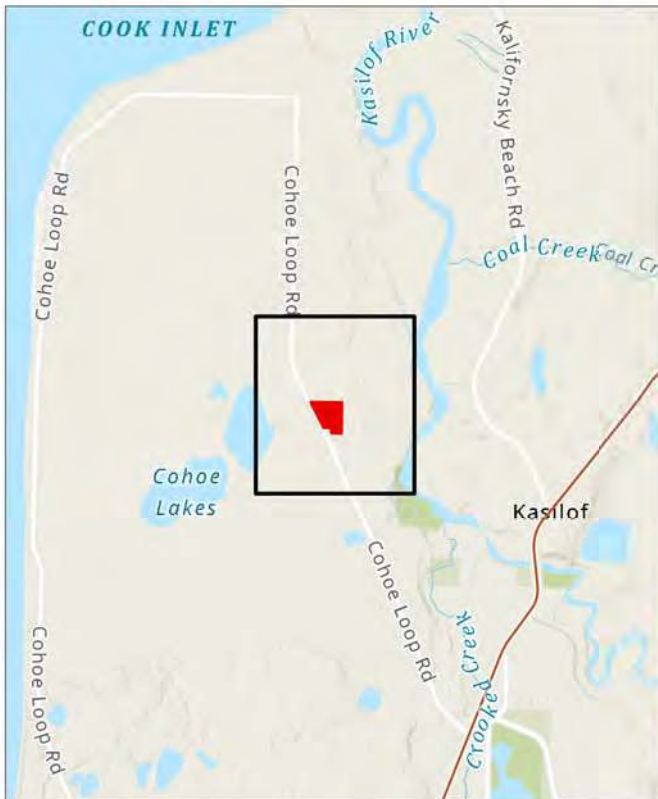
Recommended Classification:

**Residential**

Acres: **1.10**

Legal Description:

**Lot Six (6), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307346)**



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0 400 Feet







Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

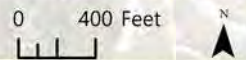
Acres: **1.13**

Legal Description:

**Lot Five (5), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307347)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

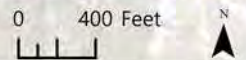
Acres: **1.45**

Legal Description:

**Lot Four (4), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307348)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.37**

Legal Description:

**Lot Three (3), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307349)**



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0 400 Feet







Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

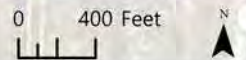
Acres: **1.10**

Legal Description:

**Lot Two (2), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307350)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

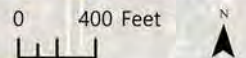
Acres: **1.09**

Legal Description:

**Lot One (1), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307351)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Reason for Retention:

**Wetlands, adjacent to KPB-owned land**

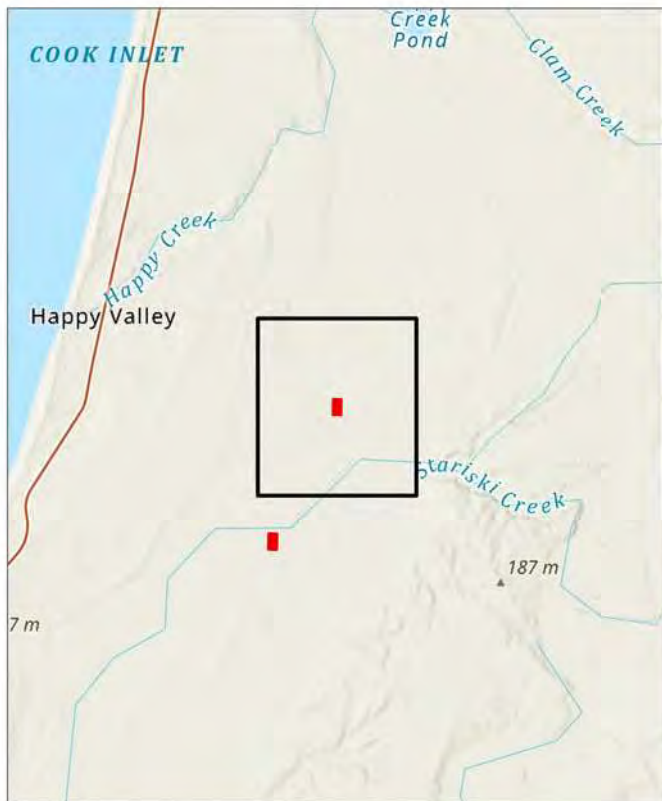
Recommended Classification:

**Preservation**

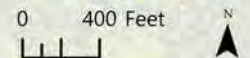
Acres: **5.0**

Legal Description:

**Tract Fifty (50), HAPPY CREEK HOMESITES SUBDIVISION, according to Plat No. 62-711, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15912064)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Reason for Retention:

**Wetlands, adjacent to KPB-owned land**

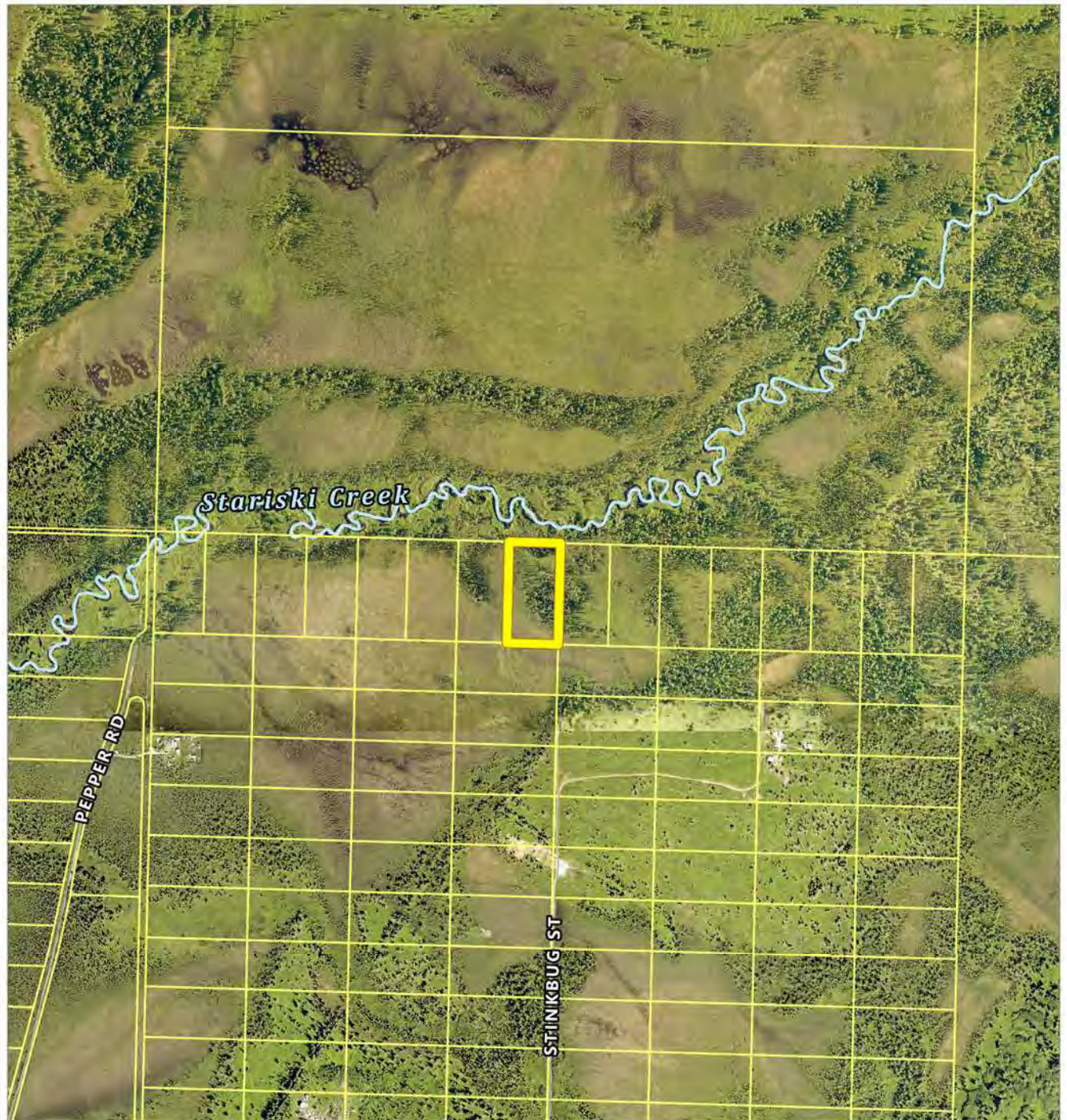
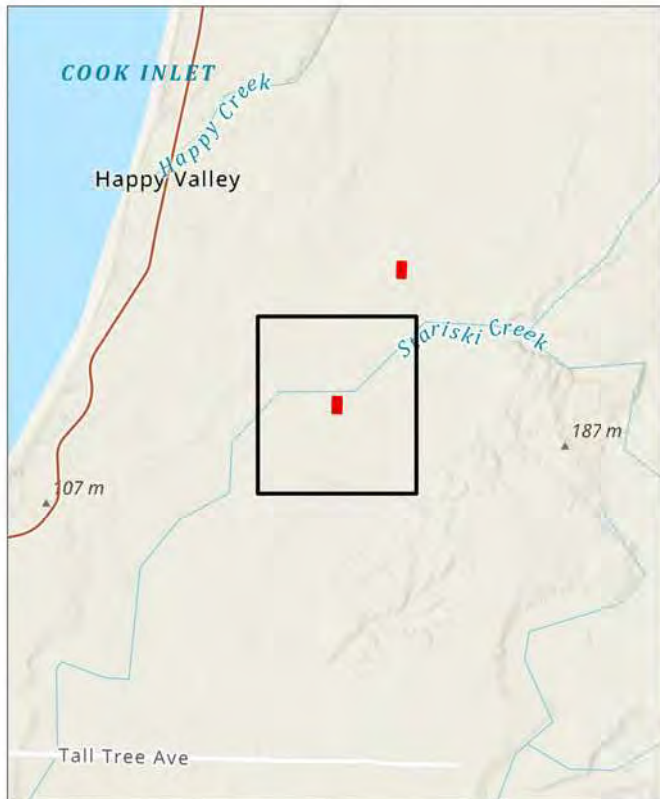
Recommended Classification:

**Preservation**

Acres: 5

Legal Description:

**Tract Sixty-Four (64), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62- 629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923064)**



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## EXHIBIT B

### PROPERTIES TO BE SOLD BY AUCTION

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
01206023	Lot Three (3), Block Fourteen (14), AURORA HEIGHTS SUBDMSION Blocks 5, 6, 7, 8, 12, 13,14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206023)	Nikiski	0.17	Faust, Michael & William	TBD
01206024	Lot Four (4), Block Fourteen (14), AURORA HEIGHTS SUBDMSION Blocks 5, 6, 7, 8, 12, 13,14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206024)	Nikiski	0.17	Faust, Michael & William	TBD
01216014	Lot Two (2), Block Two (2), TIMBER HILLS SUBDIVISION, according to Plat No. 77-114, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01216014)	Nikiski	1.57	Murray, John M	TBD
01222012	Lot One (1), EAST FORELANDS SUBDIVISION, according to Plat No. 76-69, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01222012)	Nikiski	1.28	Foster, Gerald E & Deborah R	TBD
01227019	Lot "B", OPPORTUNITY ACRES NO. 1 RESUBDIVISION LOTS 2 AND 7, according to Plat No. 77-125, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01227019)	Nikiski	1	Thomas Renetta Rose	TBD
01320142	Lot Eleven (11), Block Three (3), SILENT FOREST SUBDIVISION, according to Plat No. 84-79, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01320142)	Nikiski	0.91	Metcoff, Michael D Jr	TBD
01327020	The North one-half (1/2) of Lot Eight (8), Block One (1), lying West of Lamplight Road, WOLDJNGS TRACTS, according to Plat No. 72-6, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01327020)	Nikiski	1	Sisson, Jack D	TBD
01416007	Lot Seven (7), Block One (1), VAN SKY SUBDIVISION, according to Plat No. K-1593, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01416007)	Nikiski	0.44	Kimes, George	TBD
01725150	Lot One "A" (1A), BETTY ANN'S ACRES 2018 ADDITION, according to Plat No. 2018-41, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01725150)	Nikiski	1.55	Eyring, Joan, Elizabeth	TBD
01732311	Tract Forty-Nine (49), KONOVALOF LAKE SUBDIVISION AMENDED, according to Plat No. 86-203, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01732311)	Nikiski	39.99	Burt, Walter N	TBD
02520030	Lot Seven (7), Block Three (3), NORTH WOODS SUBDIVISION, according to Plat No. 75-110, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 02520030)	Nikiski	4.73	Falke, Don R	TBD
02544710	Lot 257, MOOSE POINT SUBDIVISION, according to Plat No. 84-65, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 02544710)	Nikiski	8.27	Johnston, William	TBD

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
03913002	Lot Two (2), Block One (1), MOMMSENS SUBDIVISION, 1988 ADDITION, according to Plat No. 91-12, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 03913002)	Kenai	0.31	Binnacle Properties	TBD
04509016	Lot One (1), JAMES SUBDIVISION, according to Plat No. K-1537, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04509016)	Kenai	0.88	Lorenzo, Eva	TBD
04921012	Lot Four (4), Block Seven (7), VALHALLA HEIGHTS SUBDIVISION PART 3, according to Plat No. K-1568, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04921012)	Kenai	0.30	Phillips, Thomas N Jr & Rookard, Oscar Jr	TBD
06306418	Lot Twelve "A" (12A), Block One (1), SUMPTER SUBDIVISION NUMBER 2, according to Plat No. 86-59, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06306418)	Sterling	0.86	Anderson, Cary Lee	TBD
06532115	Lot Nineteen "A" (19-A), MOOSE RANGE ESTATES ADDITION NO. ONE, according to Plat No. 85-1, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06532115)	Sterling	0.95	Kinnunen, Bobby A	TBD
06544020	Lot Twenty (20), Block Fourteen (14), GREGORY SUBDIVISION ADDITION NO. 6, according to Plat No. 74-54, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06544020)	Sterling	0.28	Luopa, Robert	TBD
13152055	Lot Two (2), Block Five (5), KNUITSEN SUBDIVISION NO. 4, according to Plat No. 84-63, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13152035)	Kalifornsky	0.94	Grover, Pansy Samson	TBD
13161014	Lot 1 (1), Block "A", SHANNON SUBDIVISION ADDITION NO 2, according to Plat No. 85-22, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13161014)	Kalifornsky	1.57	Shannon, Crystal Dawn & Levi	TBD
13303238	The East One-Half (E1/2) of Tract "C", O'ROURKE SUBDIVISION, according to Plat No. 76-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13303238)	Kalifornsky	4.61	West, Lesley A	TBD
13303239	The whole of Tract "D", O'ROURKE SUBDIVISION, according to Plat No. 76-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13303239)	Kalifornsky	8.82	West, Lesley A	TBD
13311410	Tract Five (5), CLAY FAMILY SUBDIVISION, NO. 2, according to Plat No. 96-29, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13311410)	Kasilof	7	Mills, Jeffrey Barrett Sr	TBD
13320033	Tract Five (5), DALLAS LANE SUBDIVISION, according to Plat No. 99-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13320033)	Kasilof	5	Whiteside Annette M for Matthew D Whiteside	TBD
13327037	Lot Five (5), Block Seven (7), COHOE SHORES SUBDIVISION, according to Plat No. 73-77, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13327037)	Kasilof	2.06	Vlasoff, Bonnie & Panamarioff, Paul	TBD

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
13505162	Lot Twenty-Five (25), Block Five (5), CARIBOU ISLAND SUBDMISION AMENDED, according to Plat No. S-37, Seward Recording District, Third Judicial District, State of Alaska. (KPB PIN 13505162)	Skilak Lake	0.65	Thomas, Renetta Rose	TBD
13723055	Lot Twenty-nine (29), BENCHMARK SUBDIVISION RENAULT 1986 SUBDIVISION OF TRACT D, according to Plat No. 86-122, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13723055)	Kasilof	0.99	Barbour, Michael A & Juanita G	TBD
13732034	Lot Ten (10), EARL H. FISLER 1983 SUBDIVISION, OF TRACT 16, according to Plat No. 85-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13732034)	Kasilof	4.94	Kitchen, Larry J	TBD
13732035	Lot Eleven (11), EARL H. FISLER 1983 SUBDIVISION, OF TRACT 16, according to Plat No. 85-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13732035)	Kasilof	4.94	Kitchen, Larry J	TBD
13733104	Lot Thirteen (13), Block One (1), WHISPERING SPRUCE SUBDIVISION, according to Plat No. 84-20, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13733104)	Kasilof	1.57	Texeira, Gale Marie	TBD
15707408	Lot Two (2), Block Two (2), NINILCHIK TOWNSITE OF USS 3036 Tract A & B, according to Plat No. 65-55, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15707408)	Ninilchik	0.40	Franey, Samuel John.	TBD
15914322	Lot Three (3), PIPERS HAVEN UNIT 2, according to Plat No. 97-86, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15914322)	Happy Valley	4.51	Douglas, Dennis	TBD
15922006	Tract Ten (10), HAPPY ACRE HOMESITES, according to Plat No. 63-666, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15922006)	Happy Valley	2.50	Larson, H P	TBD
15923006	Tract Eleven (11), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923006)	Happy Valley	5	Gill, Larry S	TBD
15923022	Tract Twenty-two (22), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923022)	Happy Valley	5	Gill, Larry S	TBD
15923034	Tract Forty-eight (48), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923034)	Happy Valley	5	Olson, Arlene E	TBD
15924052	Tract One Hundred Sixteen (116), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15924052)	Happy Valley	5	Olson, Arlene E	TBD

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
15939004	Lot Sixteen (16), ECHO ACRES SUBDIVISION, according to Plat No. 72-581, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15939004)	Happy Valley	9.13	Tillman, Aldene	TBD
15952112	Tract Two (2), PERRY-VEATER TRACTS SUBDIVISION, according to Plat No. 89-31, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15952112)	Happy Valley	2.72	Franey, Joshua G & Eisenman-Franey, Ashley M	TBD
16536003	Tract Three (3), KING ACRES SUBDIVISION, according to Plat No. 74-2192, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16536003)	Nikolaevsk	9.14	Selmont, Ralph & Richard	TBD
16536004	Tract Four (4), KING ACRES SUBDIVISION, according to Plat No. 74-2192, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16536004)	Nikolaevsk	9.14	Selmont, Ralph & Richard	TBD
17224018	Lot Fourteen (14) MANSFIELD 1983 SUBDIVISION OF TRACT H, according to Plat No. 85-86, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 17224018)	Kachemak Bay	2.27	Forner, David & Anderson, Amanda	TBD
17240001	That portion of the Northwest One-Quarter of the Southeast One-Quarter of the Southeast One-Quarter (NW 1/4 SE 1/4 SE 1/4), of Section 14, Township 5 South, Range 12 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska, lying North of the Hutler Bald Mountain Road. (KPB PIN 17240001)	Kachemak Bay	7	Langley, Edward	TBD
17913311	Lot Forty-Eight (48) VIRGINIA LYN SUBDIVISION, according to Plat No. 61-256, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 17913311)	Homer	0.34	Hanson, David	TBD
18512309	ALASKA STATE LAND SURVEY 91-93, according to Plat No. 93-20, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 18512309)	Kachemak Bay	4.35	James, Jim William	TBD
18522008	ALASKA STATE LAND SURVEY 78-177, according to Plat No. 80-36, Homer Recording District, Third Judicial District. State of Alaska. (KPB PIN 18522008)	Kachemak Bay	61.07	Martushev, Fred & Akaky F & Ivan	TBD



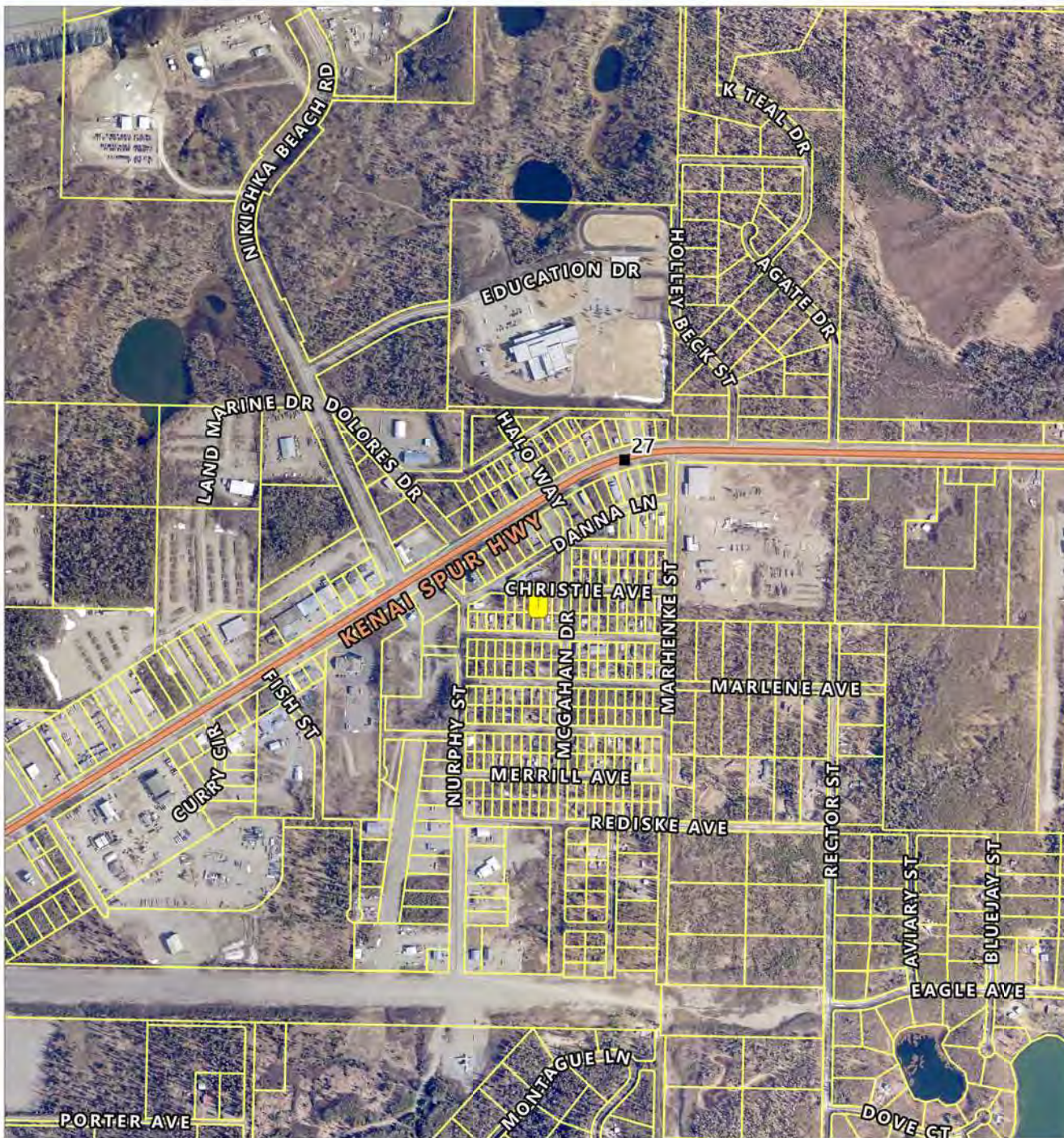
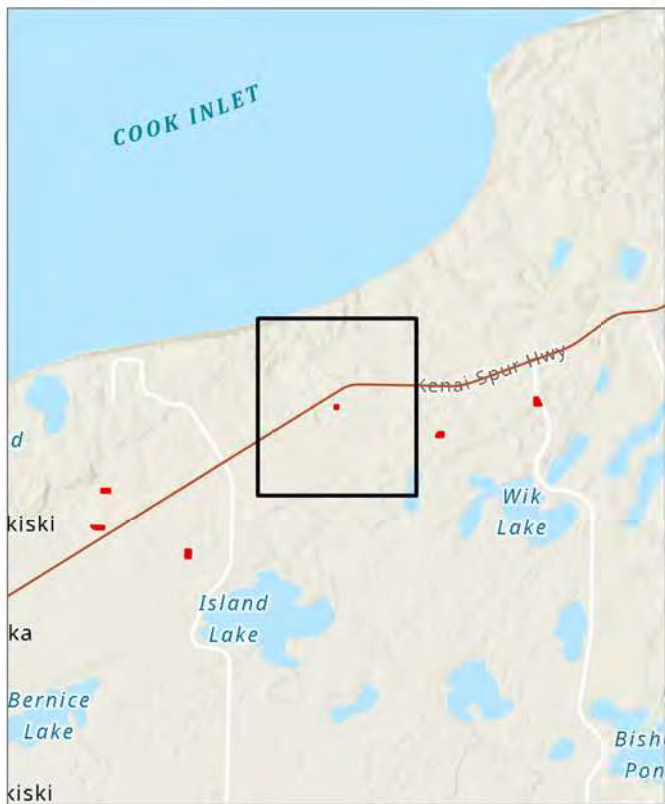


Minimum Bid: **TBD**

Acres: **0.17**

Legal Description:

**Lot Three (3), Block Fourteen (14), AURORA HEIGHTS SUBDMSION Blocks 5, 6, 7, 8, 12, 13,14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206023)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





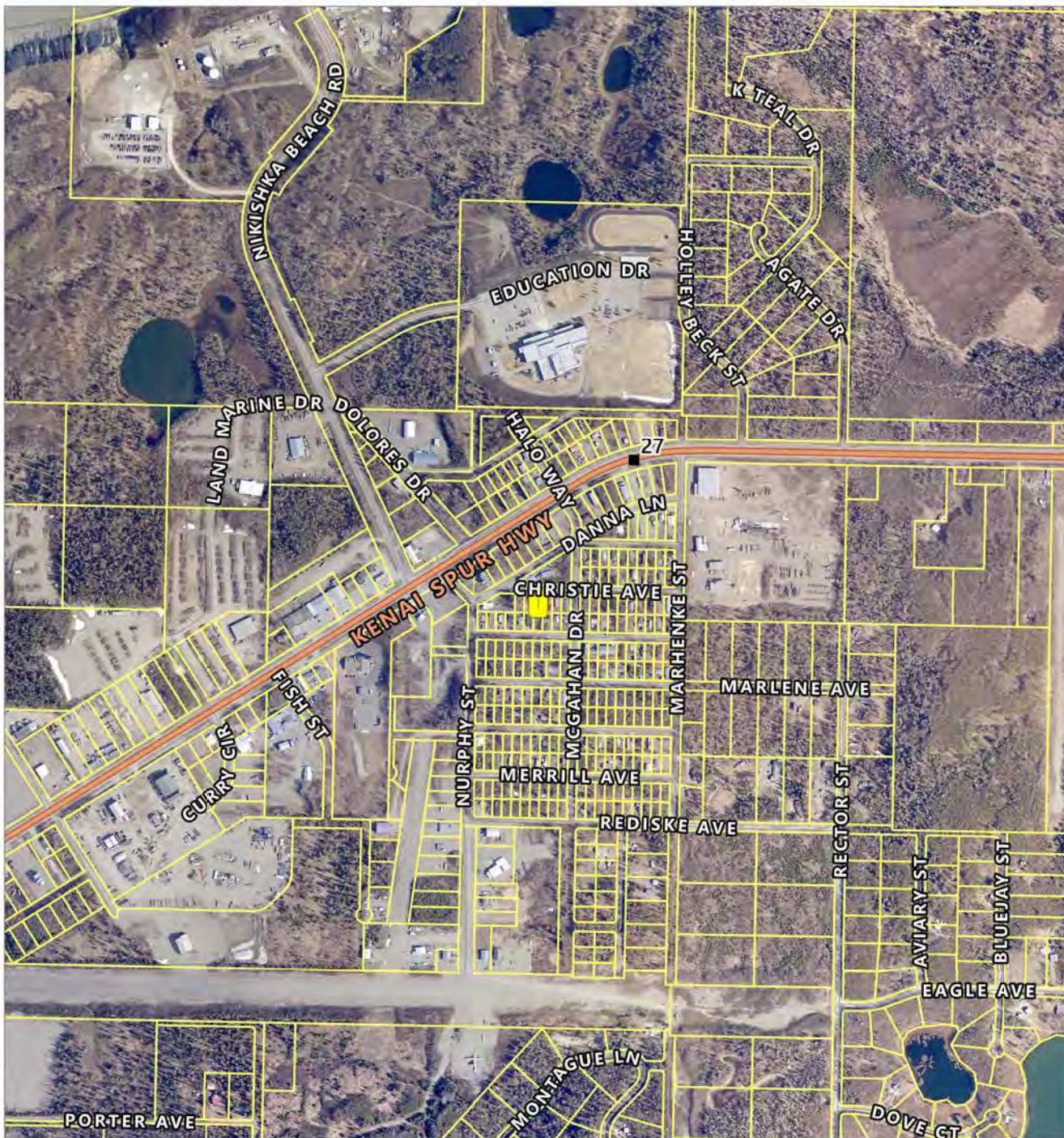
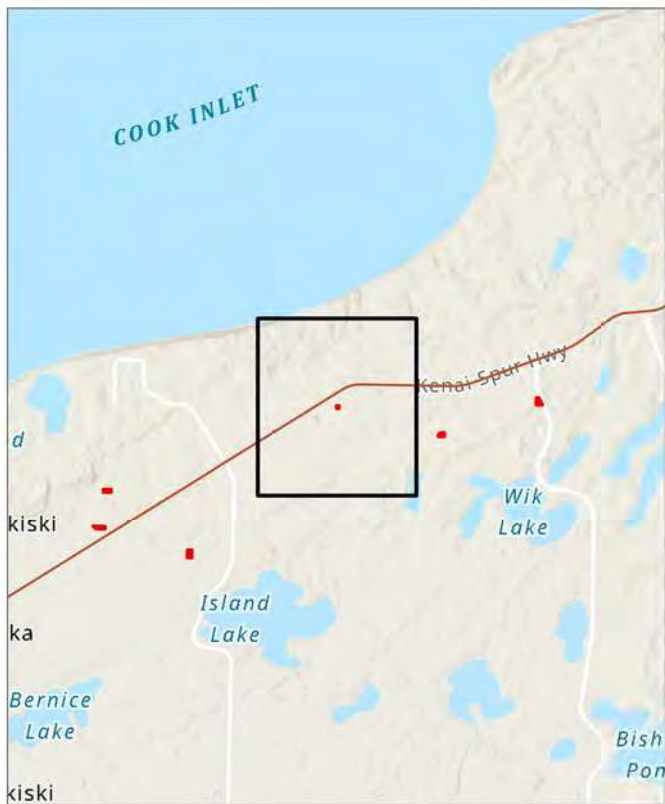


Minimum Bid: **TBD**

Acres: **0.17**

Legal Description:

**Lot Four (4), Block Fourteen (14), AURORA HEIGHTS SUBDIVISION Blocks 5, 6, 7, 8, 12, 13,14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206024)**



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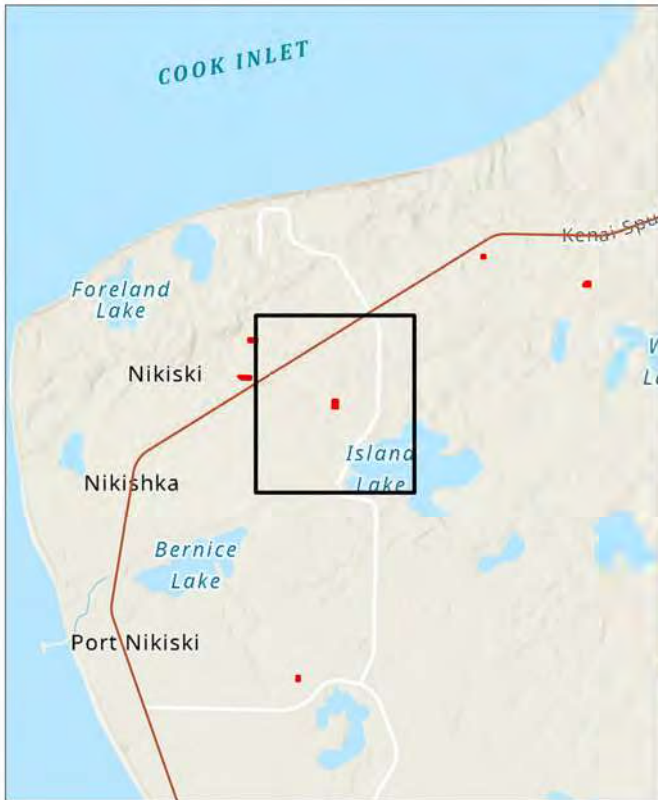
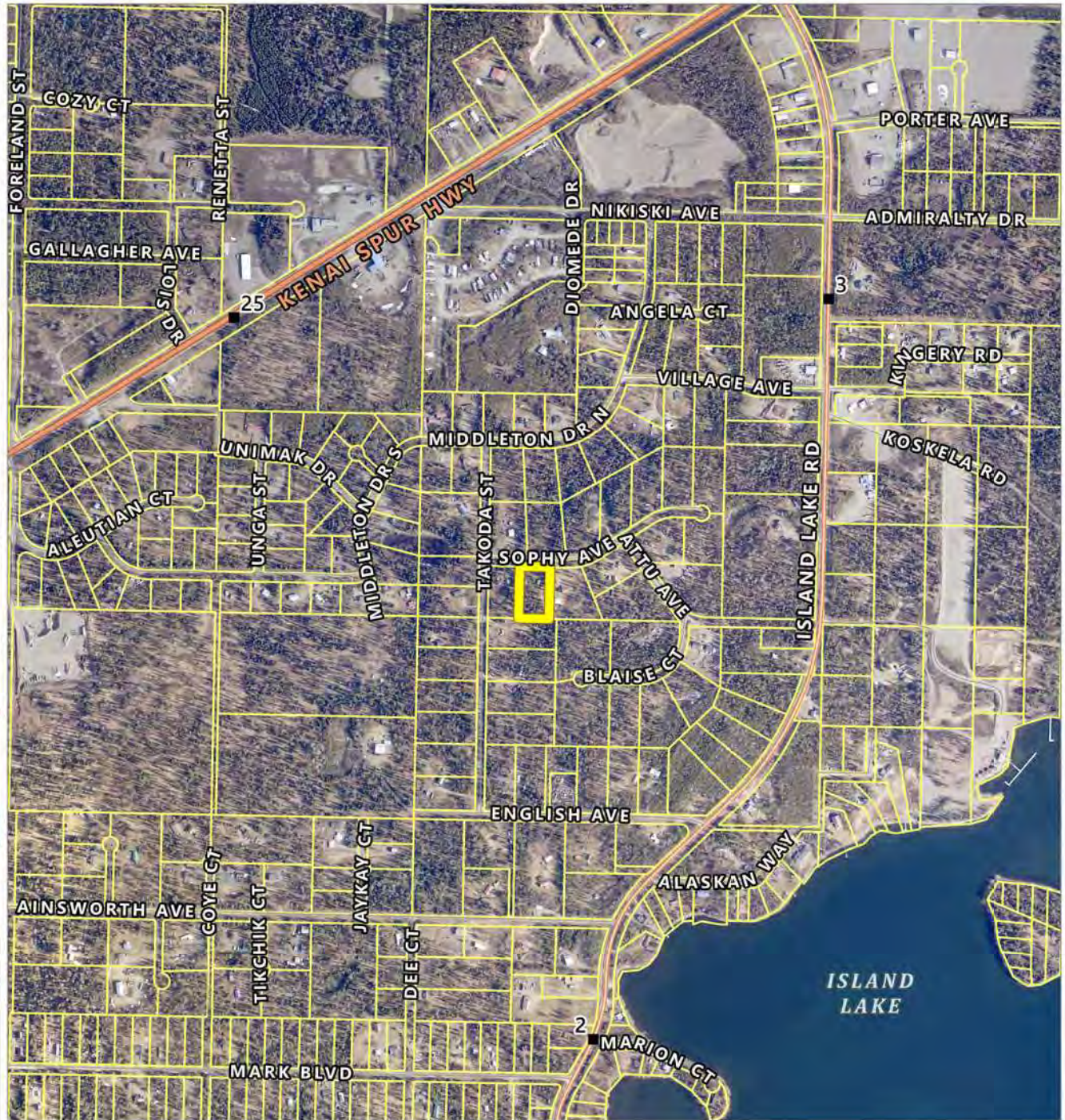


Minimum Bid: **TBD**

Acres: **1.57**

Legal Description:

**Lot Two (2), Block Two (2), TIMBER HILLS SUBDIVISION, according to Plat No. 77-114, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01216014)**



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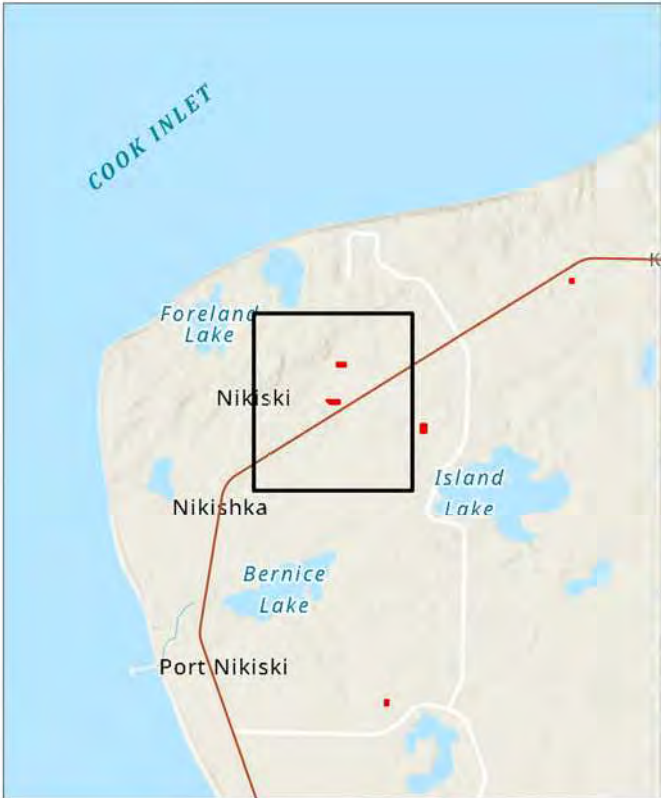
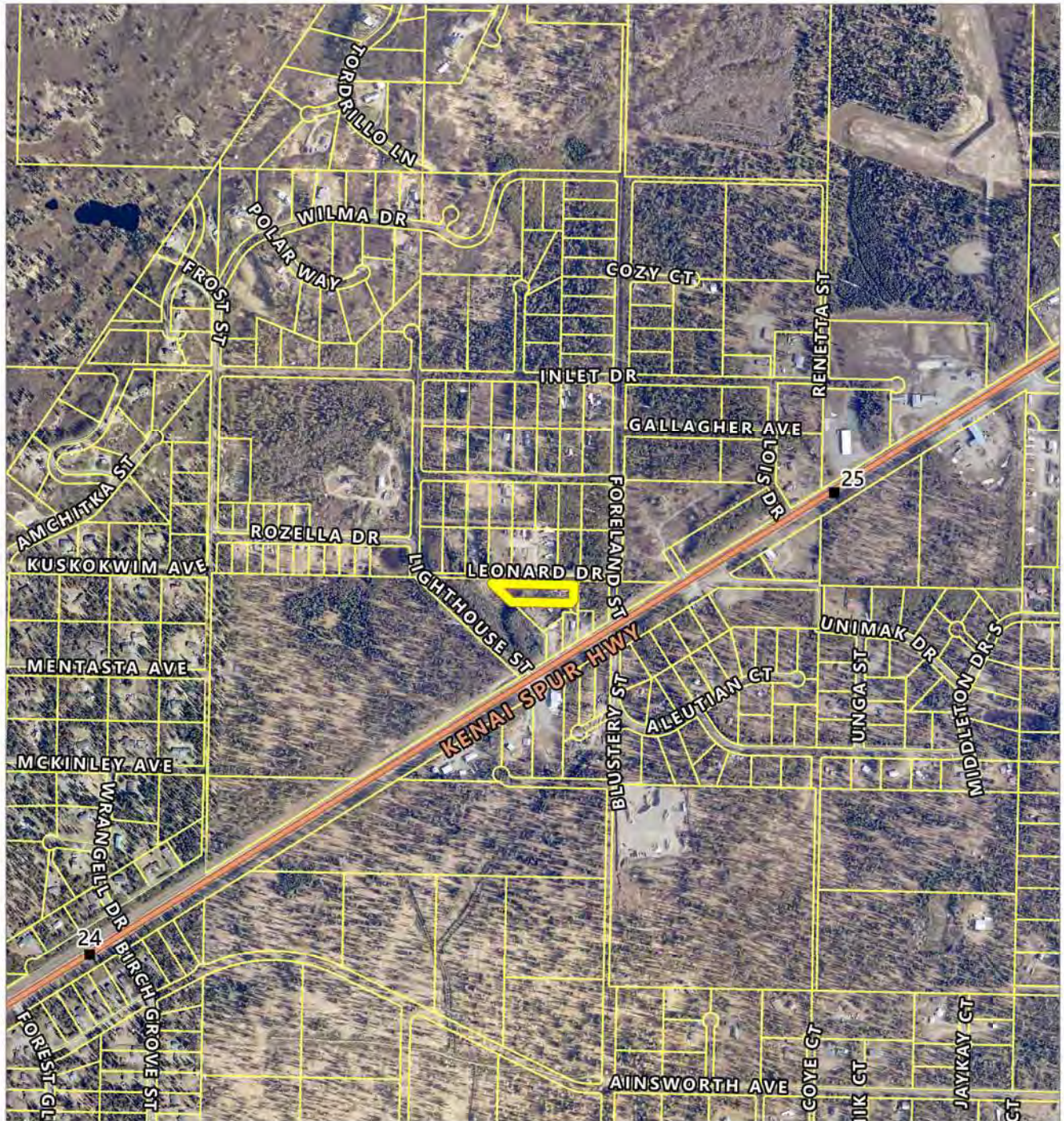


Minimum Bid: **TBD**

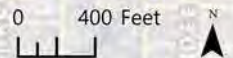
Acres: **1.28**

Legal Description:

**Lot One (1), EAST FORELANDS SUBDIVISION, according to Plat No. 76-69, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01222012)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

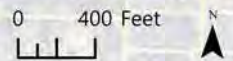
Acres: **1**

Legal Description:

**Lot "B", OPPORTUNITY ACRES NO. 1 RESUBDIVISION LOTS 2 AND 7, according to Plat No. 77-125, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01227019)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





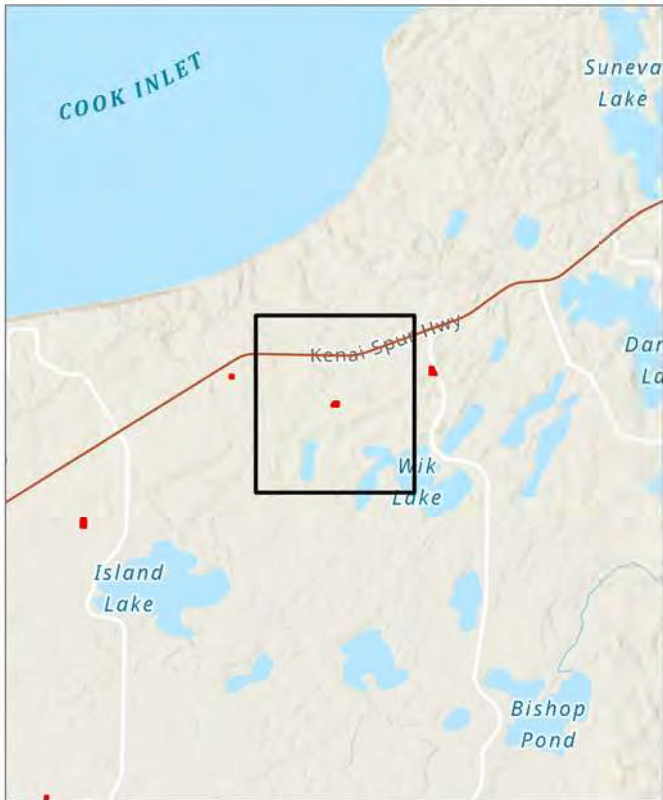
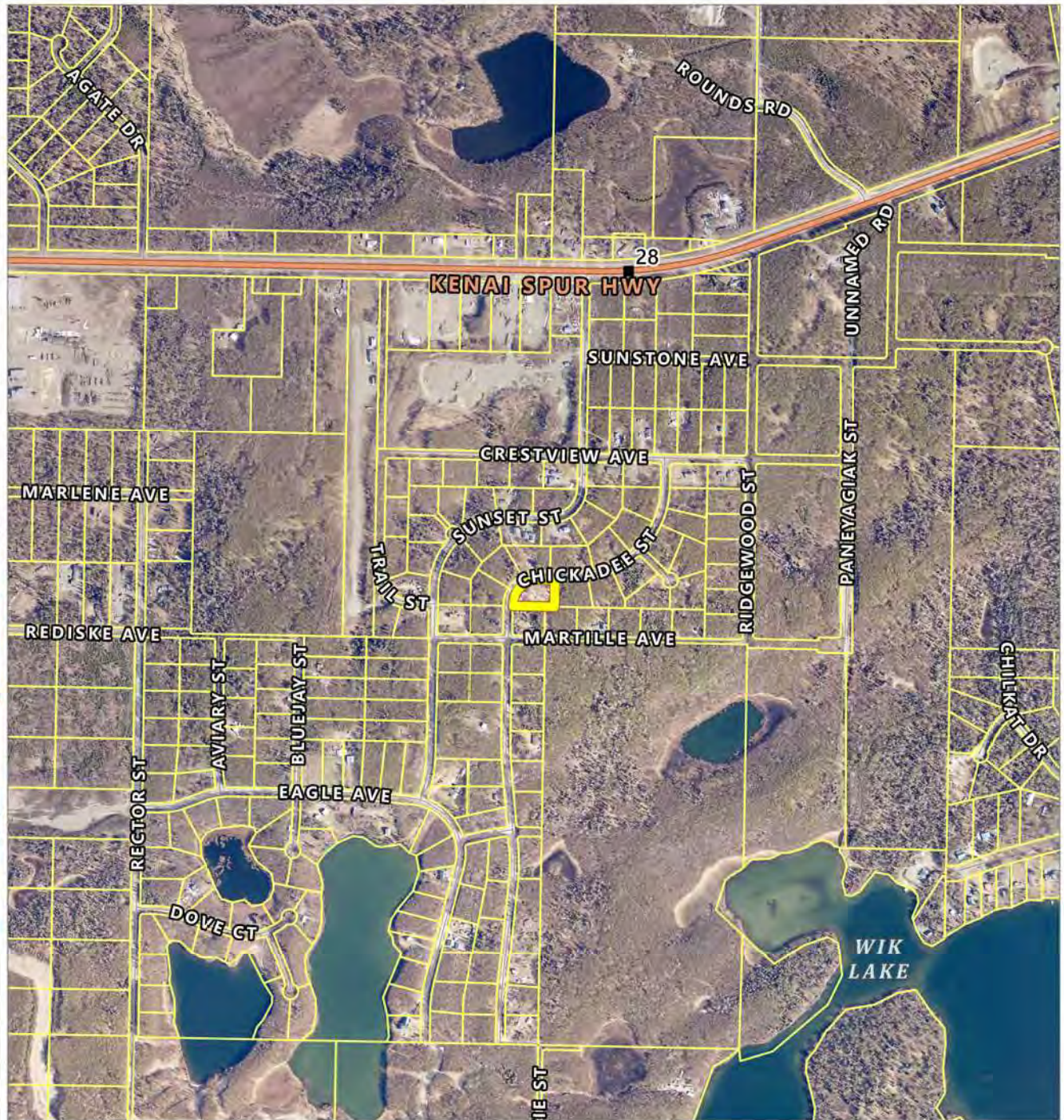


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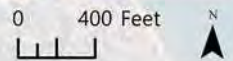
Acres: **0.91**

Legal Description:

**Lot Eleven (11), Block Three (3), SILENT FOREST SUBDIVISION, according to Plat No. 84-79, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01320142)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





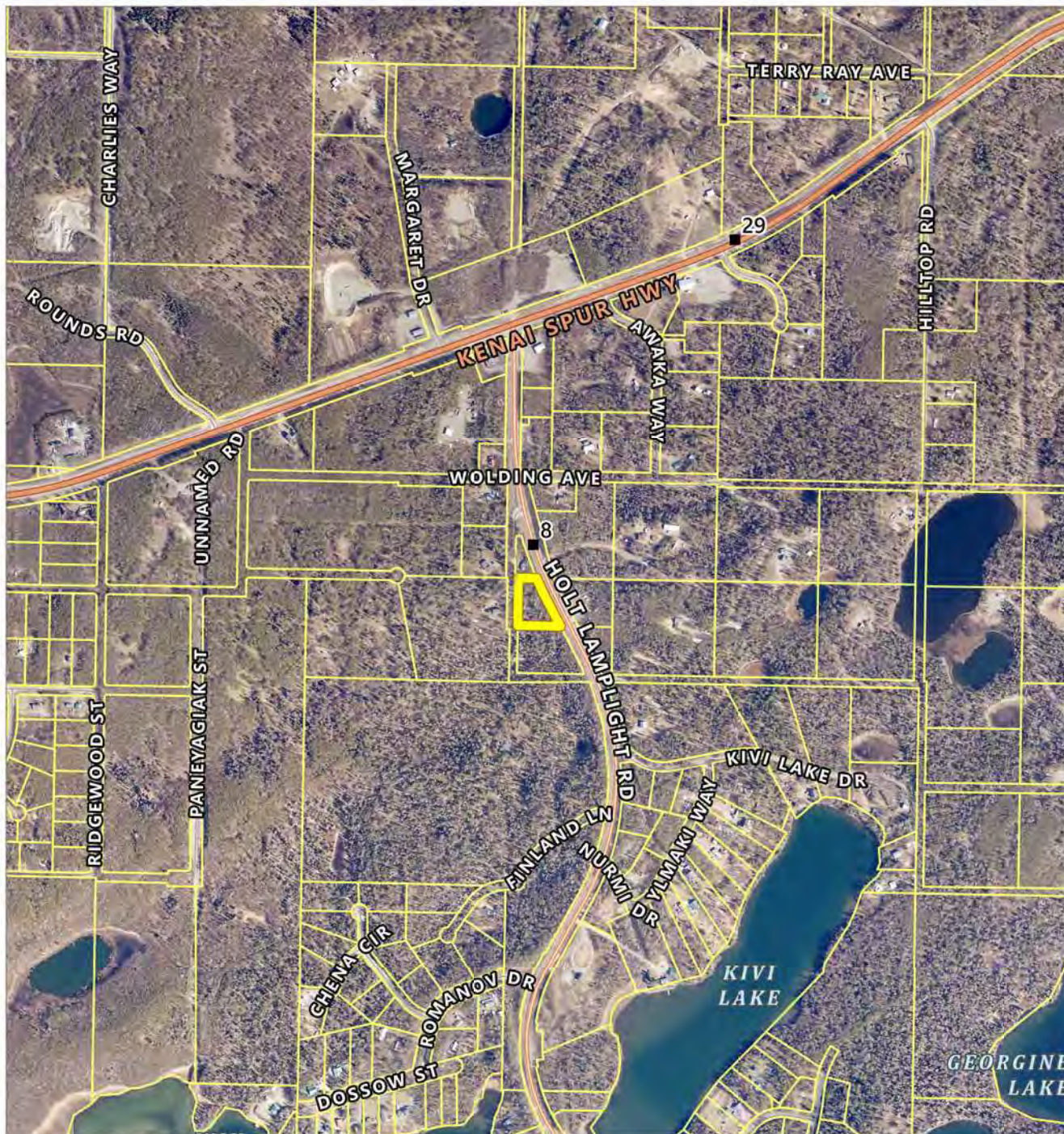
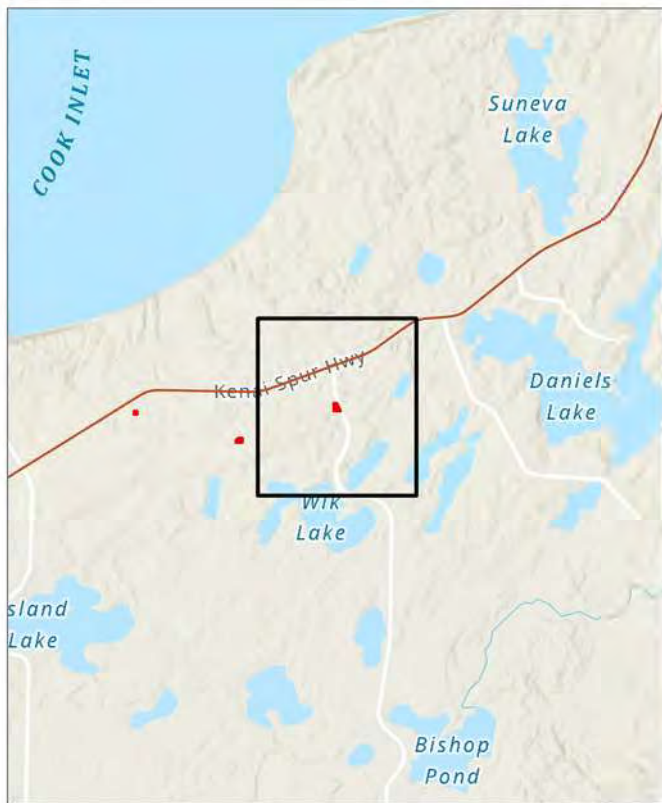


Minimum Bid: **TBD**

Acres: **1.00**

Legal Description:

**The North one-half (1/2) of Lot Eight (8), Block One (1), lying West of Lamplight Road, WOLDJNGS TRACTS, according to Plat No. 72-6, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01327020)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





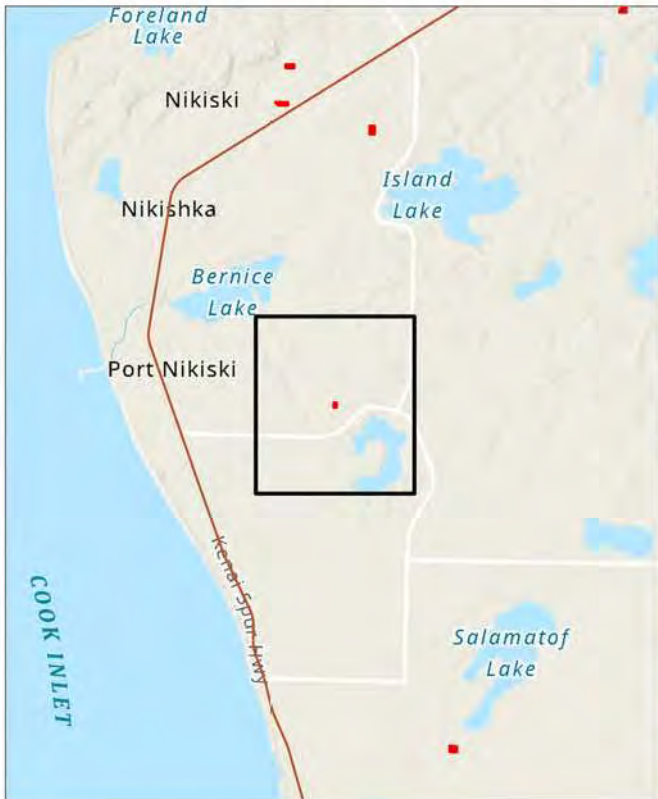
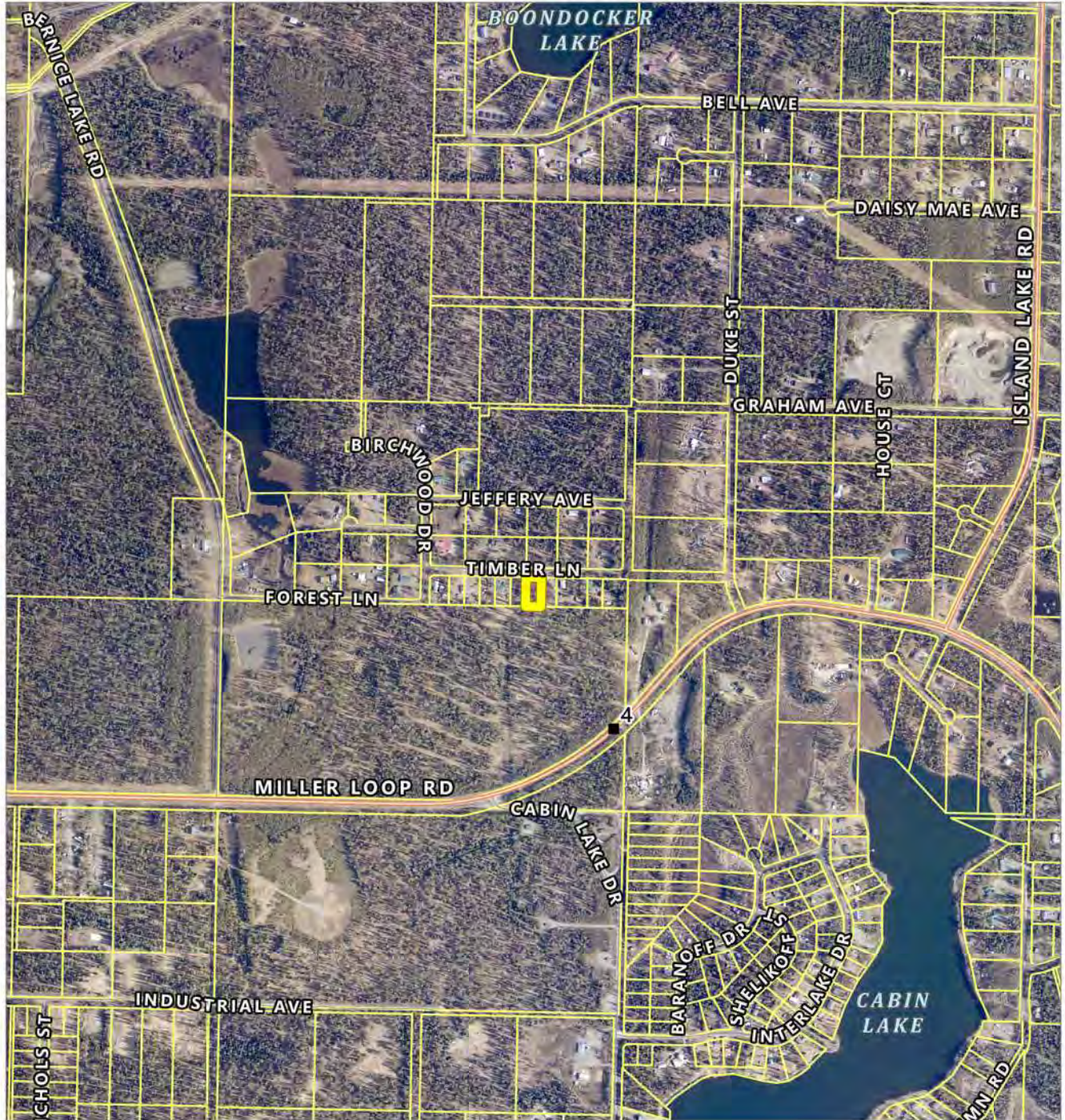


Minimum Bid: **TBD**

Acres: **0.44**

Legal Description:

**Lot Seven (7), Block One (1), VAN SKY SUBDIVISION, according to Plat No. K-1593, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01416007)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

Acres: **1.55**

Legal Description:

**Lot One "A" (1A), BETTY ANN'S ACRES 2018 ADDITION, according to Plat No. 2018-41, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01725150)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





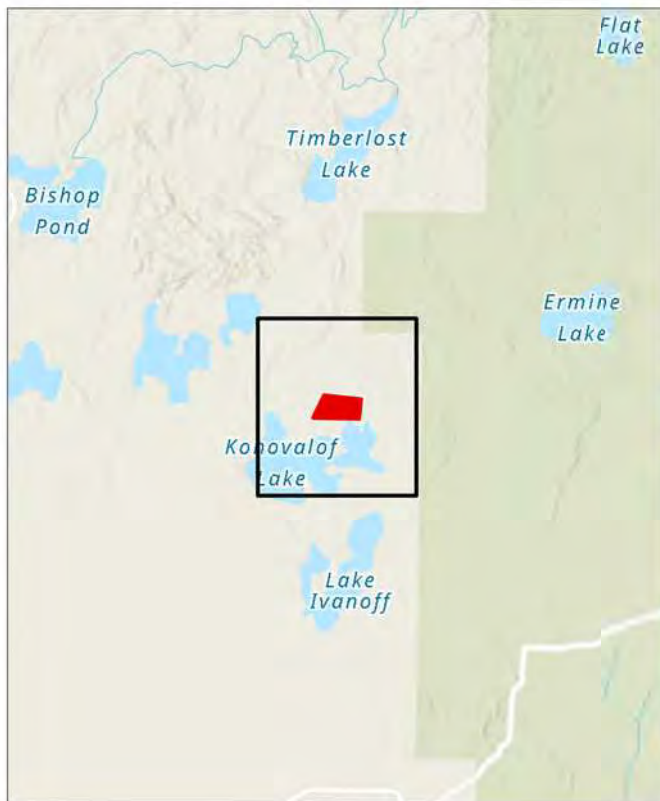


Minimum Bid: **TBD**

Acres: **39.99**

Legal Description:

**Tract Forty-Nine (49), KONOVALOF LAKE SUBDIVISION AMENDED, according to Plat No. 86-203, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01732311)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





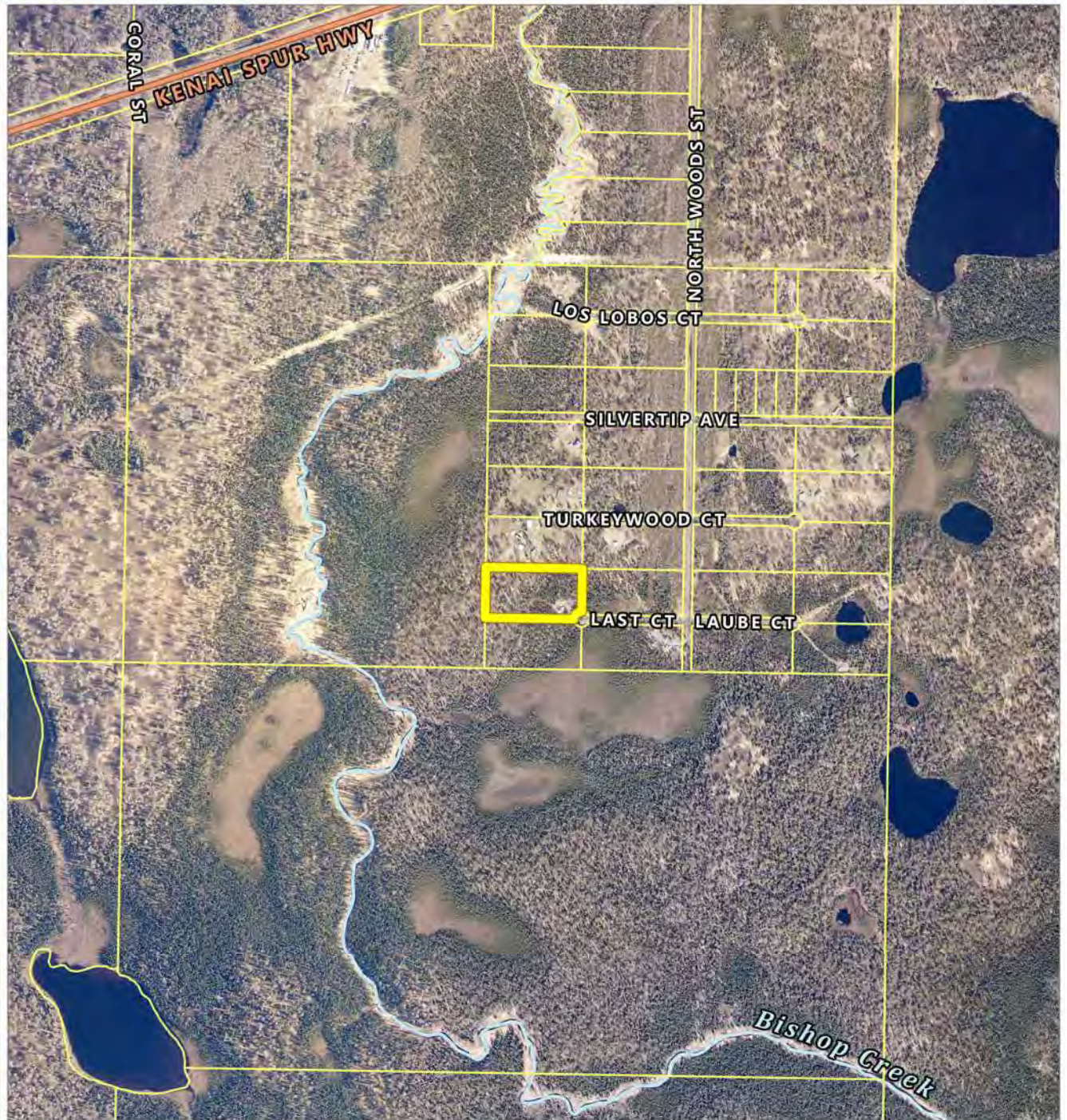
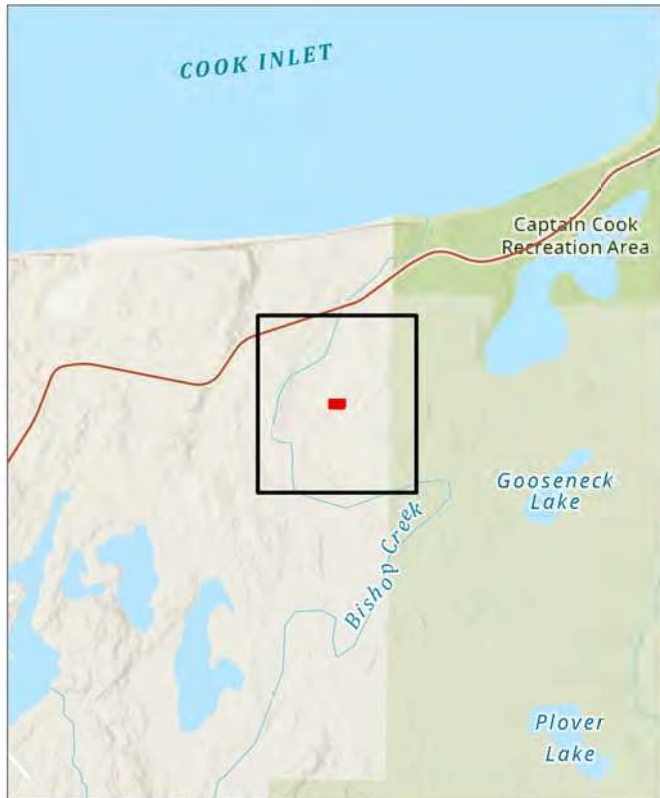


Minimum Bid: **TBD**

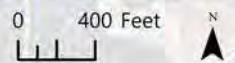
Acres: **4.73**

Legal Description:

**Lot Seven (7), Block Three (3), NORTH WOODS SUBDIVISION, according to Plat No. 75-110, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 02520030)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

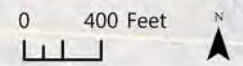
Acres: **8.27**

Legal Description:

**Lot 257, MOOSE POINT SUBDIVISION,  
according to Plat No. 84-65, Kenai Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 02544710)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

Acres: **0.31**

Legal Description:

**Lot Two (2), Block One (1), MOMMSENS SUBDIVISION, 1988 ADDITION, according to Plat No. 91-12, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 03913002)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 400 Feet







Minimum Bid: **TBD**

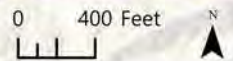
Acres: **0.88**

Legal Description:

**Lot One (1), JAMES SUBDIVISION, according to Plat No. K-1537, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04509016)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

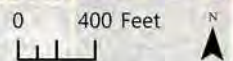
Acres: **0.30**

Legal Description:

**Lot Four (4), Block Seven (7), VALHALLA HEIGHTS SUBDIVISION PART 3, according to Plat No. K-1568, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04921012)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





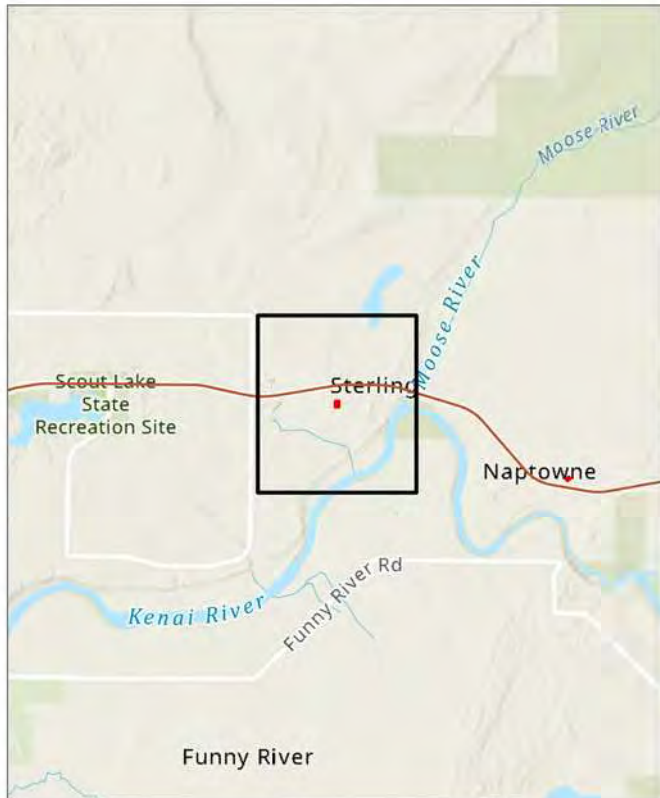


Minimum Bid: **TBD**

Acres: **0.86**

Legal Description:

**Lot Twelve "A" (12A), Block One (1),  
SUMPTER SUBDIVISION NUMBER 2,  
according to Plat No. 86-59, Kenai Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 06306418)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





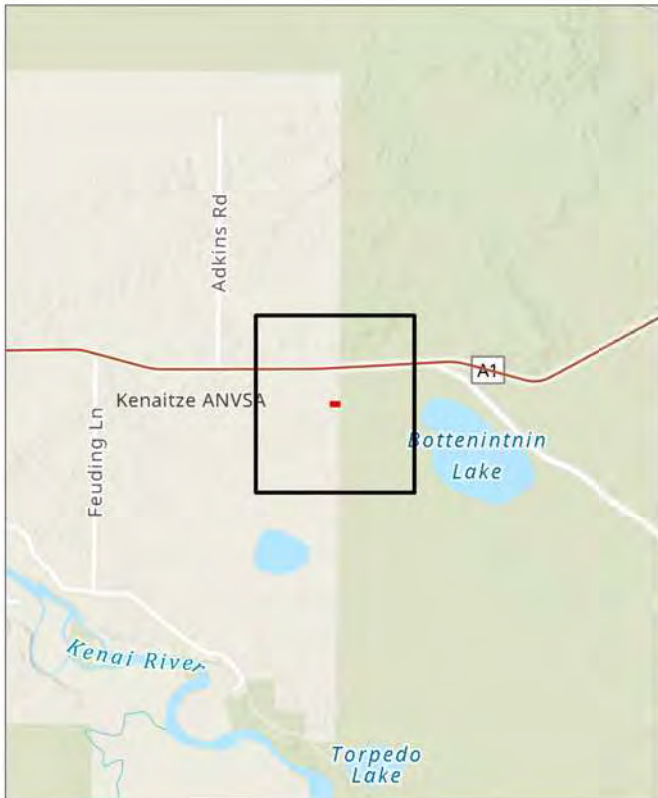


Minimum Bid: **TBD**

Acres: **0.95**

Legal Description:

**Lot Nineteen "A" (19-A), MOOSE RANGE ESTATES ADDITION NO. ONE, according to Plat No. 85-1, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06532115)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

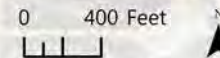
Acres: **0.28**

Legal Description:

**Lot Twenty (20), Block Fourteen (14), GREGORY SUBDIVISION ADDITION NO. 6, according to Plat No. 74-54, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06544020)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





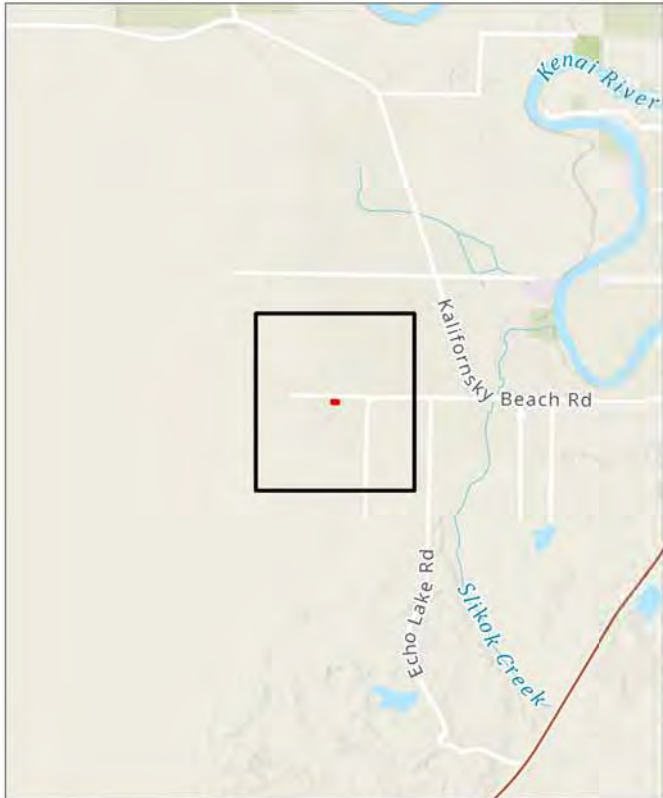
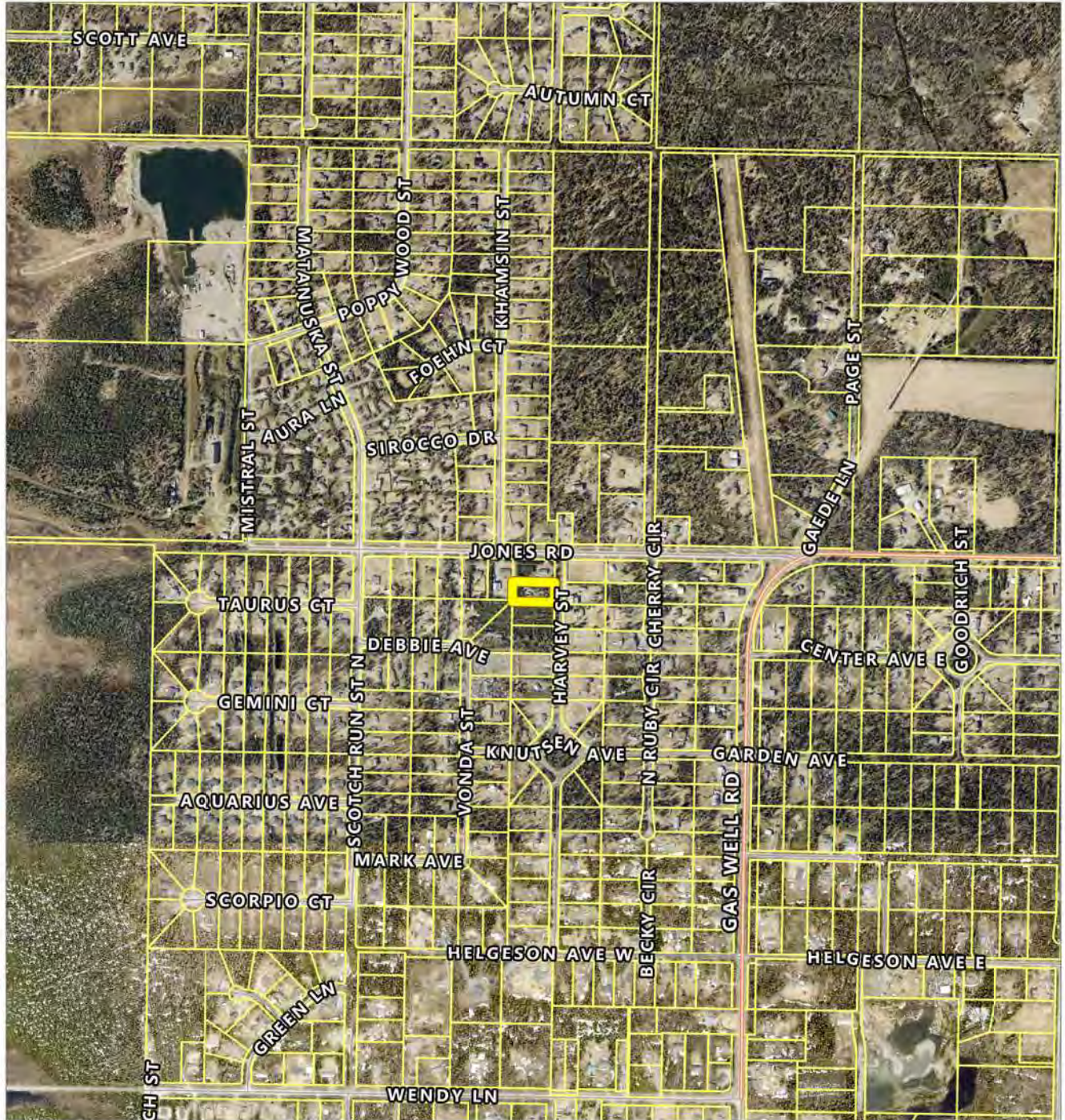


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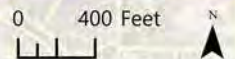
Acres: **0.94**

Legal Description:

**Lot Two (2), Block Five (5), KNUTSEN SUBDIVISION NO. 4, according to Plat No. 84-63, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13152035)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





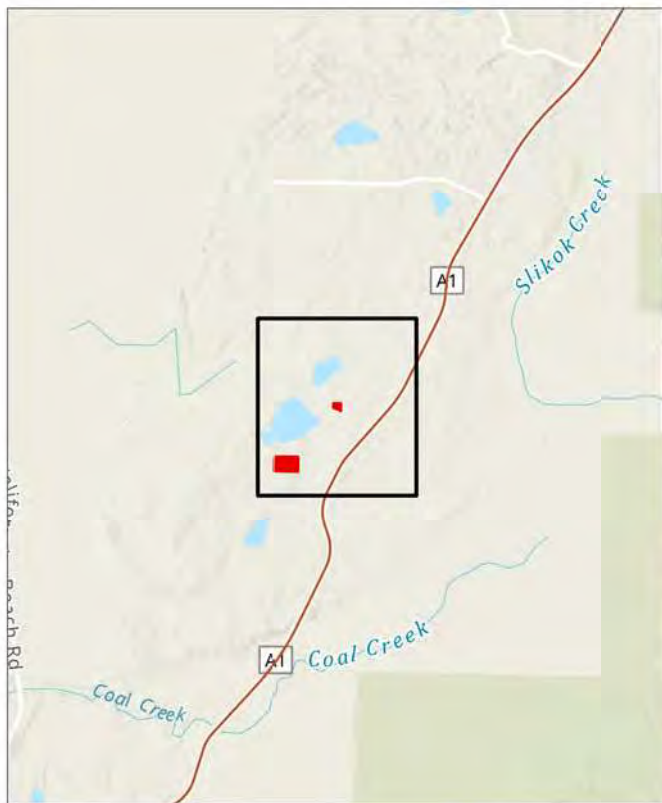


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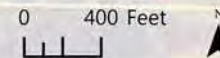
Acres: **1.57**

Legal Description:

**Lot 1 (1), Block "A", SHANNON SUBDIVISION ADDITION NO 2, according to Plat No. 85-22, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13161014)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





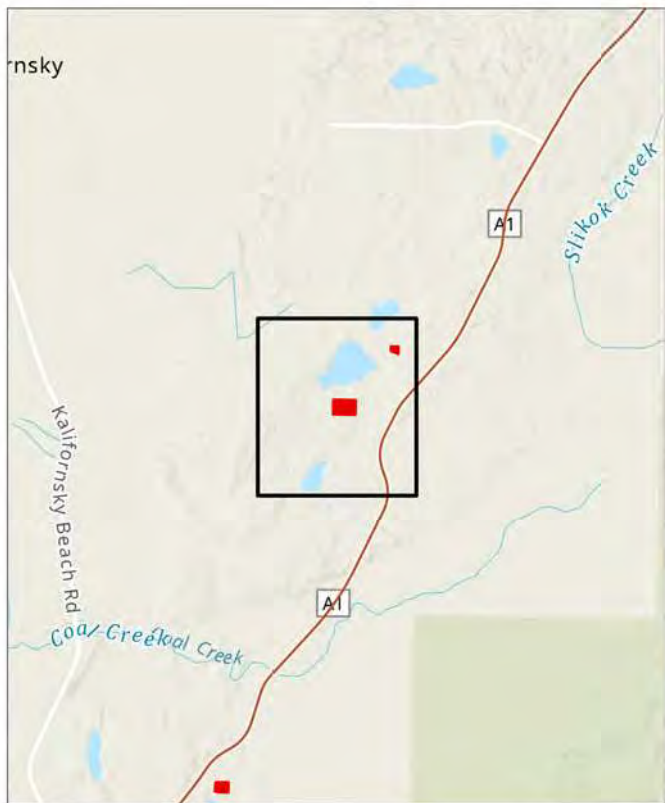


Minimum Bid: **TBD**

Acres: **4.61**

Legal Description:

**The East One-Half (E1/2) of Tract "C",  
O'ROURKE SUBDIVISION, according to Plat  
No. 76-44, Kenai Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
13303238)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





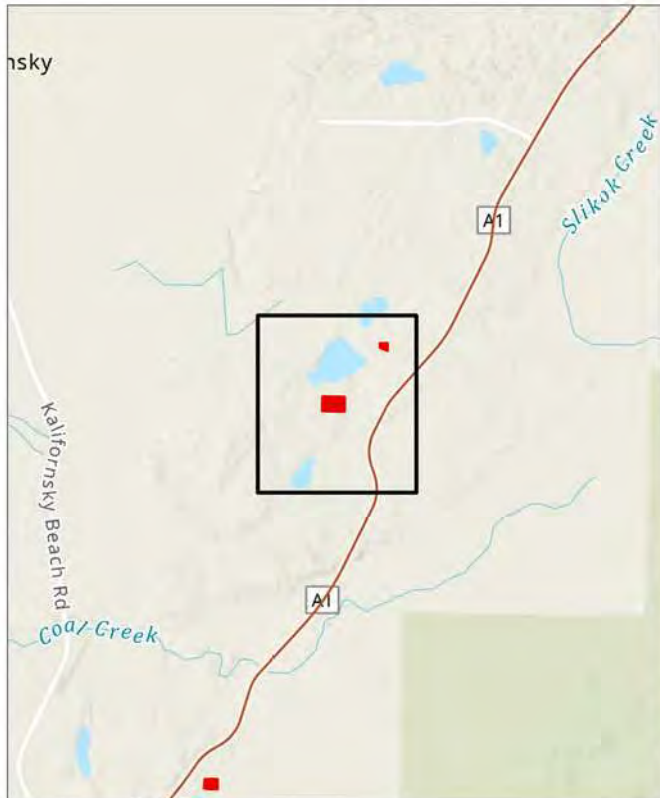


Minimum Bid: **TBD**

Acres: **8.82**

Legal Description:

**The whole of Tract "D", O'ROURKE SUBDIVISION, according to Plat No. 76-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13303239)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





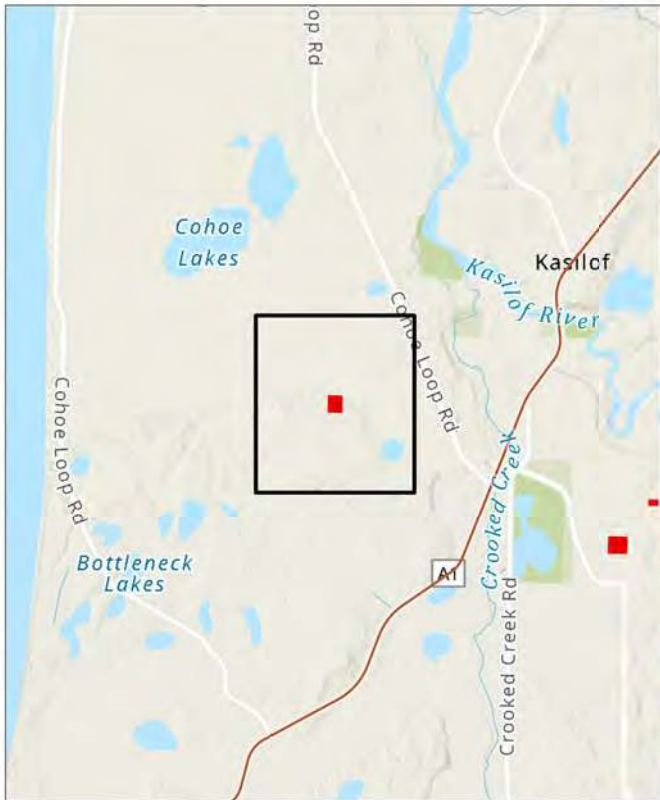


Minimum Bid: **TBD**

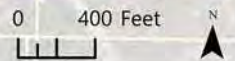
Acres: **7.00**

Legal Description:

**Tract Five (5), CLAY FAMILY SUBDIVISION, NO. 2, according to Plat No. 96-29, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13311410)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





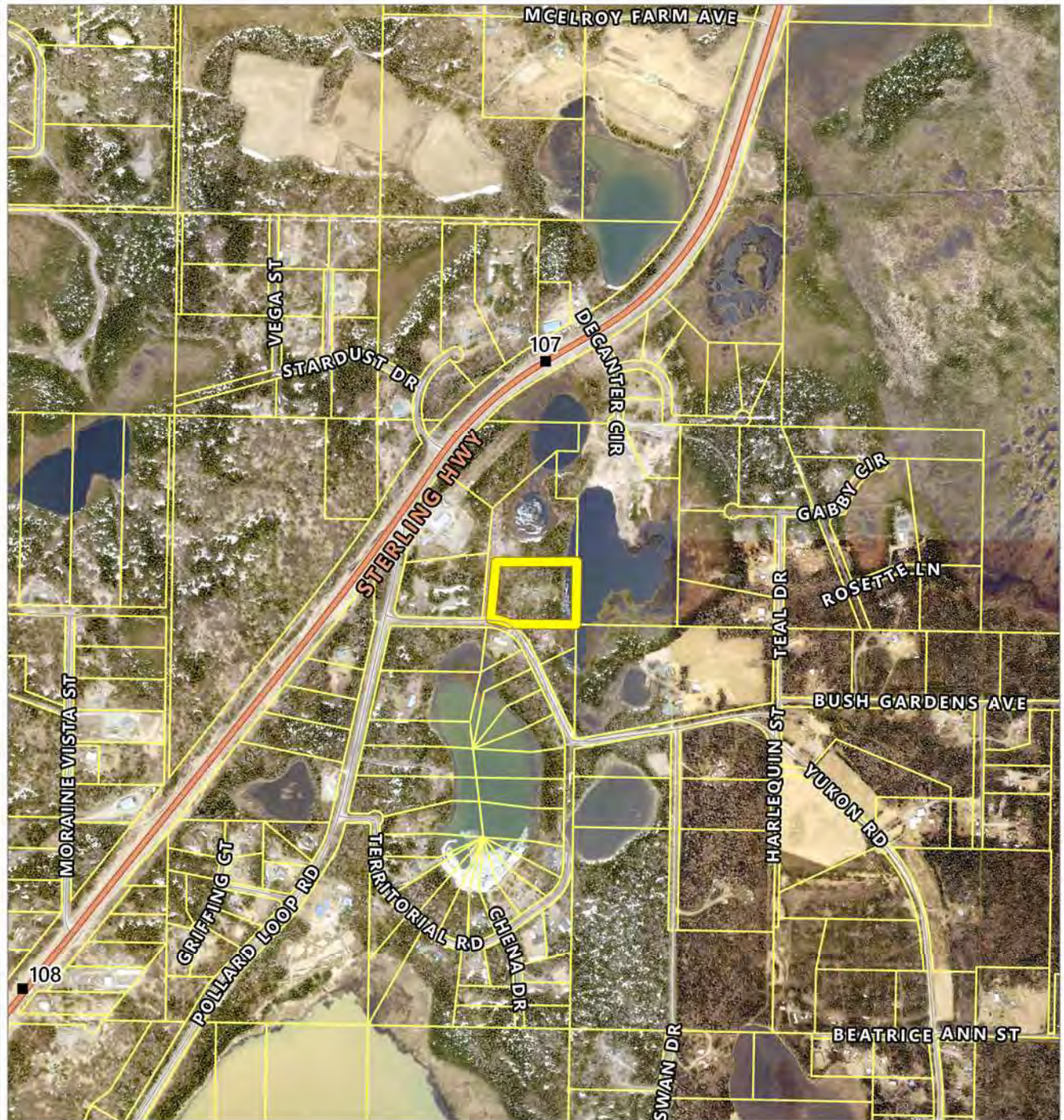
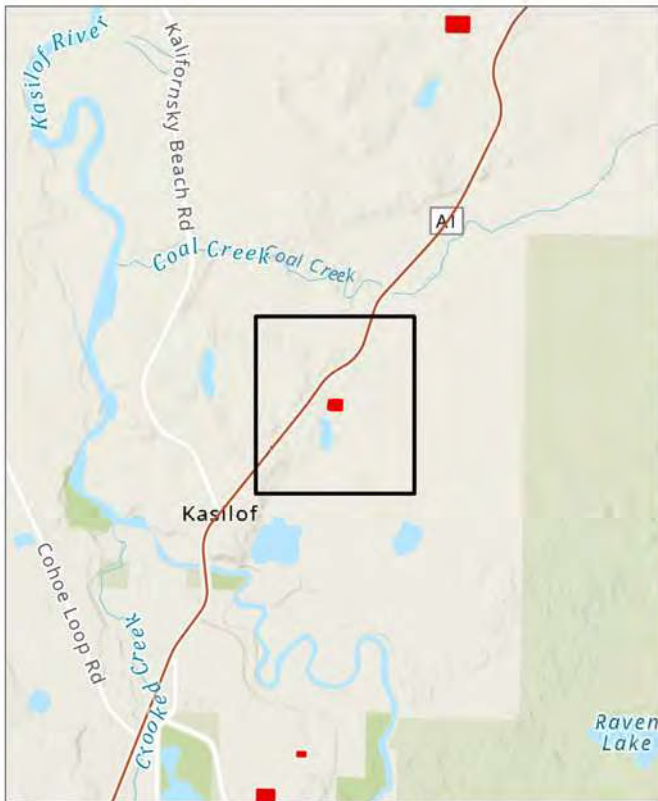


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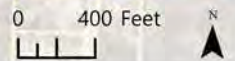
Acres: **5**

Legal Description:

**Tract Five (5), DALLAS LANE SUBDIVISION, according to Plat No. 99-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13320033)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





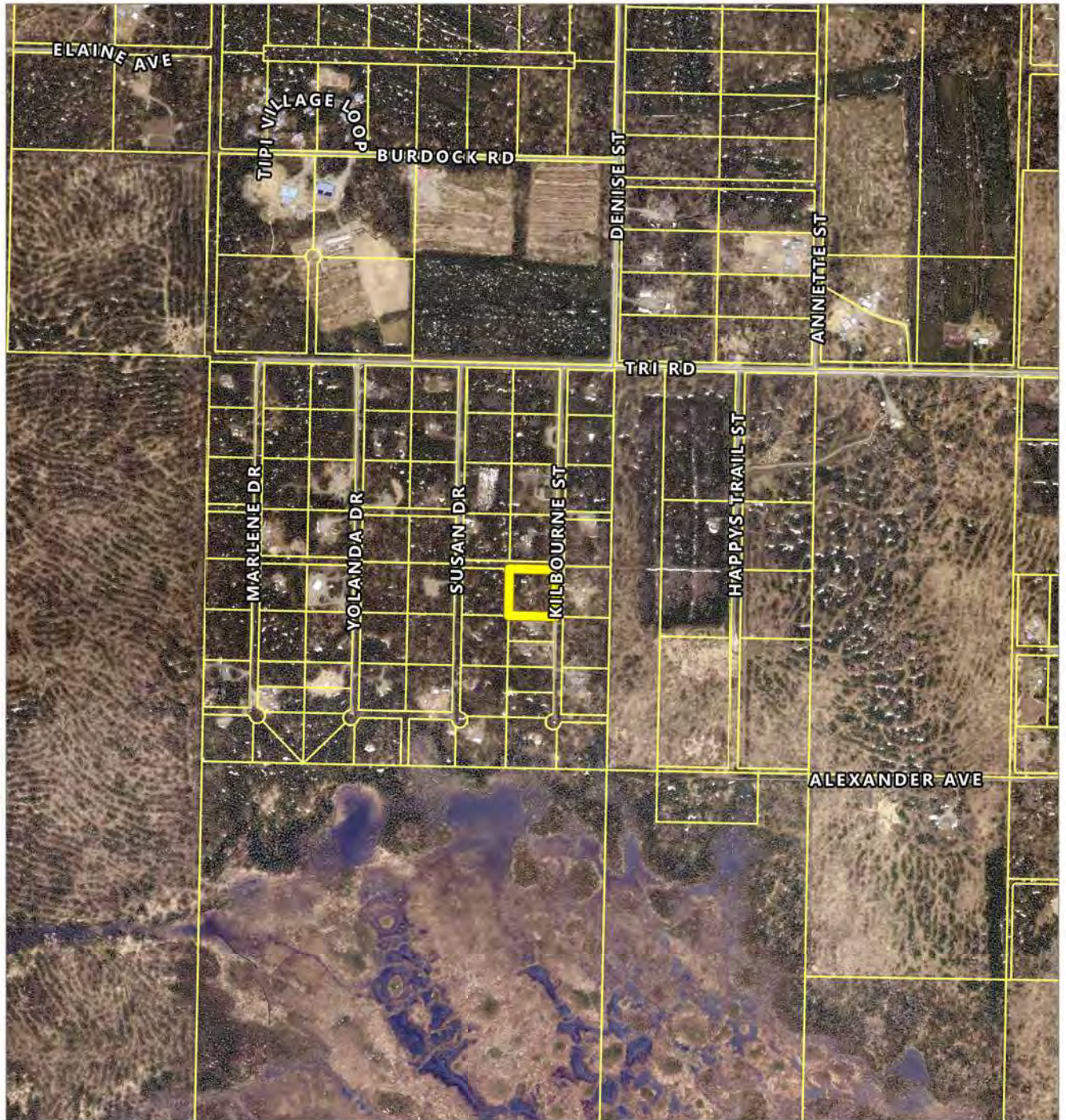


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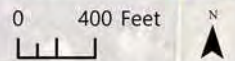
Acres: **2.06**

Legal Description:

**Lot Five (5), Block Seven (7), COHOE SHORES SUBDIVISION, according to Plat No. 73-77, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13327037)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

Acres: **0.65**

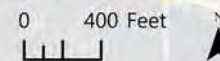
Legal Description:

**Lot Twenty-Five (25), Block Five (5), CARIBOU ISLAND SUBDMISION AMENDED, according to Plat No. S-37, Seward Recording District, Third Judicial District, State of Alaska. (KPB PIN 13505162)**



SKILAK LAKE

The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





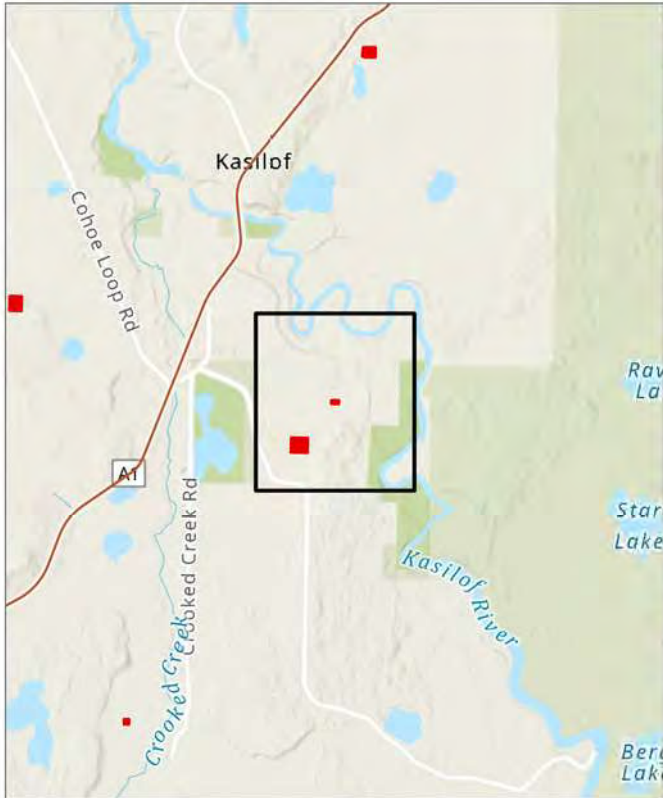
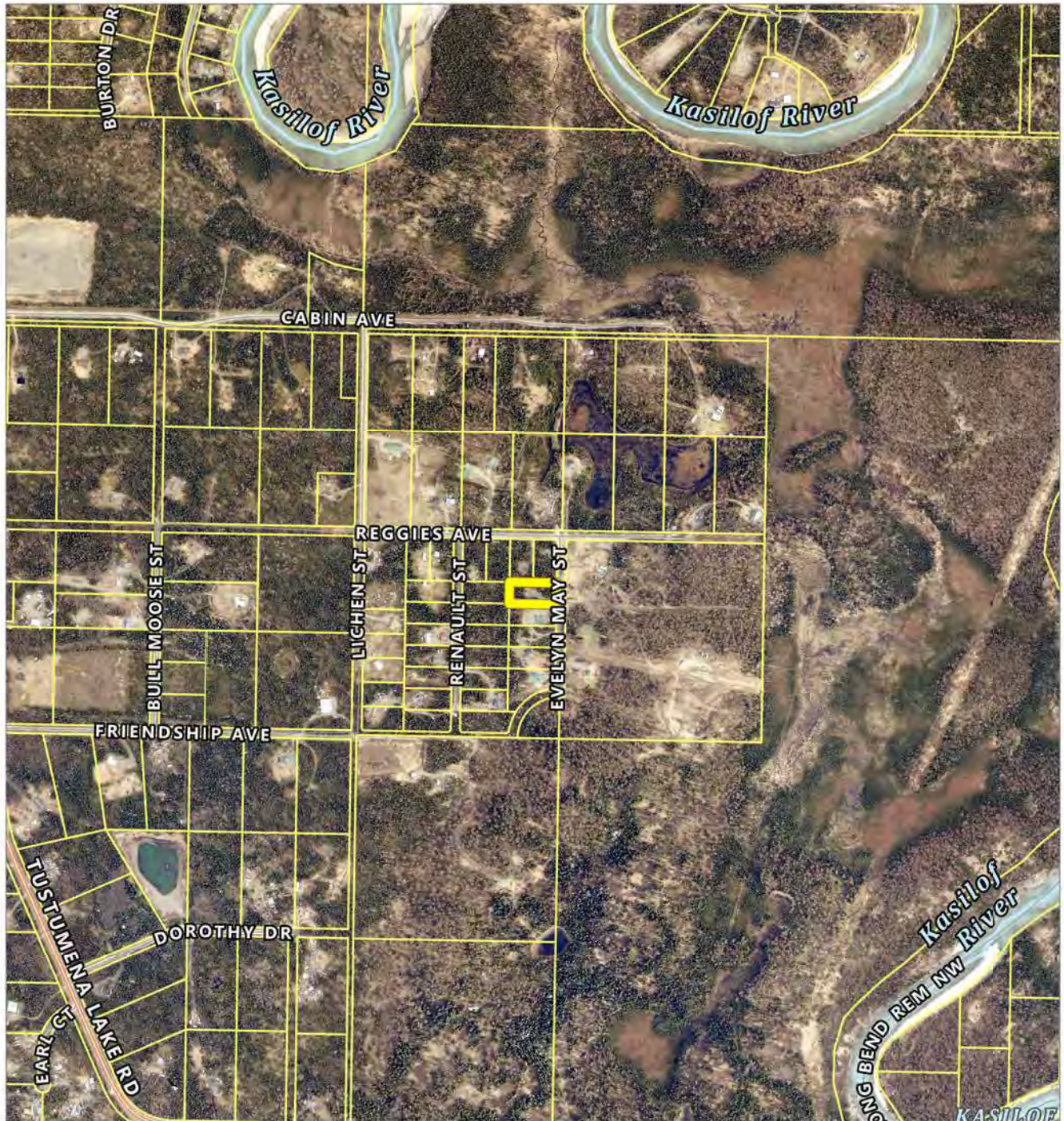


Minimum Bid: **TBD**

Acres: **0.99**

Legal Description:

**Lot Twenty-nine (29), BENCHMARK SUBDIVISION RENAULT 1986 SUBDIVISION OF TRACT D, according to Plat No. 86-122, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13723055)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





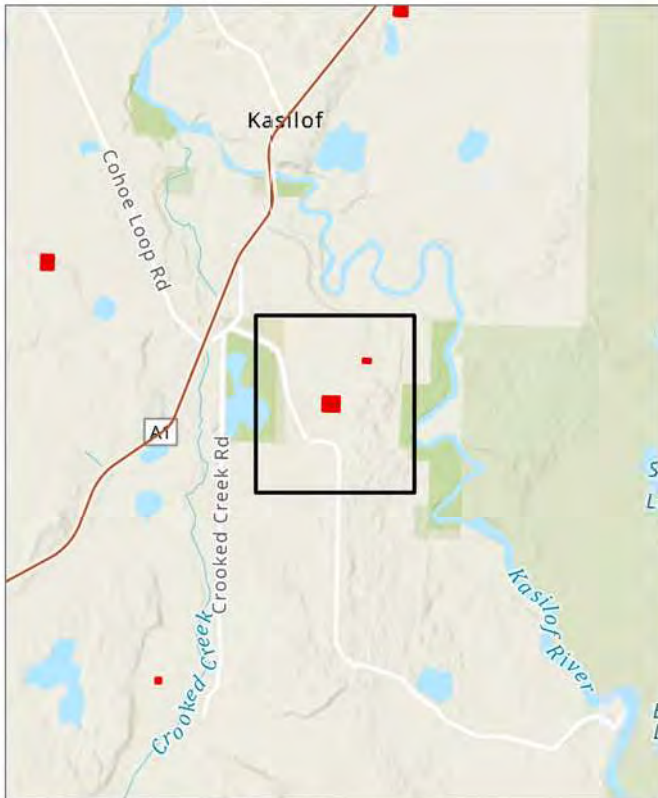


Minimum Bid: **TBD**

Acres: **4.94**

Legal Description:

**Lot Ten (10), EARL H. FISLER 1983 SUBDIVISION, OF TRACT 16, according to Plat No. 85-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13732034)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





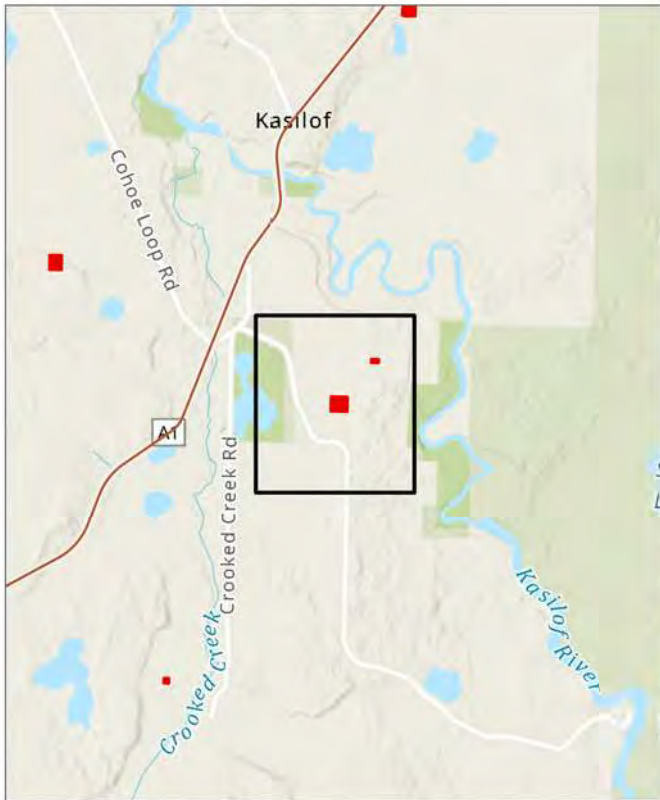


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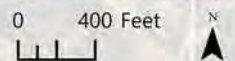
Acres: **4.94**

Legal Description:

**Lot Eleven (11), EARL H. FISLER 1983 SUBDIVISION, OF TRACT 16, according to Plat No. 85-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13732035)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





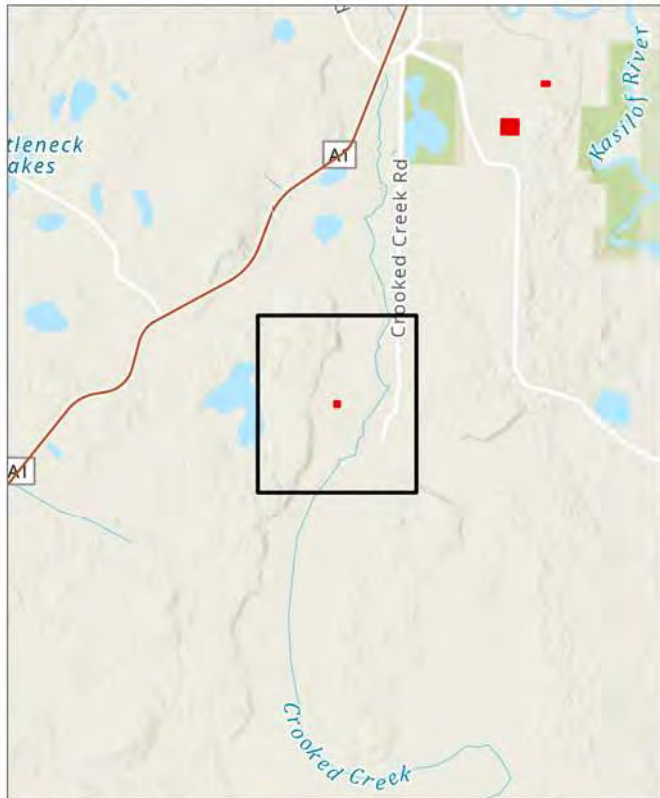


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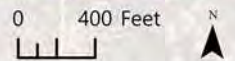
Acres: **1.57**

Legal Description:

**Lot Thirteen (13), Block One (1),  
WHISPERING SPRUCE SUBDIVISION,  
according to Plat No. 84-20, Kenai Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 13733104)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

Acres: **0.40**

Legal Description:

**Lot Two (2), Block Two (2), NINILCHIK TOWNSITE OF USS 3036 Tract A and B, according to Plat No. 65-55, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15707408)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 400 Feet





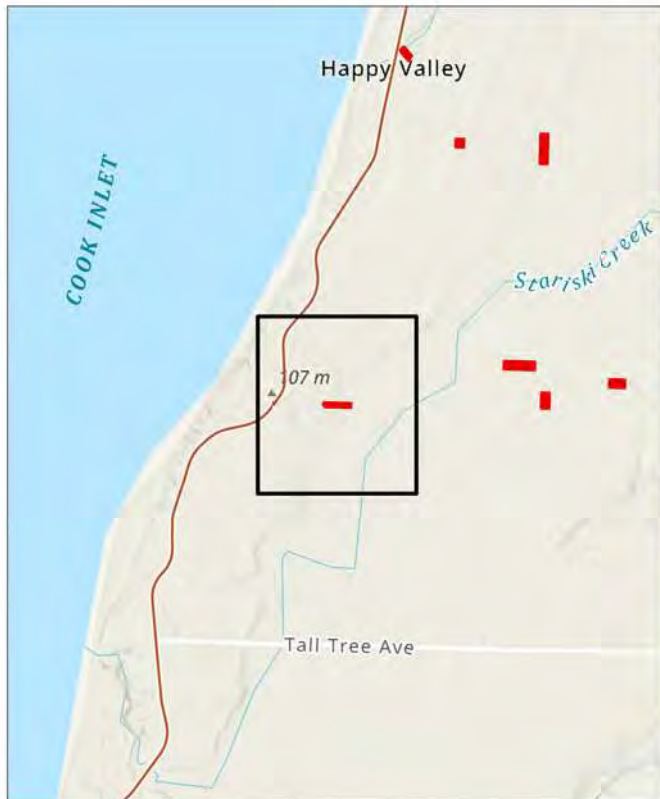


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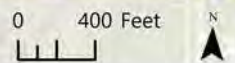
Acres: **4.51**

Legal Description:

**Lot Three (3), PIPERS HAVEN UNIT 2, according to Plat No. 97-86, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15914322)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





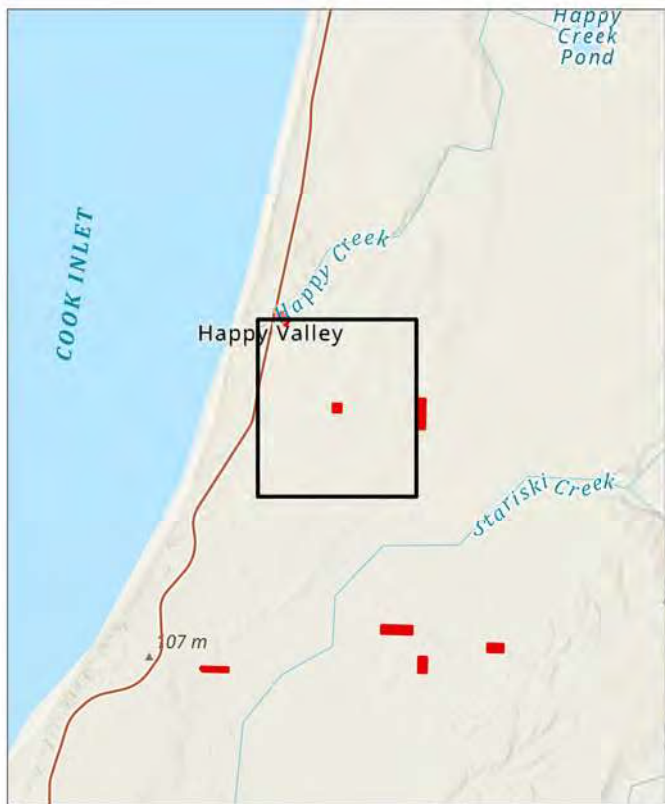


Minimum Bid: **TBD**

Acres: **2.50**

Legal Description:

**Tract Ten (10), HAPPY ACRE HOMESITES, according to Plat No. 63-666, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15922006)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





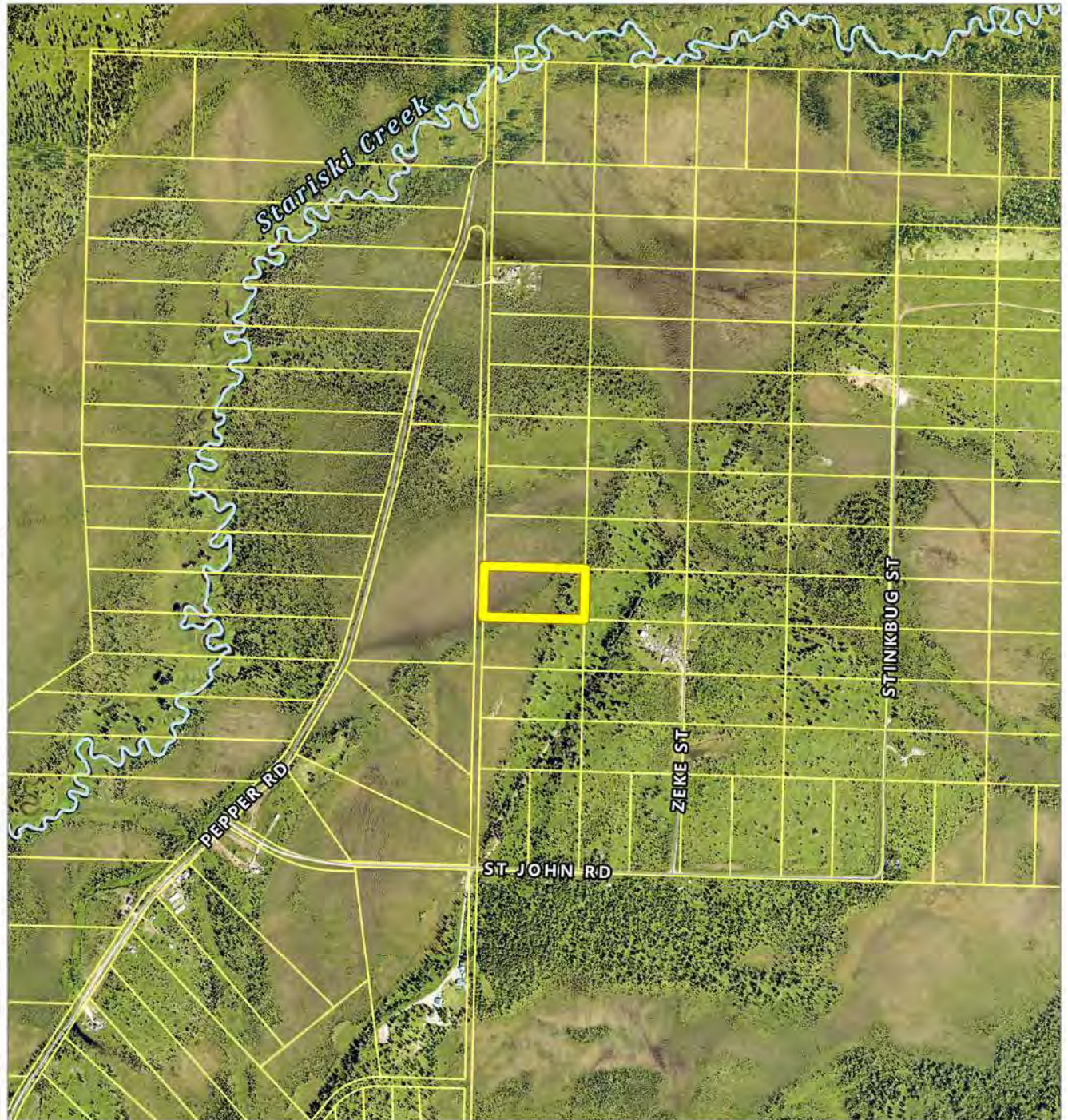
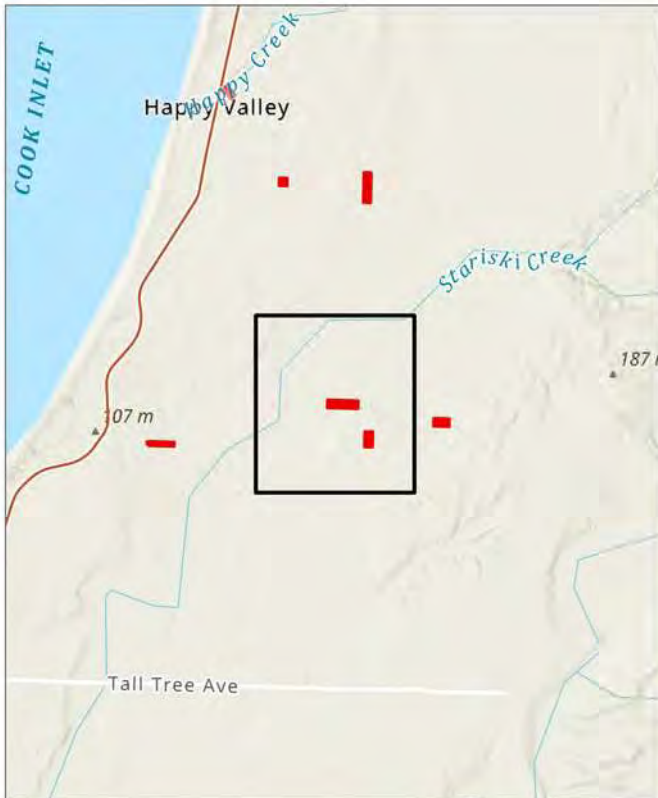


Minimum Bid: **TBD**

Acres: **5.0**

Legal Description:

**Tract Eleven (11), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923006)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





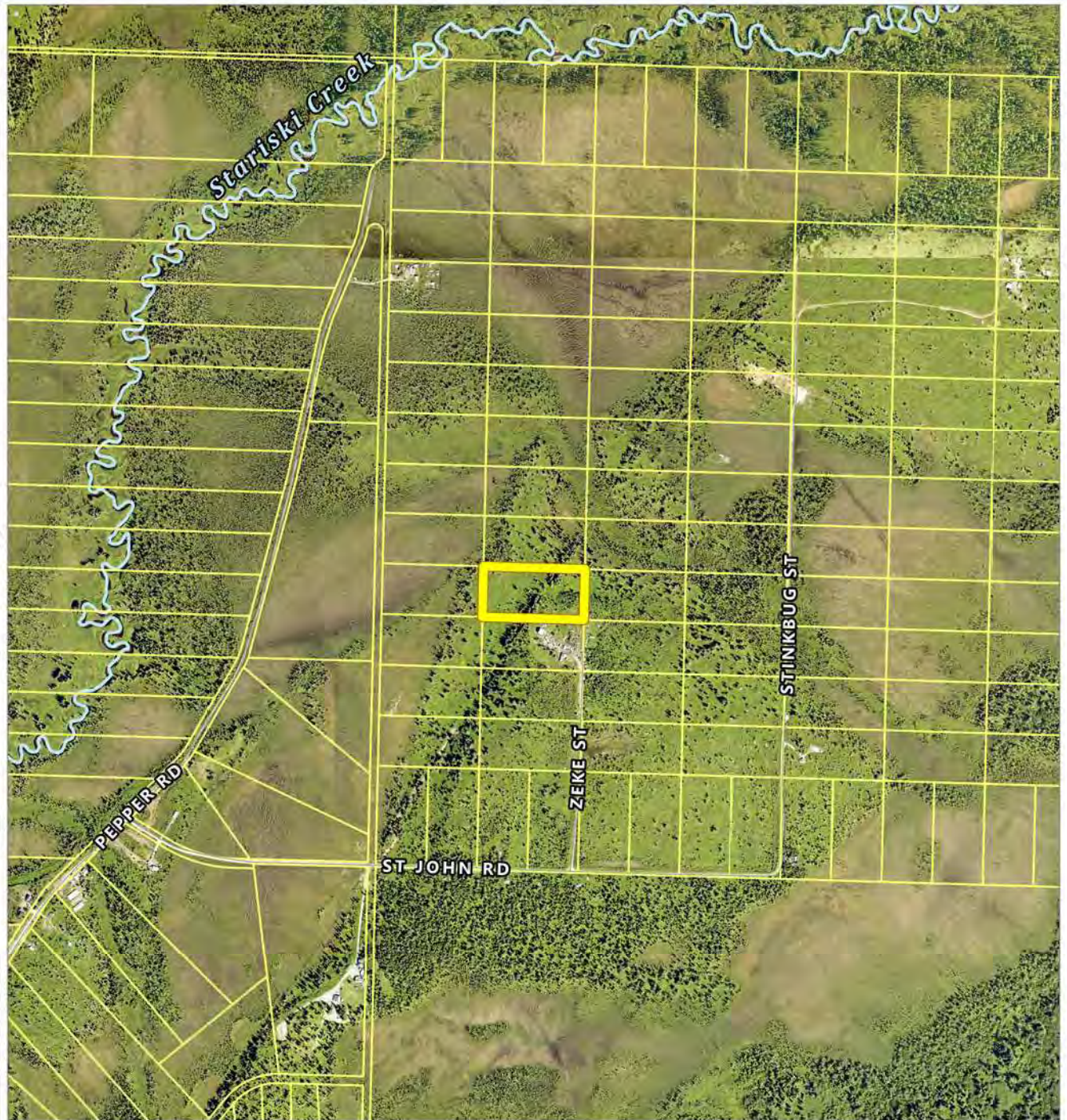
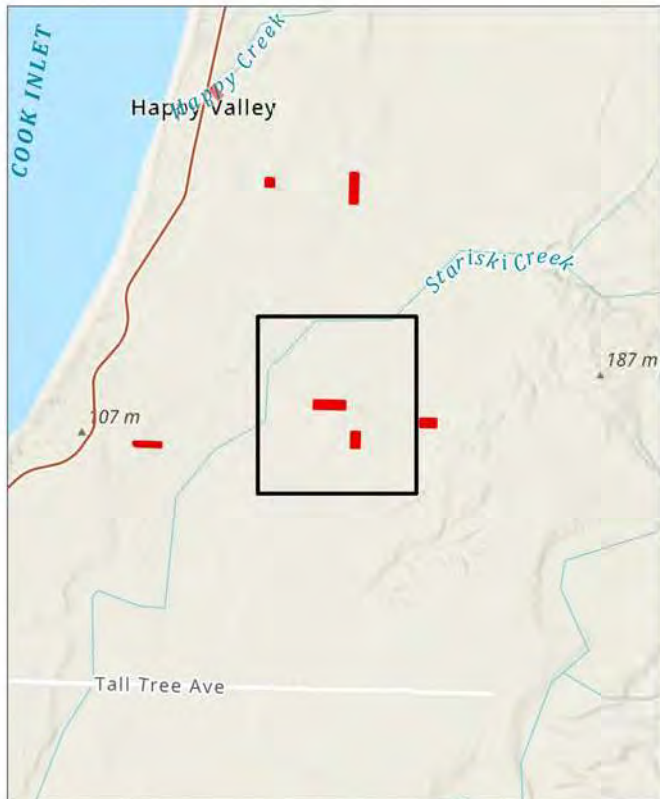


Minimum Bid: **TBD**

Acres: **5.0**

Legal Description:

**Tract Twenty-two (22), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923022)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





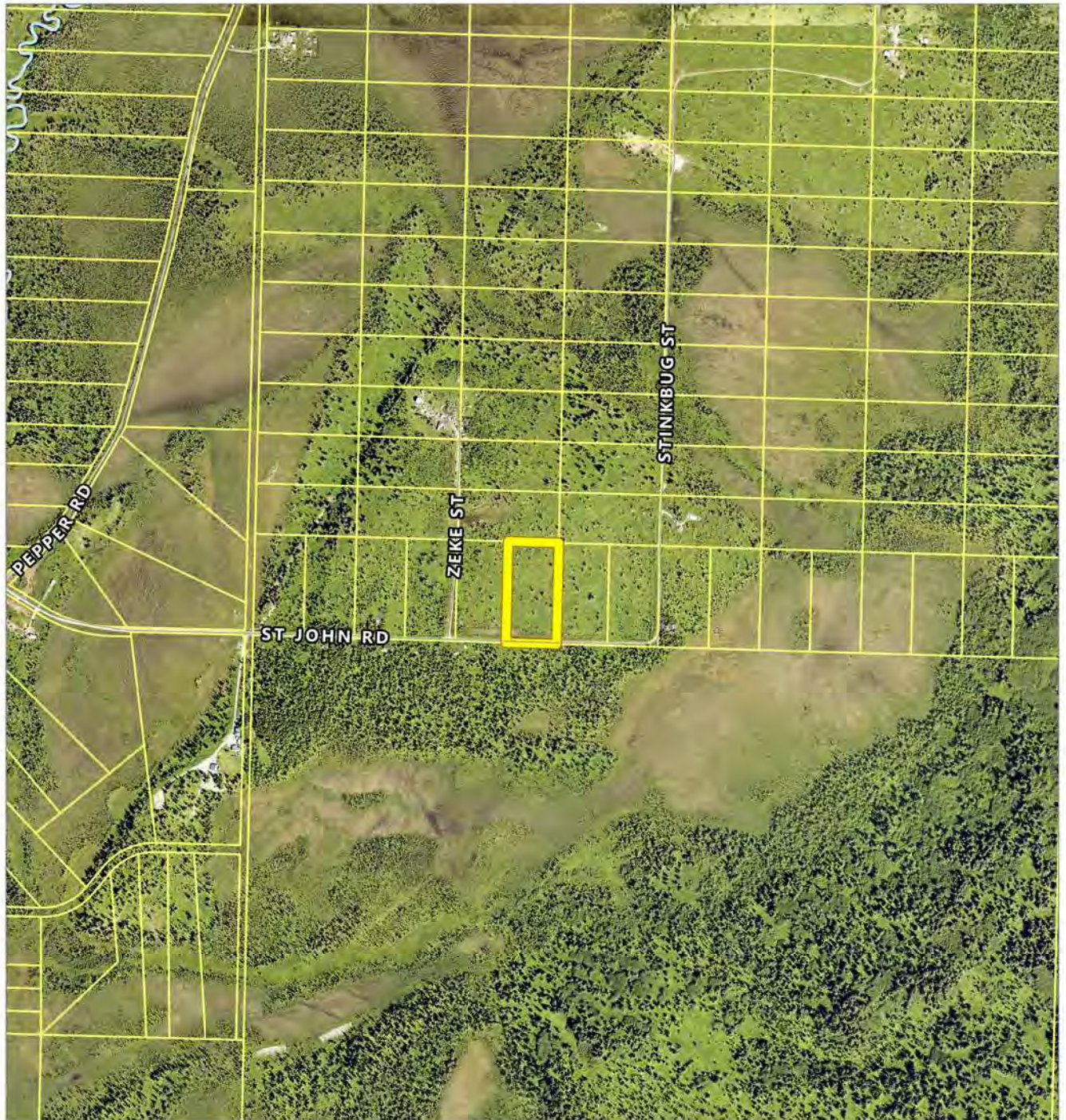
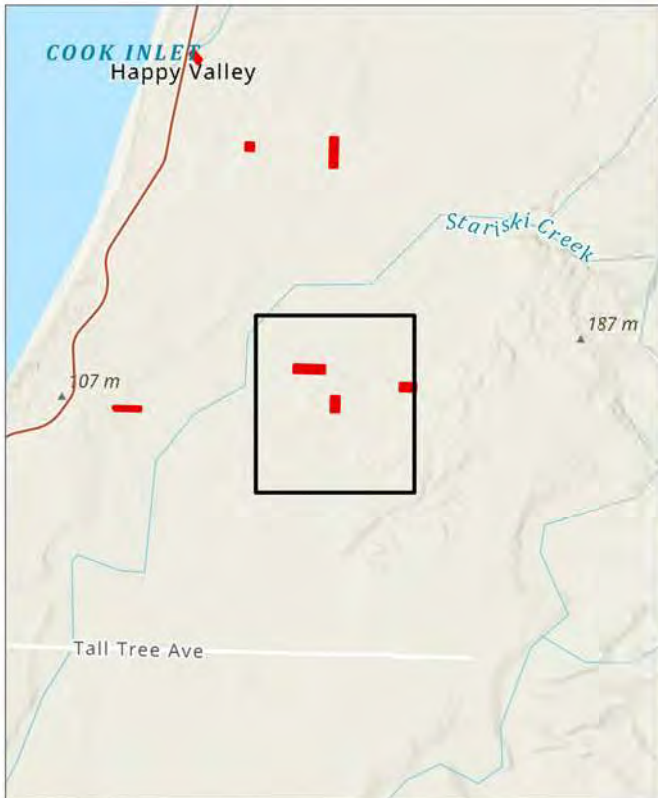


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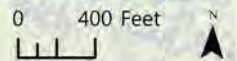
Acres: **5.00**

Legal Description:

**Tract Forty-eight (48), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923034)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





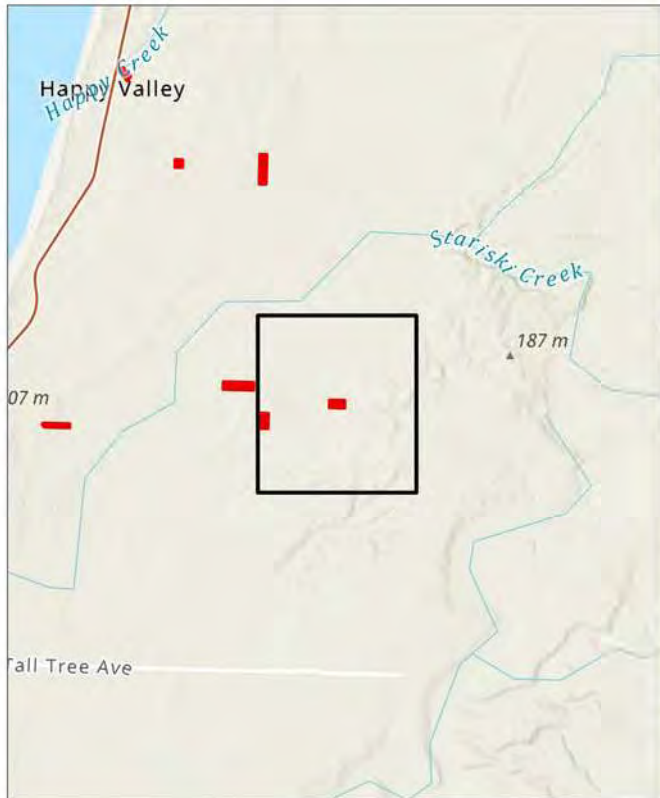


Minimum Bid: **TBD**

Acres: **5.0**

Legal Description:

**Tract One Hundred Sixteen (116), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15924052)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





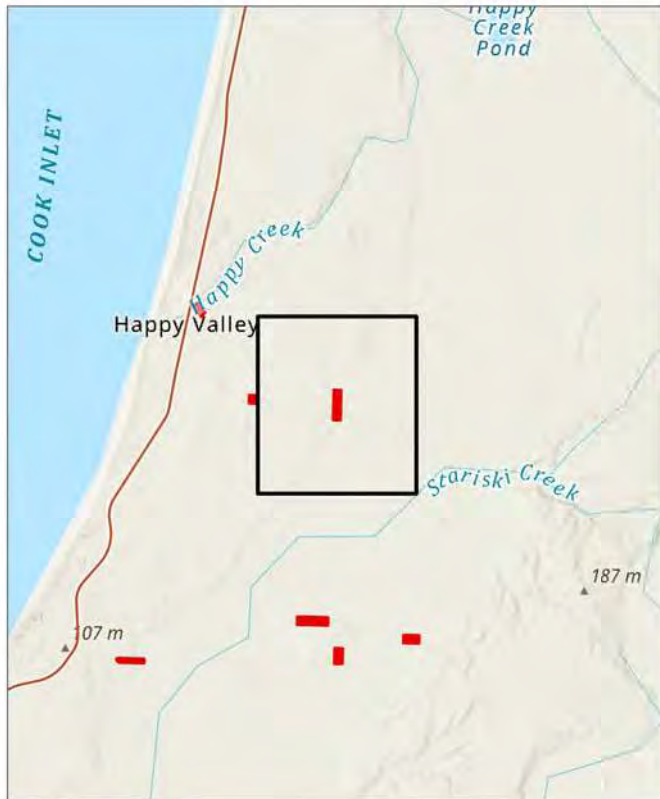


Minimum Bid: **TBD**

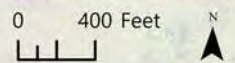
Acres: **9.13**

Legal Description:

**Lot Sixteen (16), ECHO ACRES  
SUBDIVISION, according to Plat No. 72-581,  
Homer Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
15939004)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





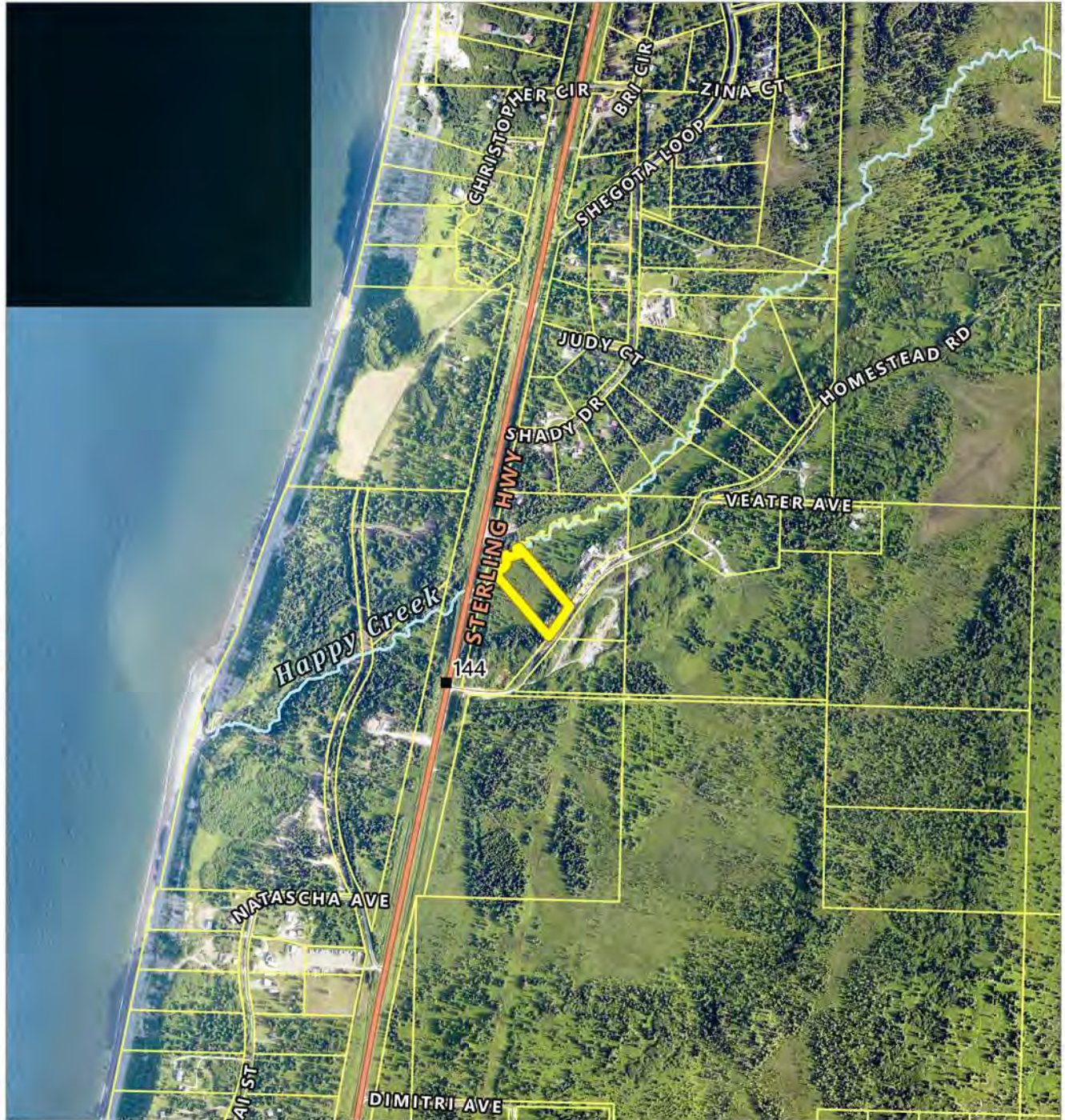
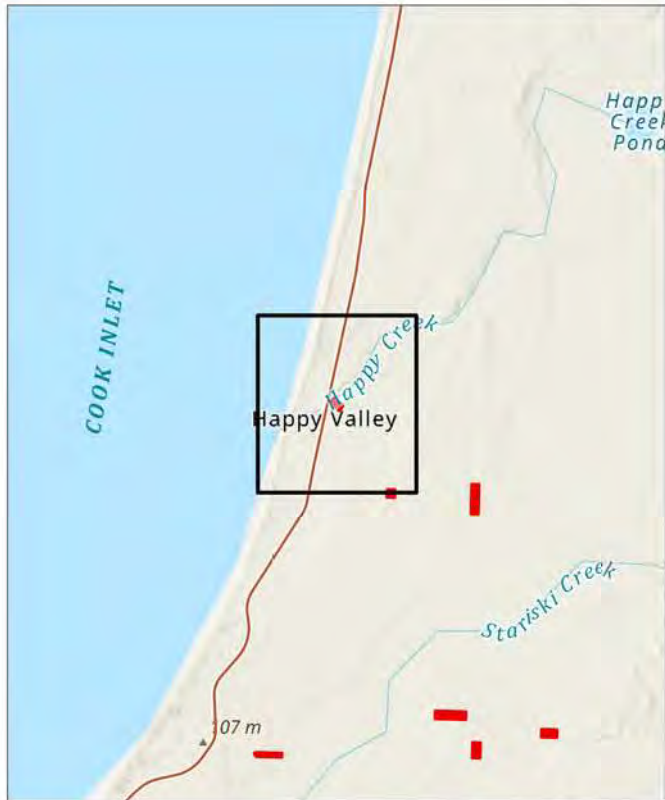


Minimum Bid: **TBD**

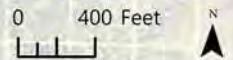
Acres: **2.72**

Legal Description:

**Tract Two (2), PERRY-VEATER TRACTS SUBDIVISION, according to Plat No. 89-31, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15952112)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





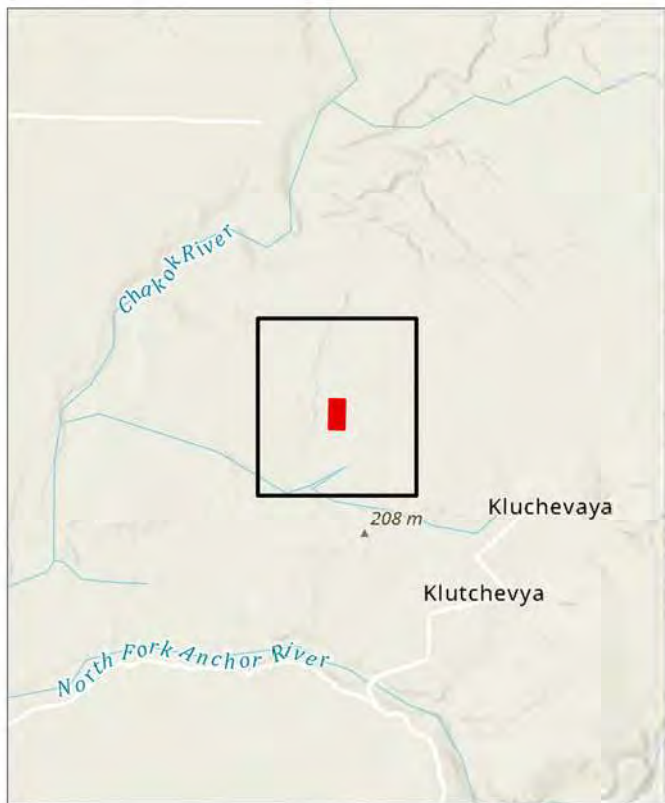


Minimum Bid: **TBD**

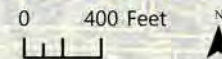
Acres: **9.14**

Legal Description:

**Tract Three (3), KING ACRES SUBDIVISION, according to Plat No. 74-2192, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16536003)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





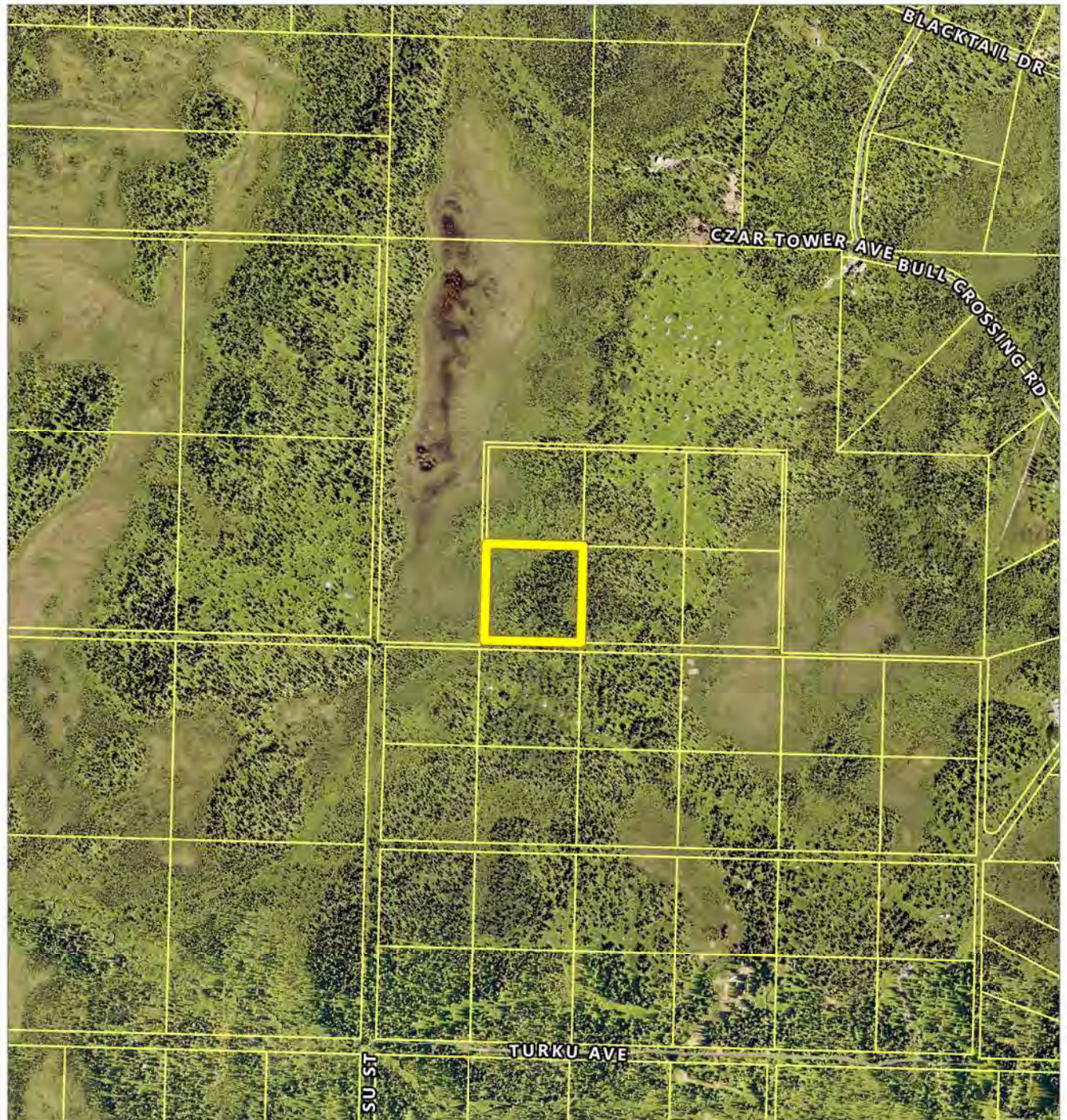


Minimum Bid: **TBD**

Acres: **9.14**

Legal Description:

**Tract Four (4), KING ACRES SUBDIVISION, according to Plat No. 74-2192, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16536004)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





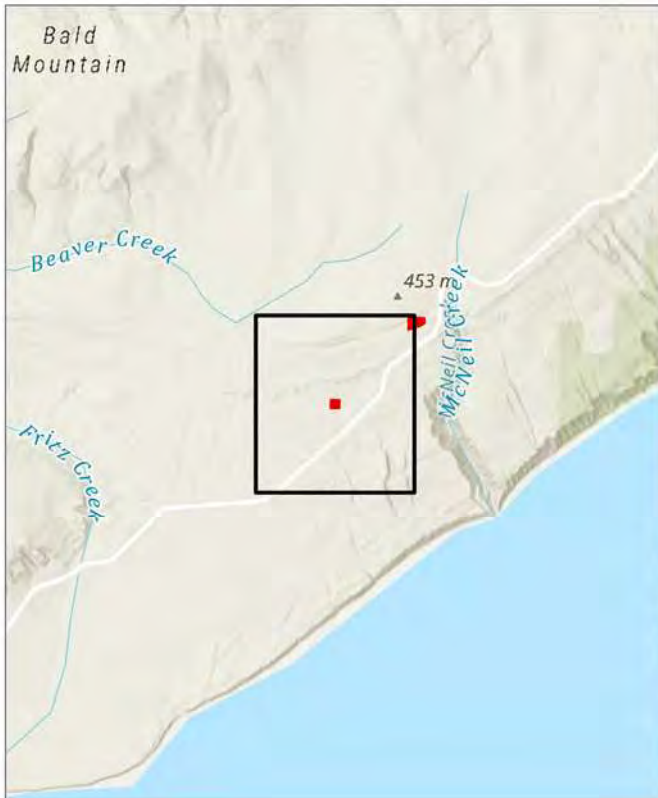


Minimum Bid: **TBD**

Acres: **2.27**

Legal Description:

**Lot Fourteen (14) MANSFIELD 1983  
SUBDIVISION OF TRACT H, according to Plat  
No. 85-86, Homer Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
17224018)**



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Minimum Bid: **TBD**

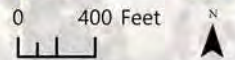
Acres: **7**

Legal Description:

**That portion of the Northwest One-Quarter of the Southeast One-Quarter of the Southeast One-Quarter (NW 1/4 SE 1/4 SE 1/4), of Section 14, Township 5 South, Range 12 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

Acres: **0.34**

Legal Description:

**Lot Forty-Eight (48) VIRGINIA LYN  
SUBDIVISION, according to Plat No. 61-256,  
Homer Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
17913311)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 75 400 Feet





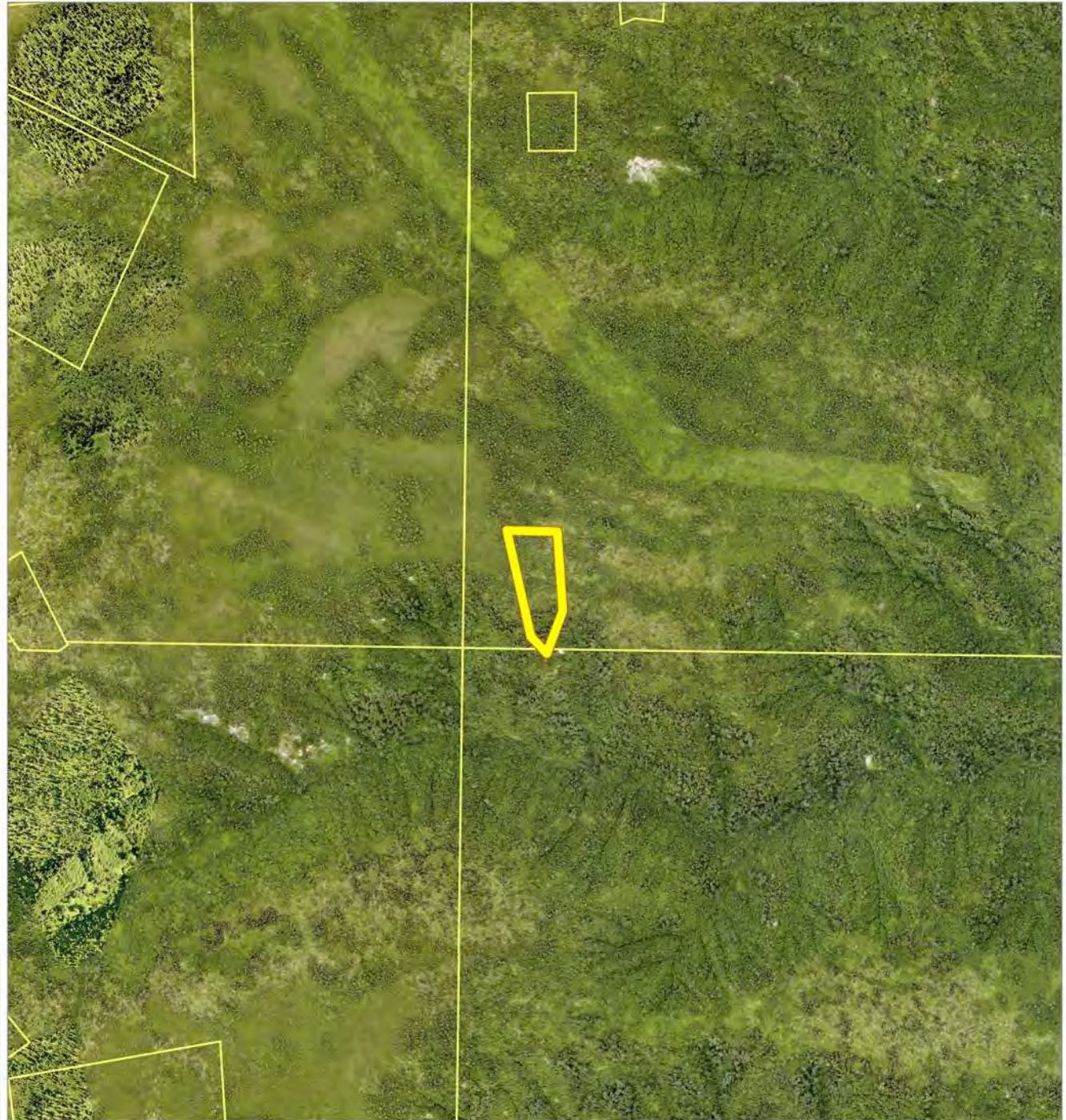
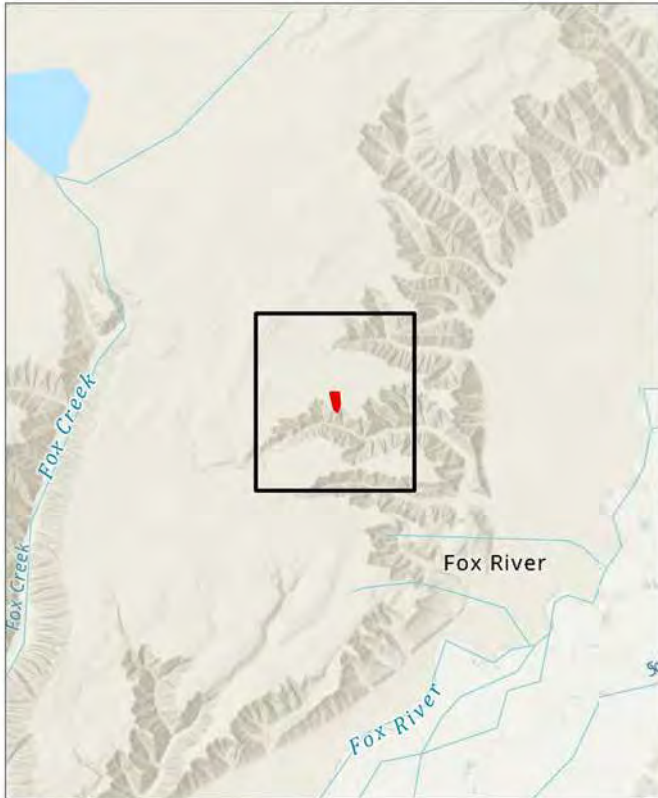


Minimum Bid: **TBD**

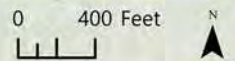
Acres: **4.35**

Legal Description:

**ALASKA STATE LAND SURVEY 91-93,  
according to Plat No. 93-20, Homer  
Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 18512309)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

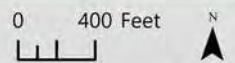
Acres: **61.07**

Legal Description:

**ALASKA STATE LAND SURVEY 78-177,  
according to Plat No. 80-36, Homer  
Recording District, Third Judicial District.  
State of Alaska. (KPB PIN 18522008)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





## NIKISKI ADVISORY PLANNING COMMISSION

Regular Meeting Minutes

July 18, 2024 at 6:30 pm

Location: North Peninsula Rec Center

1. CALL TO ORDER at 6:30pm
2. ROLL CALL: Commissioners Sue, Stacy, Len, Tom, and Jon, and Planner Ryan Raidmae were present. Guests were Aaron Hughes and Jennifer Shields from Land Management.
3. APPROVAL OF AGENDA: Stacy moved to approve; Sue seconded. Moved the Tax Foreclosure list to the front of the agenda. Passed unanimously.
4. APPROVAL OF MINUTES: Jon moved to approve; Sue seconded. Unanimous.
5. BOROUGH BUSINESS
  - a. Tax Foreclosure list: Aaron Hughes used the interactive map to display each property on the tax foreclosure list. The APC voted 4-1 to recommend the borough retain parcel 01516019, due to the fact that it is adjacent to LNG properties and should be kept available if needed for that project.
  - b. REPORTS: Ryan Raidmae reported that Robert Ruffner held a meeting with the APC representatives (to be covered later); he was not at the meeting and will therefore be unable to answer any questions regarding it.
  - c. PLATTING: Trust Land Survey 2024, Emerald Subdivision, KPB 2024-066 was reviewed by the APC. Sue moved to recommend approval; Stacy seconded. The property and its location were discussed. The motion passed unanimously.
6. OLD BUSINESS
  - a. Nikiski Comprehensive Plan
    - i. The APC reviewed the survey as it currently stands. Sue moved that we request that cards be sent to all Nikiski landowners and all persons within tax areas 53, 54 and 55, removing duplicates, and that each card have a control number to be used in order to answer the survey online. The group would like an option to print the survey and mail it in using the same control number. Jon seconded, and motion passed unanimously. Commissioners were given copies of the community input. Len will communicate the motion with Planning. We will discuss again next meeting.



## **NIKISKI ADVISORY PLANNING COMMISSION**

Regular Meeting Minutes

July 18, 2024 at 6:30 pm

Location: North Peninsula Rec Center

7. NEW BUSINESS
  - a. Potential changes to APCs: Sue summarized the meeting between the APC chairs and vice chairs and Robert Ruffner, the concerns expressed there, and the potential solutions for a change of direction. She expressed that she is happy with the current direction and Len agreed that, in her opinion, it is working. Other commissioners' comments indicated that those present do not want a change at this time. The topic was left open, as no specific change has been offered by the Planning Department.
8. ADJOURNMENT was at 8:08 pm.

Next Regular Meeting: Thursday August 8, 2024 at 6:30 PM