

**PETITION FOR MODIFICATION OF CONVEYANCE INSTRUMENT
RESTRICTIONS
KENAI PENINSULA BOROUGH
LAND MANAGEMENT DIVISION
KPB 17.10.130(F)**

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

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

(Must be accompanied with a \$500.00 non-refundable fee)

Parcel Identification Number (PIN – 8 digits): 119-124-21

Legal Description: TRACT D-2 Quartz Creek Sub
JAMES ADDN.

Conveying document recording number & recording district: 102 PAGE 68 SEWARD.
(i.e. 2018-000000-0 Kenai or Book 398, Page 204 Seward)

The restriction(s) petitioned for modification is/are (please list below):
Deed Restriction AS SHOWN ON DEED.

The justification(s) for the modification of the restriction is/are (please list below):
THIS property was restricted to commercial use in Cooper Landing, which is a non-zoning area. This Deed restriction has halted the progress of my mortgage financing, which is time sensitive. The property's highest and best use is determined to be it current use. single family residence.

Name of Petitioner: ONIE RAY WILKES
Mailing Address: P.O. Box 871 Cooper Landing AK 99572
Phone: 907-302-1220 Email: beancreeker@yahoo.com

Petitioner's Representative/Agent: Onie Ray Wilkes

Mailing Address: P.O. Box 871 Cooper Landing AK 99572

Phone: 907-302-1220 Email: beancreeker@yahoo.com

Onie Ray Wilkes
Signature

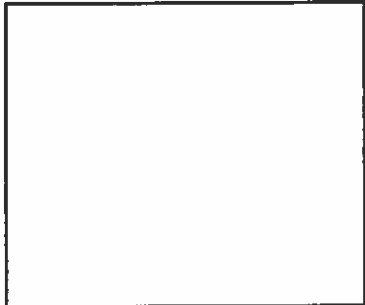
6/10/22
Date

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

Tax Compliance Certification

Kenai Peninsula Borough

Finance Department



144 N. Binkley Street
 Soldotna, Alaska 99669-7599
 www.kpb.us

Phone: (907) 714-2197
 or: (907) 714-2175
 Fax: (907) 714-2376

Fill in all information requested. Sign and date, and submit with bid or proposal.

For Official Use Only

Reason for Certificate:	Petition for Modification	For Department:	LAND MANAGEMENT
Business Name:	N/A		
Business Type:	<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other:		
Owner Name(s):			
Business Mailing Address:			
Business Telephone:		Business Fax:	
Email:			

As a business or individual, have you ever conducted business or owned real or personal property within the Kenai Peninsula Borough? (If yes, please supply the following account numbers and sign below. If no, please sign below.)
 Yes No 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	
ACCT. NO.	ACCT. NAME

TAX ACCOUNTS/STATUS (TO BE COMPLETED BY KPB)	
YEAR LAST PAID	BALANCE DUE

 KPB Finance Department (signature required)

In Compliance Not in Compliance

 Date

SALES TAX ACCOUNTS	
ACCT. NO.	ACCT. NAME

TAX ACCOUNTS/STATUS (TO BE COMPLETED BY KPB)	
YEAR LAST PAID	BALANCE DUE

 KPB Sales Tax Division (signature required)

In Compliance Not in Compliance

 Date

CERTIFICATION: I, Onie Ray Wilkes the _____, hereby certify that, to the best of my knowledge, the above information is correct as of 6/10/22

 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.



APPRAISAL OF REAL PROPERTY

LOCATED AT:

21899 Sterling Hwy
Tract D-2 Quartz Creek Sub James Addn
Cooper Landing, AK 99572

FOR:

First National Bank Alaska
11408 Kenai Spur Hwy
Kenai, AK 99611

AS OF:

05/20/2022

BY:

Russell Farrington
Farrington's Appraisal Services, LLC
PO Box 220865
Anchorage, AK 99522

Uniform Residential Appraisal Report

File # Loan# 0102093043

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property

Property Address **21899 Sterling Hwy** City **Cooper Landing** State **AK** Zip Code **99572**
 Borrower **Onie Ray Wilkes** Owner of Public Record **Shirley Ann Kuznicki** County **Kenai Peninsula Borough**
 Legal Description **Tract D-2 Quartz Creek Sub James Addn**
 Assessor's Parcel # **119-124-21** Tax Year **2021** R.E. Taxes \$ **4,789**
 Neighborhood Name **Cooper Landing** Map Reference **See Attached** Census Tract **0003 00**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client **First National Bank Alaska** Address **11408 Kenai Spur Hwy, Kenai, AK 99611**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s) **DOM Q, The current purchase is a FSBO deal. There is a 4 page purchase contract dated, 04/23/2022, for the contract price of \$755K. There is a cancelled MLS Listing #21-5498 listed 04/22/21, cancelled 02/15/22 (OLP\$859K, reduced to \$755K, DOM=301)**
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Arms length sale; Basic purchase contract (4 pages total), 4pg contract dated & signed 04/23/22 for \$755K. No adverse conditions/clauses noted. No addendums/counters or home inspection reports have been provided to me along with this assignment**
 Contract Price \$ **755,000** Date of Contract **04/23/2022** Is the property seller the owner of public record? Yes No Data Source(s) **Tax rcrds, contract**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid **\$0.**

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 50 %
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000) (yrs)	2-4 Unit 2 %
Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	550 Low 10	Multi-Family 1 %
Neighborhood Boundaries Hope to the north, Moose Pass to the east, Harding Icefield/Chygach Mtns to the south, Sterling to the west.		795 High 70	Commercial 5 %
		680 Pred. 40	Other 42 %

Neighborhood Description **Cooper Landing is located on the eastern Kenai Peninsula, approximately 100 miles south of Anchorage. Cooper Landing is a small community w/approximately 300 residents located at the headwaters of the world famous Kenai River. The population nearly doubles in the summer to support tourist businesses & activities. The area is known for it's world class trout fishing & sockeye salmon runs. The Kenai Princess Lodge is the largest single employer in the area. Cooper Landing has a K-8 school & high school students require busing to Soldotna which is approximately 40 miles southwest. The Cooper Landing general area has somewhat of a vacation home/resort feel.**
 Market Conditions (including support for the above conclusions) **The Cooper Landing market is considered stable w/good overall demand. Market activity is limited due to the small size of the community & comps are diverse (market as a whole ranges from small cabin type properties to upper end water front properties). Financing options are available from a variety of sources. Interest rates remain at favorable levels (5%-5.5%+) which has been keeping demand strong. Marketing times are typically 0-90 days +/- for reasonably priced properties.**

Dimensions **Irregular/No As-built provided** Area **50 ac** Shape **Rectangular** View **B Mtn, Woods**
 Specific Zoning Classification **No Zoning** Zoning Description **No Zoning**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **Highest and best use analysis was performed and the highest and best use is determined to be its' current use (SFR).**
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Private Well Street Paved
 Gas Oil, Propane Sanitary Sewer Private Septic Alley None
 FEMA Special Hazard Area Yes No FEMA Flood Zone **D** FEMA Map # **0200122150B** FEMA Map Date **10/20/2016**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
No as-built survey provided. Heating oil, propane, electric & wood are the primary heat sources for this market. Above grade oil/propane tanks are common. Natural gas is not in area. Well/septic systems are common in this market. Public water/sewer are unavailable. 42% in present land use above is for vacant lands (mostly refuge & parklands). At time of my inspection, all utilities were turned on & observed to be operational. No zoning is common for this market area.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Poured C/C/Avg	Floors	Wimnt crpt, tile/Good
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	HardiPlank/Avg+	Walls	DW, Txt, Pnl/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sqft.	Roof Surface	Metal/Avg	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Avg+	Bath Floor	Tile, Vinyl/Good
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vinyl/Smnt/Avg+	Bath Wainscot	Tile, Vinyl/Good
Year Built 2006	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	TriplePane/Avg+	Car Storage	 None
Effective Age (Yrs) 8	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens/Avg+	<input checked="" type="checkbox"/> Driveway # of Cars 6	
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWB <input checked="" type="checkbox"/> Radiant	Amenities	<input checked="" type="checkbox"/> Woodstove(s) # 1	Driveway Surface	Gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars 2	
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck C/Dk	<input checked="" type="checkbox"/> Porch C/E	<input type="checkbox"/> Carport # of Cars 0	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other HRV	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) **Fridge, W/D=Personal Property**
 Finished area above grade contains: **7 Rooms 4 Bedrooms 2.1 Bath(s) 2,103 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.) **Energy efficiency appears to be good (no rating provided). Subject has oil fired, in-floor radiant heat+HRV system & triple pane windows. Addn't quartz counters, soft-close cabinets, kitchen bar, vaulted ceilings, T&G, cast iron stove, mirrored closet doors, jetted tub, trex decks, generator switch**
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) **C3, Kitchen-updated-eleven to fifteen years ago; Bathrooms-updated-eleven to fifteen years ago; The subject improvements are considered to be in good, marketable condition which corresponds w/ the estimate of effective age. Kitchen features quartz counters, soft close cabinets, custom "retro" appliances, kitchen bar & breakfast nook. Primary bedroom suite has sliding glass door access to the rear covered trex deck, the primary suite bath features travertine tile floors & jetted tub+extra shower stall. The other 3 BR's all feature private vessel style sinks built-in. This home was observed to have good quality finishes throughout w/good overall appeal.**
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 The scope of work for this appraisal included an interior & exterior inspection of the subject property. The scope of the inspection included observation of readily observable conditions, the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is free from defects. The appraisal establishes the value of the Property for mortgage purposes only.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe