

Introduced by: Mayor
Date: 05/05/20
Action: Adopted
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2020-024**

**A RESOLUTION TO FORM THE SOUTH KALIFORNKY BEACH ROAD
UTILITY SPECIAL ASSESSMENT DISTRICT AND PROCEED WITH THE
IMPROVEMENT OF A NATURAL GAS MAIN LINE**

- WHEREAS,** KPB Chapter 5.35 authorizes the formation of utility special assessment districts within the Kenai Peninsula Borough; and
- WHEREAS,** an application for a petition to form a utility special assessment district (USAD) was received from the property owners within the proposed district; and
- WHEREAS,** on November 5, 2019, the mayor approved the Administrative Review of the Petition Report, pursuant to KPB 5.35.105 requirements, for the formation of the South Kalifornsky Beach Road USAD for construction of a natural gas main line; and
- WHEREAS,** KPB 5.35.107(C) requires signatures of the owners of record of (a) at least 60 percent of the total number of parcels subject to assessment within the proposed district and (b) at least 60 percent in value of the property to be benefited, in order to be considered by the assembly for formation; and
- WHEREAS,** the owners of record of 62.57 percent of the total number of parcels, and 73.63 percent in value of the properties to be benefited, have signed the petition; and
- WHEREAS,** the petition was submitted timely by the sponsors on March 6, 2020, and on March 10, 2020, the borough clerk determined that the petition bears sufficient signatures as described in KPB 5.35.107(C), and acknowledged receipt of a filing fee for \$1,000 as required by KPB 5.35.030(D); and
- WHEREAS,** the borough clerk gave notice of the public hearing for this resolution by certified mail, return receipt requested, mailed not less than 35 days before the date of the hearing, to each record owner of a parcel in the proposed district; and
- WHEREAS,** the clerk further gave notice by publication once a week for two consecutive weeks in a newspaper of general circulation in the borough, with the first publication appearing not less than 30 days before the date of the hearing; and

WHEREAS, more than 35 days have passed since the mailing of the notice of the public hearing to each record owner of a parcel in the proposed district, and one (1) written objections to the necessity of formation of the district have been filed with the borough clerk; and

WHEREAS, KPB 5.35.110(A) requires the mayor to prepare for assembly consideration a resolution to form the special assessment district and proceed with the improvement, and to submit with the resolution a copy of the petition as described in KPB 5.35.107(A);

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

SECTION 1. That the Kenai Peninsula Borough shall form the South Kalifornsky Beach Road Utility Special Assessment District (USAD), and the mayor is authorized to proceed with the construction of the improvement in accordance with the provisions of KPB Chapter 5.35, and negotiate and execute such documents as are determined to be in the best interests of the borough to accomplish this project.

SECTION 2. That pursuant to the requirements of KPB 5.35.110, this resolution is supported by the mayor's report, which is attached hereto and incorporated herein by reference.

SECTION 3. That the proposed South Kalifornsky Beach Road USAD is necessary and should be made and is hereby formed, and the borough shall proceed with the construction of an extension of Enstar's natural gas main line to a district encompassing 180 benefited parcels in the area of south Kalifornsky, beginning approximately mile 1.3 of Kalifornsky Beach Road (Sandwick Avenue), North to approximately mile 5.25 (Old Setnetter Drive).

SECTION 4. That the boundaries of the USAD for the natural gas main line set forth in the district map as mayor's report Exhibit 1, page 25, and the properties legally described in the Estimate Assessment Roll as mayor's report Exhibit 1, pages 26 to 33, are hereby approved as comprising the USAD.

SECTION 5. That the estimated cost of the project of \$1,031,034.60, which includes direct costs of \$1,012,437.90 and indirect administrative costs of \$18,596.70, is approved.

SECTION 6. That the attached Estimate Assessment Roll, mayor's report Exhibit 1, pages 26 to 33, which includes properties within the district to be properly included and subject to an assessment of \$5,727.97 per parcel for the improvement, is incorporated by reference herein and adopted.

SECTION 7. Pursuant to the requirements of KPB 5.35.105(B) and 5.35.110(E)(4), that the following six (6) properties shall be excluded from the district and will not receive the benefit of the improvement and will not be subject to the assessment as the mayor has determined these properties as not directly benefiting from the improvement due to each property's physical characteristic, (1) T 3N R 11W Sec 7 KN 2017002 Van Gough Sub Lot 3 (parcel identification no. (PIN) 133-031-43); (2) T 3N R 11W Sec 18 KN that portion of the E1/2 SW1/4 NW1/4 lying west of Kalifornsky Beach Rd (PIN 133-081-01); (3) T 3N R 11W Sec 18 KN RS that portion of the E1/2 W1/2 SW1/4 lying west of Kalifornsky Beach Rd (PIN 133-081-02); (4) T 3N R 11W Sec 18 KN that portion of the E1/2 SW1/4 NW1/4 lying east of Kalifornsky Beach Rd (PIN 133-081-07); (5) T 3N R 11W Sec 6 KN 0760167 Old Kasilof Sub Lot 32 (PIN 133-350-01); and, (6) T 3N R 12W Sec 1 KN that portion of SE1/4 NE1/4 lying east of Kalifornsky Beach Road (PIN 133-471-06); see Exhibit 1, page 21, attached.

SECTION 8. That the mayor is authorized to negotiate and execute such documents as are determined to be in the best interests of the borough to proceed with construction of the improvement and to accomplish this project.

SECTION 9. That the borough clerk shall cause a copy of this resolution and the estimated assessment roll to be recorded in the District Recorder's office for the State of Alaska at Kenai.

SECTION 10. That notice is hereby given that a property owner within the boundaries of the South Kalifornsky Beach Road USAD, unless excluded by Section 7 of this resolution, must pay off the remaining balance of any special assessment on property to be subdivided, or prepay estimated costs if the final assessment has not been determined, before a final plat may be signed and recorded pursuant to KPB 20.60.030.


SECTION 11. That this resolution shall take effect immediately upon its adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 5TH DAY OF MAY, 2020.

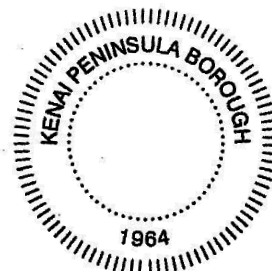


Kelly Cooper, Assembly President

ATTEST:



Johni Blankenship, MMC, Borough Clerk



Yes: Bjorkman, Blakeley, Carpenter, Cox, Dunne, Hibbert, Johnson, Smalley, Cooper
No: None
Absent: None

Kenai Peninsula Borough
Assessing Department

MEMORANDUM

TO: Charlie Pierce, Borough Mayor *CP*
FROM: Melanie Aeschliman, Director of Assessing *MA*
Marie Payfer, Special Assessment Coordinator *MP*
DATE: October 28, 2019
RE: Administrative Review of the Petition Report for the South Kalifornsky Beach Road Utility Special Assessment District (USAD)
Review Period: Monday, October 28, 2019 through Monday, November 11, 2019

In accordance with KPB Code Chapter 5.35, a petition application has been submitted for formation of a utility special assessment district in the community of Kalifornsky. Known as the South Kalifornsky Beach Road Utility Special Assessment District (hereinafter "USAD"), the proposed main line route will begin at the intersection of Kalifornsky Beach Road and Sandwick Avenue, northward along Kalifornsky Beach Road to Old Setnetter Drive. The proposed project, based on the utility company's written estimate for 'Option A', would benefit 184 parcels.

The attached Petition Report, and correlated Exhibits 1-6, are provided to the mayor for consideration and approval. Pursuant to 5.35.105(C), the mayor will consider the petition report for the proposed USAD and make a final determination to approve or to acquire additional or amended information not less than 45 days and not more than 60 days from the date the assessing department mails notice to the affected property owners to allow for the comment period as described in KPB 5.35.030(E). The Assessing Department mailed notices to the affected property owners on Wednesday, September 13, 2019; therefore, the mayor may consider the petition report **no earlier than Monday, October 28, 2019, and not later than Monday, November 11, 2019.**

Your review and approval of the proposed petition report is hereby requested so that the sponsors may pursue the signatures of owners of property within the approved boundaries.

SECTION 1. IMPROVEMENT PROPOSAL

The sponsors for this proposed district requested the utility company provide two options for the main line route. On August 26, 2019, Enstar Natural Gas Company provided a letter of approval for the proposed natural gas main line extension and a written estimate of the utility's estimated cost for constructing the extension, including the engineering drawings (maps) for the following: Option A, serving 184 properties; and Option B, serving 142 properties. The sponsors were informed of the total estimated cost provided for both Option A and Option B.

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On September 10, 2019, the sponsors provided the assessing department with written notice of intent to proceed with administrative review of the petition report, and submitted payment for the filing fee as established in the most current Schedule of Rates, Charges and Fees. The sponsors selected the proposed route for **Option A** for this proposed district. All estimated costs, and the 184 benefited properties affected, are based on the proposed utility's main line route for Option A.

The project proposes to install a natural gas line of approximately 39,045 lineal feet of 2-inch pipe. The total project cost for a 2020 construction is estimated at \$1,031,316.32, which includes Enstar's 2020 construction cost for Option A of \$1,012,437.90 (installation cost of \$918,338.40 and additional cost of \$94,099.50 for non-standard construction cost items including seven road bores and horizontal directional drill through wetlands), plus the Kenai Peninsula Borough administrative cost of \$18,878.42. The allocated per-parcel cost is estimated to be \$5,604.98 for each of the 184 benefited parcels.

If the project is approved by the assembly by June 15, 2020, Enstar will attempt to construct the project in 2020. If the project is delayed beyond that date, another engineering estimate will be required with updated construction costs for the proposed year of construction.

SECTION 2. RESTRICTIONS ON FORMATION

Legal Description per KPB 5.35.070(B): The legal description of parcels within the proposed district, as of the date the mayor signs this petition report, will establish the parcels for assessment. No subdivision, reversion of acreage, or lot line adjustment will be recognized for USAD assessment purposes after the mayor's approval of this petition report. Additionally, KPB 5.35.030(E)(4), requires *"any action to replat parcels within the proposed district shall be completed and recorded before the date the mayor approves the petition report under KPB 5.35.105(C)"*.

Currently, there is one (1) replat in progress within the boundary of this proposed special assessment district (parcel 133-081-08, located at 51627 Ariels Lane). If the final plat is recorded prior to the date of the mayor's approval of this petition report, the number of parcels within this district and the cost per parcel will remain unchanged; however, the legal description and new parcel number will be adjusted prior to the assessing department providing the final petition to the sponsors for distribution.

Other Restrictions per KPB 5.35.070(C-E):

- (C) *In no case may a property be assessed an amount in excess of 50% of the fair market value of the property. Within this proposed district there are four (4) parcels which exceed the 50% assessment-to-value limitation, and these four properties will require a prepayment of assessments.*
- (D) *In no case shall a special assessment district be approved where properties which will bear more than 10% of the estimated costs of the improvement are subject to unpaid, past-due borough property taxes. There is one (1) parcels which are delinquent in payment of the 2019 property taxes, which equates to .54% of benefited parcels.*
- (E) *A special assessment district may not be formed if one owner owns more than 40% of the total number of parcels to be benefited. There is no one-owner who owns more than 40% of the total number of parcels to be benefited.*

Additionally, there are no other special assessment liens against any of the parcels in the proposed district.

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SECTION 3. KENAI PENINSULA BOROUGH OWNED PROPERTY

Pursuant to KPB 5.35.107(C)(6), the mayor shall be the designee for signing any petition when borough land is part of the proposed district. When the mayor abstains from participating in the petition signature process, the total number of parcels within the district, for the purpose of calculating the signature thresholds, shall be reduced by the number of parcels owned by the borough within the proposed district. Please see "Action Items", Section 3, on page 8 of this memo.

Within this proposed district, the Borough owns a total of two (2) properties, however, only the following property is currently included in the estimated assessment roll as a benefited property:

| Parcel-Id | 2019 AV | Owner | Acreage | Legal Description |
|------------|---------|-------------------------|---------|--|
| 133-031-09 | 44,300 | Kenai Peninsula Borough | 17.0 | Govt Lot 8 Except Kalifornsky Beach Rd |

Should the administration choose to abstain from participating in the petition signature process for this property, adjustments to the estimate assessment roll will be made as necessary regarding the signature percentage thresholds (see Petition Report, Exhibit #4, Estimate Assessment Roll, attached). However, this parcel will be included as a benefited parcel for the calculation of assessments should the project be constructed and properties assessed by the assembly. The 2nd Borough owned property is included in Section 4, see *Property #1*.

SECTION 4. WRITTEN COMMENTS – OBJECTION TO INCLUSION IN DISTRICT

Written Comments: All written comments timely received from benefited property owners regarding the proposed project are included in the petition report, see Petition Report, Exhibit #5, Page 2, Comments.

Exclusion Requests: Pursuant to KPB 5.35.105(B), the mayor shall exclude from the proposed district any real property, or any interest in real property, that is not directly benefited by the improvement. If a property owner claims the physical characteristics of his or her property make it legally impermissible, physically impossible, or financially infeasible to develop or improve it in a manner that would enable the property to benefit from the proposed improvement, the property owner has the burden of demonstrating that the property has such physical characteristics and therefore cannot benefit from the proposed improvement. Any property which is excluded from the district will "not receive the benefit of the improvement and will not be subject to the assessment", per KPB 5.35.110 (E)(4)..

• **Properties #1 & #2:** Within this proposed district, there are two (2) properties the Assessing Department is requesting be excluded from the assessment due to being legally impermissible to develop. This was determined based on the limited size of the lots, no access to water or sewer utility, nor enough space for a well or septic, and road setback requirements for development. The Assessing Department has determined a zero (\$0.00) market value for these two parcels for the 2019 tax roll.

| # | Parcel-Id | 2019 AV | Owner | Acreage | Sq. Ft. | Exempt |
|---|------------|---------|------------------------------------|---------|---------|----------|
| 1 | 133-031-43 | \$0.00 | Kenai Peninsula Borough | 0.01 | 435.6 | Gov't |
| 2 | 133-081-07 | \$0.00 | Kasilof-Cohoe Cemetery Association | 0.02 | 871.2 | Cemetery |

Assessor's Recommendation: Based on the total acreage and assessed value of \$0.00 for 2019, based in part to limitation for development, the Assessing department believes these two properties noted above should not be included in this district for assessment purposes. Currently, these two properties are NOT included in the estimated assessment roll as benefited parcels; pending the mayor's decision regarding the exclusion request. See Petition Report, Exhibit #4, Estimated Assessment Roll.

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- **Property #3 (3 properties total):** The following three properties are owned by Cook Inlet Region Inc., (CIRI). On October 25, 2019, Assessing received a letter of objection on the following three properties inclusion in the proposed district as owners claim tax-exempt status for those properties based on Public Law 100-241 Sec. 11 [Alaska H.R. 278].

| # | Parcel-Id | Imp AV | 2019 AV | Owner | Acreage | Exempt | Plat# |
|---|------------|--------|----------|------------------------|---------|------------|------------|
| 4 | 131-120-11 | \$0.00 | \$23,000 | Cook Inlet Region Inc. | 2.07 | Non-Exempt | KN #83-166 |
| 5 | 131-120-25 | \$0.00 | \$17,900 | Cook Inlet Region Inc. | 2.2 | Non-Exempt | KN #83-166 |
| 6 | 131-120-28 | \$0.00 | \$22,400 | Cook Inlet Region Inc. | 3.26 | Non-Exempt | KN #83-166 |

Excerpts of Owner's Statement: *"Pursuant to the Alaska Native Claims Settlement Act (ANCSA), as amended, real property conveyed to CIRI as a result of ANCSA is exempt from real property taxes by any governmental entity until it has been developed. Furthermore, P.L. 100-241 specifically states that providing utilities shall not constitute development." [...] "The proposed South Kalifornsky Beach Road USAD is a form of taxation which shall not be applied to CIRI's undeveloped properties. Parcel number 131-120-11, 131-120-28, and 131-120-25, which are within the proposed USAD and were conveyed to CIRI through ANCSA, are currently undeveloped and therefore exempt."*

Assessor's Recommendation: Pursuant to KPB 5.35.070, "the assembly may assess for an improvement any real property, or any interest in real property, directly benefitted by the improvement. The property to be assessed may include any property which is otherwise for any reason exempt from taxation by law." Additionally, properties which are normally tax-exempt, either governmental entities or non-profit organizations, have in the past been assessed the special assessment in the same manner as any non-exempt property, and special assessments have never qualified for the Kenai Peninsula Borough tax exempt status. Furthermore, pursuant to P.L. 100-241 Sec. 11 which provides: "(iii) land subdivided by the State or local platting authority on the basis of a subdivision plat submitted by the holder of the land or its agent, shall be considered developed on the date an approved subdivision plat is recorded by such holder or agent unless the subdivide property is a remainder parcel."

Historical records indicate, all three subject properties are currently, and have been for many years, non-exempt from real property taxation, and taxes have always been paid by CIRI. It is the Assessing Department's position that the above noted properties are non-exempt from special assessments, and are considered 'developed' properties per PL 100-241 criteria, and therefore should remain included in the proposed district for petition percentages thresholds and possible future levying of assessments. See Petition Report, Exhibit #5, Page 3, Property #3.

- **Property #4:** Property owners, Phillip, Paula, Linda and Ronald Cole, submitted a letter of objection on October 10, 2019, for the following property's inclusion in the proposed district. The owners claim the property's physical characteristics make it legally impermissible to develop or improve the property in a manner that would enable the property to benefit from the proposed improvement.

| # | Parcel-Id | 2019 AV | Owner(s) | Acreage | Exempt |
|---|------------|---------|--|---------|------------|
| 3 | 133-471-06 | \$700 | Cole, Philip A & Cole, Paula A Cole Linda A & Ronald L Revocable Trust 2017 | .15 | Non-Exempt |

Findings: The property, *Cole's Corner Tract A*, was recently surveyed by Johnson Surveying, and was recorded on September 27, 2019, KN #2019-42. This triangular shaped property, with a total area of 6,534 sq. ft., or .15 acres, is boarded by a 10' utility easements across the northern most boundary (83.24 feet in

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length), a 33' section line easement on the eastern most boundary (158.85'), and a 20' road setback requirement along the highway road frontage on the western boundary (178.23').

Excerpts of Owner's Statement: The owners claim the total lot size and platted easements requirements "would prevent any reasonable development, including structures and utilities". Furthermore, the owners state "the obvious physical characteristics and proposed assessment plainly preclude any legal-practical development or benefit for this parcel".

Special Note: This parcel is one of four properties which will require a pre-payment of assessment if the property is included as a benefited parcel.

Assessor's Recommendation: Based on the findings from the survey, easement requirements, total acreage/area, and the 2019 assessed value of \$700 which reflects the limitation for development, the Assessing Department believes this property should not be included as a benefited parcel in this district for assessment purposes. See Petition Report, Exhibit #5, Pages 4 & 5, Property #4.

• **Properties #5 & #6:** Property owners, the Kasilof-Cohoe Cemetery Association, a non-profit corporation, submitted a letter on October 21, 2019, of objection of the following two properties' inclusion in the proposed district. The owners claim the two properties physical characteristics make it legally impermissible to develop or improve it in a manner that would enable the property to benefit from the proposed improvement. The owners claim this is based on the association's bylaws that the association is a "private non-profit group intended to provide a place of burial at Spruce Grove Memorial Park", and may not be developed or improved.

| # | Parcel-Id | Imp AV | 2019 AV | Owner | Acreage | Exempt |
|---|------------|---------|----------|------------------------------------|---------|----------|
| 4 | 133-081-01 | \$3,500 | \$57,900 | Kasilof-Cohoe Cemetery Association | 15.50 | Cemetery |
| 5 | 133-081-02 | \$0.00 | \$23,300 | Kasilof-Cohoe Cemetery Association | 3.52 | Cemetery |

Excerpts of Owner's Statement: (1) "the association has never constructed or sought to develop any permanent structures on these properties, which may require the use of natural gas. Other than site clearing and access road improvements, the only purpose of the cemetery is to provide burial plots for the public"; (2) "Parcel 133-081-01 has been surveyed and approximately 70% of the parcel has been cleared and laid out for burials. [...] There are no permanent structures on the property nor is there any necessity for a structure."; (3) [Per Alaska Patent to parcel 133-081-02 (2013)] "The patent clearly refers to ground burials and exclusive cemetery use."; (4) "The Board has always operated under historical-precedent guidelines, where the property would be exclusively utilized for burials and that the board's mission, per the bylaws, was to 'preserve, care and improve the cemetery park... as a burial ground"; (5) "The board considers that any other use of the property, such as chapels and similar permanent structures or development beyond the associations' proven-historical mission of providing burial plots and maintenance, would place the association in legal jeopardy. We would be in violation of patent restrictions, thus resulting in legal actions against the association as well as putting our non-profit status in jeopardy."

The owner's statement includes several attachments, as presented, including: State of Alaska Nonprofit Corporation 2018 Biennial Report (list of directors), KPB Assessment information and parcel maps, burial plot surveys, Bylaws of Corporation, and State of Alaska Patent #1163307 (PIN 133-081-01) and Patent #22986 (PIN 133-081-02).

Assessing Findings - Parcel #133-081-01: Per unrecorded BLM Patent #1163307, 3rd paragraph, the US Bureau of Land Management granted this tract of land "for use for cemetery purposes only". This patent

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does not mandate no development or improvements for this property. This property is assessed for improvements valuing \$3,500, including a general purpose outbuilding (GPO), a shed and canopy.

Assessing Findings - Parcel #133-081-02: Per Recorded Patent #22986, ADL 230168, heading "Subject to: #1 *"The land must be used exclusively for public purposes under AS 38.05.810(a)(3). If used as a cemetery, the cemetery must be available for use by the general public without discrimination"*. The patent does not mandate no development or improvement for this property; this property is assessed as vacant land.

Assessor's Recommendation: Based on the findings, the Assessing department believes both properties should not be included in this district for assessment purposes. See Petition Report, Exhibit #5, Pages 6-24, Properties #5 & #6.

- **Property #7** - Property owner Caren E Cross, submitted a letter of objection on October 21, 2019, for the following property's inclusion in the proposed district. Ms. Cross is an owner of 2 properties within this district and is in favor of the USAD. The owner claims the vacant property listed below, physical characteristics make it financially infeasible to develop or improve the property in a manner that would enable the property to benefit from the proposed improvement.

| # | Parcel-Id | 2019 AV | Owner | Res. Rural | Wetlands | Total Acreage | Exempt |
|---|------------|---------|----------------|------------|-----------|---------------|------------|
| 6 | 133-350-01 | \$5,800 | Cross, Caren E | .258 ac. | 4.902 ac. | 5.16 ac. | Non-Exempt |

Excerpts of Owner's Statement: The owner claims that parcel 133-350-01 *"will not benefit as the cost to make improvements to just the site alone will far exceed any increase in the site or land value due to excessive development costs in a wetlands environment."* To support her position, she relies on her personal years of experience in constructing and maintaining her home, discussions with neighbors, a local excavation contractor, and adjacent parcel owners who have experience in recent site improvements.

| Owner provided the following estimated costs for development | Cost range: |
|---|----------------------|
| Driveway, including engineering, permits, paving, culvert and fill (platted ROW not constructed) | 14,000-16,000 |
| Ground fill, 2' compacted fill, 75' driveway, and 75' x 75' building site pad (640 CY over fabric) | 20,000-22,000 |
| Ground well, 40' to 50', includes HEA power, sump pump, ditching & materials | 6,000-7,000 |
| Above ground septic installation; tank, fill, drainage pipe, sump pump & pit, electric & installation | 20,000-25,000 |
| Estimated Total Range: | 60,000-70,000 |

Assessing Findings: Vacant property. Plat #76-167, Tract 32 "may not support on site sewer and water systems pending drainage of area". KPB Assessing land value has been discounted for wetlands and platted access. Total acreage of property is 5.16 acres = .258 acres (5%) suitable for development; 4.902 acres (95%) is wetlands.

Special Note: This parcel is one of four properties which will require a pre-payment of assessment if this property is included as a benefited parcel.

Assessor's Recommendation: Based on the findings, the Assessing department believes this property should not be included in this district for assessment purposes. See Petition Report, Exhibit #5, Pages 25-31, Property #7.

PLEASE NOTE: Properties #1 & 2 are not included as benefited properties; however, properties #3 through #6 are currently included in the 184 benefited properties total. Per KPB 5.35.107(C)(7) - *When a parcel is excluded from the district by the mayor under KPB 5.35.105(B) or by law, the total number of parcels within*

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the district, for the purpose of calculating the signature thresholds, shall be reduced by the number of excluded parcels within the proposed district. Please see page 7, "Actions Items", Properties #1 through #6.

SECTION 5. PETITION REPORT AND EXHIBITS:

The following list of exhibits to the Petition Report support and are incorporated by reference as follows:

1. **Petition Information Sheet** describes the proposed improvement, including the total estimated project cost, and the estimated cost per parcel; provides a statement notifying the property owners to contact the applicable utility for any additional costs that may be required to utilize the improvement; provides notification that any costs to connect individual parcels to the main improvement are not included in the assessment; and contains notice of restrictions and requirements regarding the withdrawal of signatures on a petition;
2. **Enstar's commitment letter** to support the 2020 construction of the extension and a written estimate of the total cost of construction, dated August 26, 2019. If the assembly approves the resolution to form the district and proceed with the improvement on or before June 15, 2020, Enstar will construct the project in 2020; however, if the project is delayed and is constructed in 2021, the rate will increase to an undetermined 2021 construction rate;
3. **a map** of the proposed USAD district and boundaries;
4. **estimate assessment roll** contains a spreadsheet listing the total estimated cost of the improvement, the name of the record owner of each parcel, tax parcel number, legal description, assessed valuation, the estimate of the amount to be assessed to each parcel, whether there are other special assessment liens against any of the parcels in the proposed district, and a description of any parcels that violate the restrictions listed in KPB 5.35.0740(C) or (D);
5. **written comments**, and objections from parcel owners regarding inclusion of their property in the district; and
6. **memo from the Finance Director** stating the method of financing, interest rate to be paid, and setting forth the number and frequency of payments.

Per **KPB 5.35.105(A)(7)**, the sponsors' names, address, and telephone numbers are as follows:

| | | |
|---------------------|-------------------------------|--------------|
| Kris "Kacey" Cooper | PO Box 1090, Kasilof AK 99610 | 907-283-3218 |
| Terry Cowart | PO Box 783, Kasilof AK 99610 | 907-283-0491 |

SECTION 6. ADMINISTRATIVE REVIEW

KPB chapter 5.35.105(C) stipulates the mayor will consider the petition report and make a final determination to approve the report or to require additional or amended information not less than 45 days and not more than 60 days from the date the assessing department mails notice to affected property owners under KPB 5.35.030(E), and that upon the mayor's approval, at least one copy of the petition report shall be provided to the sponsor for distribution to pursue the signatures of owners of property within the approved boundaries.

Your review and approval of the proposed petition report is hereby requested so that the sponsor may proceed to pursue the signatures of owners of the property within the approved boundaries and continue the process to request assembly approval to form the district and proceed with the improvement.

Kenai Peninsula Borough
Assessing Department

MEMORANDUM

TO: Charlie Pierce, Borough Mayor

FROM: Melanie Aeschliman, Director of Assessing *MA*
Marie Payfer, Special Assessment Coordinator *MP*

DATE: December 3, 2019

RE: Amendment to the Administrative Review of the Petition Report for the South Kalifornsky Beach Road Utility Special Assessment District

KPB 5.35.107 (B), Deadline for signatures, allows proposed districts involving more than 150 properties additional time, up to 30 days, to collect signatures at the discretion of the mayor, so long as the delay has no negative impact on the utility company's estimate and timeframe for construction.

Enstar's deadline for Assembly approval for this proposed district is June 15, 2020, for a 2020 construction.

The proposed South Kalifornsky Beach Road USAD has 180 benefited properties. On September 10, 2019, the district sponsors submitted the Intent to Proceed with Administrative Review of the Petition Report for a Utility Special Assessment. The sponsors requested the additional 30-days for petition signature collection for districts with more than 150 parcels, for a total of 75 days. This request will not have a negative impact on the utility company's estimate and timeframe for construction.

The Mayor reviewed and approved the Administrative Review of the Petition Report for the South Kalifornsky Beach Road Utility Special Assessment District on Tuesday, November 5, 2019.

In the Administrative Review memo, under Action Items, please make the following amendment to include the sponsors request for an additional 30-days to collect signatures.

OTHER ACTION ITEMS:

Request for an additional 30-days for signature collection: APPROVED DENIED

X



Charlie Pierce, Borough Mayor

12/04/2019

Date

PETITION SIGNATURE PAGE
SOUTH KALIFORNSKY BEACH ROAD - USAD

NOTICE TO PETITION SIGNERS:

1. Signed petition pages **must be returned to the SPONSOR(S)** by: _____
2. Signatures must be in ink and dated.
3. **See back of this page for important deadline for signatures and signature requirements.**
4. **Your signature(s) represents a vote in favor of the project for the parcel listed below.** You must sign and date your approval for each parcel you own which is included within the district. A signature on a petition may be withdrawn only by written notice from the signer submitted to the assessing department *prior* to the final filing of the petition signatures by the sponsor. A withdrawal is effective only if notice of the withdrawal is submitted before the completed petition is filed, per KPB 5.35.107(E). This does not preclude the property owner(s) from filing a written objection to the necessity of the formation of the district as provided in KPB 5.35.110(D).
5. The Petition consists of the following:
 - This Petition Signature Page; and
 - The Petition Report, and includes the following exhibits:
 - 1) Petition Information Sheet;
 - 2) ENSTAR's letter of commitment to support the 2020 construction of the extension and a written estimate of the total cost of construction, dated August 26, 2019. If the assembly approves the resolution to form the district and proceed with the improvement on or before June 15, 2020, Enstar will construct the project in 2020; however, if the project is delayed and is constructed in 2021, the rate will increase to an undetermined 2021 construction rate;
 - 3) a map of the geographic area encompassing the benefited parcels;
 - 4) estimate assessment roll: a spreadsheet which provides the total estimated cost of the improvement and estimated amount to be assessed to each parcel; the name of the owner(s) of record, parcel number, legal description, and total assessed value for each parcel in the proposed district; whether there are other special assessment liens against any of the parcels; and the description of any parcel which violates the restrictions regarding maximum lien limits or real property tax delinquencies;
 - 5) written comments and objections from parcel owners regarding inclusion of their property in the district; and
 - 6) a memo from the Finance Director stating the method of financing, interest rate to be paid and setting forth the number and frequency of payments.

6. RETURN COMPLETED SIGNATURE PAGE TO USAD SPONSORS:

| | | | |
|---------------------|-------------------------------|--------------|-----------------------|
| KRIS "KACEY" COOPER | PO BOX 1090, KASILOF AK 99610 | 907-283-3218 | KKCOOPER83@GMAIL.COM |
| TERENCE COWART | PO BOX 783, KASILOF AK 99610 | 907-283-0491 | TCOWART@PTIALASKA.NET |

THE OWNER(S) OF RECORD, BY HIS/HER SIGNATURE ACKNOWLEDGES THAT HE/SHE HAS HAD THE OPPORTUNITY TO READ THE DOCUMENTS COMPRISING THE PETITION REPORT LISTED IN #5 ABOVE AND APPROVES THIS PROPOSED THE UTILITY SPECIAL ASSESSMENT DISTRICT.

Legal Desc.: «LEGAL»

Parcel #: «PARCEL_ID»

Assessed Value: «M_2019_ASSESSED_VALUE»

Owner(s) of Record:

«OWNER»
 «ADDRESS»
 «CITY_STATE_ZIP»

Signature: _____ Date _____

Signature: _____ Date _____

IMPORTANT INFORMATION

Petition Signature Page

IN ORDER FOR THE SPONSOR TO MEET THE DEADLINE FOR SIGNATURE OF THE COMPLETED PETITION:

IT IS IMPORTANT TO COORDINATE THE TIMING OF THE DISTRIBUTION OF THE PETITIONS TO THE PROPERTY OWNERS, AND THE SIGNING & COLLECTION OF THE COMPLETED PETITIONS SIGNATURE PAGES.

KPB 5.35.107(B): Deadline for Signature. Completed petition signature pages must be filed with the assessing department within 45 days of the date the assessing department distributes the petitions to the sponsor. For districts involving more than 150 properties, additional time, up to 30 days, to collect signatures at the discretion of the mayor, may be approved so long as the delay has no negative impact on the utility company's estimate and timeframe for construction. The sponsors for this district requested the additional time in a timely manner, and the mayor has approved the additional 30 days for this project, allowing a **total of 75-days** for the signature collection period.

IMPORTANT: Contact the USAD sponsors directly regarding the deadline for signatures:

| | | | |
|--------------|-------------------------------|--------------|-----------------------|
| KACEY COOPER | PO BOX 1090, KASILOF AK 99610 | 907-283-3218 | KKCOOPER83@GMAIL.COM |
| TERRY COWART | PO BOX 783, KASILOF AK 99610 | 907-283-0491 | TCOWART@PTIALASKA.NET |

KPB 5.35.107(C): Signature requirements. The petition must contain the signatures of **(a)** the owners of record of at least 60% of the total number of parcels subject to assessment within the proposed district; and **(b)** the owners of record of at least 60% in value of the property to be benefited, in order to be considered by the assembly for formation.

- Multiple owners:** When a parcel is owned by more than one person or entity, signatures for each record owner are required in order for the parcel to count towards the signature thresholds. All signatures shall be consistent with the requirements listed in KPB 5.35.107(C)(2) – (6), as applicable [*if the joint owner is deceased a copy of the death certificate must be provided*]. The following are those requirements:
- Signature by Proxy:** Signatures by proxy will not be accepted by the clerk.
- Power of Attorney:** The signature of a power of attorney will only be accepted by the borough if the signature is accompanied by a copy of the Power of Attorney document providing authority for such signatures.
- Business entities:**
 - Corporations:** Where a parcel is owned by a corporation, the petition shall be signed by two individuals, one of whom is the chairman of the board, the president, or the vice president, and the other of whom is the secretary or treasurer, or by another person or persons who have been given authority via corporate resolution.
 - Limited liability companies:** Where a parcel is owned by a LLC, the petition must be signed by a member if the LLC is member-managed, or by the manager, if a manager has been designated.
 - Other business owners:** Where a parcel is owned by another type of business entity, only those persons who have signatory authority to bind the business entity under Alaska Statutes may sign the petition as owner.
- Trusts:** Where a parcel is owned by a trust, only the trustee may sign as the property owner. If there are co-trustees, a majority must sign the petition in order for the parcel to count towards the signature thresholds unless otherwise provided in the trust document. The signature of the trustee(s) shall be accepted by the clerk if it is accompanied by a copy of the trust document.
 - [*Certificate of Trust:* a Certificate of Trust which complies with AS 13.36.079 may be submitted in lieu of the entire trust document. **WARNING:** Property owners should consult with an attorney to advise them if the Certificate of Trust complies with AS 13.36.079, or assist them in preparing a Certificate of Trust.]

KPB 5.35.107(E): Signature withdrawal. A signature on a petition may be withdrawn only by written notice from the signer submitted to the assessing department prior to the final filing of the petition signatures by the sponsor. A withdrawal is effective only if notice of the withdrawal is submitted before the filing of the completed petition.

**UTILITY SPECIAL ASSESSMENT DISTRICT
PETITION REPORT
SOUTH KALIFORNSKY BEACH ROAD - USAD**

In accordance with KPB Chapter 5.35, a petition application has been submitted for the formation of a utility special assessment district in the south Kalifornsky Beach Road area. Known as the South Kalifornsky Beach Road Utility Special Assessment District (hereinafter "USAD"), the proposed main line route will include that portion of Kalifornsky Beach Road, beginning approximately at mile 1.3 (Sandwick Avenue), north to approximately mile 5.25 (Old Setnetter Drive). This project would directly benefit **180 parcels based on Option A** of the utility company's written estimate.

This project proposes to install approximately 39,045 lineal feet of 2-inch pipe gas line. The proposed method of cost allocation is by equal assessment to each of the 180 benefited parcels. The total estimated project cost is \$1,031,316.32 which includes Enstar's 2020 construction cost for Option A of \$1,012,437.90, plus, KPB administrative cost of \$18,596.70. The allocated cost per parcel is estimated at **\$5,727.97**. This is a non-refundable project and a Contribution in Aid Agreement will be used for the project. If the project is approved by the assembly by June 15, 2020, Enstar will attempt to construct the project in 2020. If the project is delayed and constructed in 2021, another engineering estimate will be required with updated construction costs for the proposed year of construction. The final assessment will be determined after the project is completed. Special assessments are payable in annual payments over a ten-year period; interest will be added to any assessments not paid within 30 days of the notice of assessment.

This Petition Report is supported by the attached exhibits:

1. **Petition Information Sheet** describes the proposed improvement, including the total estimated project cost, and the estimated cost per parcel; provides a statement notifying the property owners to contact the applicable utility for any additional costs that may be required to utilize the improvement; provides notification that any costs to connect individual parcels to the main improvement are not included in the assessment; contains notice of restrictions and requirements regarding the withdrawal of signatures on a petition; and important information about the petition process and payment options;
2. **Enstar's commitment letter** to construct the natural gas main line extension and a written estimate, including the engineer's map, dated August 26, 2019, Revision 4, Option A, stating that \$1,012,437.90 is Enstar's 2020 total estimated cost of the improvement;
3. **a map** of the proposed USAD district and boundaries;
4. **estimate assessment roll** contains a spreadsheet listing the total estimated cost of the improvement, the name of the record owner of each parcel, tax parcel number, legal description, assessed valuation, the estimate of the amount to be assessed to each parcel, whether there are other special assessment liens against any of the parcels in the proposed district, and a description of any parcels that violate the restrictions listed in KPB 5.35.070(C) or (D);
5. **written comments**, and objections from parcel owners regarding inclusion of their property in the district; and
6. **memo from the Finance Director** stating the method of financing, interest rate to be paid, and setting forth the number and frequency of payments.

The USAD sponsors are:

| | | | |
|--------------|-------------------------------|--------------|-----------------------|
| KACEY COOPER | PO BOX 1090, KASILOF AK 99610 | 907-283-3218 | KKCOOPER83@GMAIL.COM |
| TERRY COWART | PO BOX 783, KASILOF AK 99610 | 907-283-0491 | TCOWART@PTIALASKA.NET |

For additional information, contact:

Marie Payfer, KPB Special Assessment Coordinator

Dir. Line: 907-714-2250

Email: mpayfer@kpb.us

**UTILITY SPECIAL ASSESSMENT DISTRICT
PETITION INFORMATION SHEET
SOUTH KALIFORNSKY BEACH ROAD – USAD**

In accordance with KPB Chapter 5.35, a petition application has been submitted for the formation of a utility special assessment district in the south Kalifornsky Beach Road area. Known as the South Kalifornsky Beach Road Utility Special Assessment District (hereinafter “USAD”), the proposed main line route will include that portion of Kalifornsky Beach Road, beginning approximately at mile 1.3 (Sandwick Avenue), north to approximately mile 5.25 (Old Setnetter Drive). This project would directly benefit ¹**180 parcels based on Option A** of the utility company’s written estimate, see Petition Report (PR), Exhibit #2. Also, see PR, Exhibit #3, proposed USAD district map.

The sponsors for this proposed district requested the utility company provide two options for the main line route. On August 26, 2019, Enstar Natural Gas Company provided a written estimate and engineering drawings (maps) for the following: Option A, potentially serving a total of 186 properties; and Option B, potentially serving 144 properties. On September 9, 2019, the sponsors selected the proposed route for Option A for this district. **All estimated costs are based on the proposed main line route for Option A.**

This project proposes to install approximately 39,045 lineal feet of 2-inch pipe gas line. The proposed method of cost allocation is by equal assessment to each of the 180 benefited parcels. The total estimated project cost is \$1,031,034.60, which includes Enstar’s 2020 construction cost for Option A of \$1,012,437.90 (standard installation cost of \$918,338.40, plus non-standard cost of \$94,099.50 for seven road bores and horizontal directional drilling through wetlands), plus, KPB administrative cost of \$18,596.70. The allocated cost per benefited parcel is estimated at **\$5,727.97**. This is a non-refundable project and a Contribution in Aid Agreement will be used for the project. If the project is approved by the assembly by June 15, 2020, Enstar will attempt to construct the project in 2020. If the project is delayed and constructed in 2021, another engineering estimate will be required with updated construction costs for the proposed year of construction. The final assessment will be determined after the project is completed. See PR Exhibit #2, Enstar’s commitment letter and written estimate, including the engineering drawings.

With regard to each benefited parcel, PR Exhibit #4 (the *Estimate Assessment Roll*) contains the tax parcel number, name of record owner, legal description, assessed value, estimated amount of special assessment, the existence of other special assessment liens (if any), and any violations of KPB 5.35.070, *Restriction on Formation*.

The sponsors of this petition are:

| | | | |
|--------------|-------------------------------|--------------|-----------------------|
| KACEY COOPER | PO BOX 1090, KASILOF AK 99610 | 907-283-3218 | KKCOOPER83@GMAIL.COM |
| TERRY COWART | PO BOX 783, KASILOF AK 99610 | 907-283-0491 | TCOWART@PTIALASKA.NET |

What costs are covered: This estimated assessment will only cover the cost to install the extension of the utility’s main line of services. Property owners will need to contact the utility company for any additional costs associated with the service connection from the utility’s main line to their private structures or facilities on the benefited parcels. Private hookups, service connections, and/or conversion costs are NOT included in the assessment. Enstar Natural Gas Company is located at 36225 Kenai Spur Hwy, Soldotna, AK 99669, or by phone at 907-262-9334, or online at www.enstarnaturalgas.com.

Assessment lien: If the project is approved and constructed, and once the actual cost of the public improvement has been ascertained, the assembly will assess the parcels of property directly benefited by the improvement on a per-parcel basis by equal allocation of the total cost. This cost will be assessed in the form of a lien on the benefited parcel. In no case may a

¹ Total number of benefitted parcels in district less ‘excluded’ properties. See “Excluded Properties”, page 2 of this report.

property be assessed (liened) an amount in excess of 50% of the current fair market value (assessed value) of the property. Within this proposed district there are two (2) parcels which exceed the 50% assessment-to-value limitation which will require a prepayment of the assessment (partial amount of the *allocated cost*). See PR, Exhibit #4, Estimated Assessment Roll, Parcel-ID #133-310-02 & #133-350-02.

Payment options: The cost assessed can be paid in full or in 10 annual installments with interest to accrue on the unpaid amount of the assessment. The assessment may be paid at any time prior to the 10 year period without penalty. Interest will be added to any assessment not paid within 30 days of the Notice of Assessment. The interest rate charged is the prime rate plus 2% as of the date the ordinance confirming the assessment roll is enacted by the assembly. The penalty for delinquent installment and assessment payments is the same as the penalty for delinquent real property taxes in effect on the date of the delinquency. The lien will remain on the parcel until the debt has been paid in full.

Deferral of payment of principle: Property owners who meet the income and residency requirements established by KPB 5.35.155, may be eligible for a deferral of payment of principal. Deferral is for the *principle balance only*, accrued interest must be paid by the due date each year. Deferment will only apply to benefited property *owned and occupied as the primary residence and permanent place of abode* of the qualifying applicant. Per KPB 5.35.155(F), "*the deferred assessment, including all unpaid accrued interest, becomes due and payable in full when the property ceases to be owned or occupied by the resident who qualified for the deferral. Any remaining balance due shall be paid on the same schedule as would have been in place if no deferral had applied.*" Interested property owners should contact the KPB Finance Department for complete details, including income qualifiers, all restrictions and requirements, and to obtain an annual application. A deferral is a postponement or suspension of payment of principal only – it is not a forgiveness of the debt. The lien will remain on the property until the debt is fully satisfied.

Legal description of parcels: Pursuant to KPB 5.35.070(B), the legal description of the parcels subject to the special assessment within this proposed district was established on November 5, 2019, the date of the mayor's approval of the petition report. Any action to replat parcels within the proposed district must have been completed and recorded before the date the mayor approved the petition report. No further subdivision, reversion of acreage, or lot line adjustment will be recognized for USAD assessment purposes.

Should an owner seek to replat or subdivide a benefited property *after* the date the mayor approved the petition report, or *after* final costs are known or have been assessed, the entire balance, or estimated balance of all special assessments or pending special assessments, must be paid in full prior to the approval of the final plat (KPB 5.35.070 & 20.60.030). Additional refund information is available upon request – certain restrictions apply.

Excluded properties: The mayor may exclude from the proposed district any real property, or any interest in real property, that is not directly benefited by the improvement. When a parcel is excluded from the district by the mayor, or by law, the total number of parcels within the district, for the purpose of calculating the signature thresholds, shall be reduced by the number of excluded parcels within the proposed district. Excluded properties will not receive the benefit of the improvement and will not be subject to the assessment. (Ref. KPB 5.35.105(B), 5.35.107(C)(7), & 5.35.110(E)(4).)

There are a total of six (6) properties located within the proposed district's boundaries (**parcels per Assessing Department's request*) which have been excluded from this district. The mayor has determined the following six properties will not be directly benefited by the improvement due to the physical characteristic of each property (e.g., *legally impermissible, physically impossible, or financially infeasible to develop or improve*). Each of the following six properties are noted on the district map in slanted-line fill, see Exhibit #3, District Map, and Exhibit #4, page 9, Estimate Assessment Roll:

- *Parcel Id# 133-031-43; Kenai Peninsula Borough; \$0.00 2019 Assessed Value (AV); *legally impermissible to develop*;
- *Parcel Id# 133-081-07; Kasilof-Cohoe Cemetery Assoc.; \$0.00 2019 AV; *legally impermissible to develop*;
- Parcel Id# 133-081-01; Kasilof-Cohoe Cemetery Assoc.; \$57,900 2019 AV; *legally impermissible to develop*;
- Parcel Id# 133-081-02; Kasilof-Cohoe Cemetery Assoc.; \$23,300 2019 AV; *legally impermissible to develop*;
- Parcel Id# 133-350-01; Cross, Caren E; \$5,800 2019 AV; *financially infeasible to develop*;
- Parcel Id# 133-471-06; Cole, Philip, Paula, Linda & Ronald; \$700 2019 AV; *legally impermissible to develop*.

KPB Owned properties: Pursuant to KPB 5.35.107(C)(6), The Mayor is the designee for signing any petition when borough land is part of a proposed district. Where the borough abstains from participating in the petition signature process, the total number of parcels within the district, for the purpose of calculating the signature thresholds, shall be reduced by the number of parcels owned by the borough within the proposed district. If the completed petition meets the signature percentages thresholds and is certified by the borough clerk, and the improvement is subsequently constructed, the Kenai Peninsula Borough will pay the allocated assessment cost (equal cost per parcel).

The Kenai Peninsula Borough owns a two (2) properties within this proposed district: (1) parcel 131-031-43 (*Scotch Hedge Sub LOT 43 BLK 1*); and, (2) parcel 133-031-09 (*GOVT LOT 8 except K-BEACH RD*). The mayor has elected to abstain from the petition process for this proposed district:

- (1) Parcel 131-031-43 has been approved for exclusion from the district (see Page 2, *Excluded properties*);
- (2) Parcel 133-031-09 will not be included in the calculation of signature percentage thresholds (179 benefited parcels for signature percentages). However, if the petition is approved, and the project ultimately completed, this parcel will be included in the calculation of equal allocation of assessments (180 benefited parcels for assessments).

Petition requirements: This petition proposes to assess all of the benefited parcels. In order to qualify, the petition must have the signatures of: **(a)** owners of record of at least 60% of the total number of parcels subject to assessment within the proposed USAD; **and (b)** the owners of at least 60% in value of the property to be benefited. Approval of the project is signified by property owners of record in the district properly signing and dating the petition signature page. Failure to secure enough signatures to meet these thresholds will cause the petition to fail.

Petition signature requirements: An owner's signature represents a **vote in favor** of the project. All signatures must be in ink and dated. The completed Petition Signature Page must be returned to the USAD sponsor(s). For parcels with joint ownership *each owner of record must sign and date the petition*. If the joint owner is deceased a copy of the death certificate must be provided. Please note, for properties owned by business entities (e.g., *corporations, limited liability corporations, etc.*), and properties held by trusts, additional signature authorization documentation will be required which must be included with the signed Petition Signature Page in order to be considered for signature percentages thresholds. For all signature requirements established by KPB 5.35.107(C), see page 2 of the Petition Signature Page.

Signature withdrawal: A signature on a petition may be withdrawn only by written notice from the signer submitted to the assessing department *prior* to the final filing of the completed petition signature pages by the sponsor. *A withdrawal is effective only if notice of the withdrawal is submitted to the assessing department before the completed petition is filed*. This restriction does not preclude the property owner(s) from filing an objection to the necessity of formation of the district as provided in KPB 5.35.110(D).

A **Petition Signature Page** will be provided to the benefited property owners with the final petition. Only the Petition Signature Page will need to be returned to the district sponsors (*including any required signature authorization documentation*). The district sponsors will be responsible for collecting the signed petitions signature pages and for submitting the completed petition to the Borough. The Borough will accept the original or an electronic copy of the signed petition signature pages (faxed, scanned or copied).

Deadline for signatures: Pursuant to KPB 5.35.107(B), the sponsor will be responsible to file the completed petition signature pages to the assessing department within 45 days of the date on which the assessing department distributes the petition to the sponsors for distribution of the petitions to the property owners. For districts involving more than 150 properties, additional time, up to 30 days, to collect signatures at the discretion of the mayor, may be approved so long as the delay has no negative impact on the utility company's estimate and timeframe for construction. The sponsors for this district requested the additional time in a timely manner, and the mayor has approved the additional 30 days for this project, allowing a **total of 75-days** for the signature collection period.

| |
|---|
| <p>Property owners <u>must</u> contact the USAD sponsors directly regarding the deadline to return the signed petition signature pages for final collection.</p> |
|---|

Certification of petition: Once the sponsor files the completed petition signature pages with the assessing department, the Borough Clerk shall determine whether the petition contains sufficient signatures as required. If the petition meets code requirements for percentage thresholds, the Borough Clerk shall certify the petition and submit the petition to the mayor for preparation of a resolution to form the district and proceed with the improvement.

Submit signed petition signature pages directly to the USAD sponsors:

| | | | |
|--------------|-------------------------------|--------------|-----------------------|
| KACEY COOPER | PO BOX 1090, KASILOF AK 99610 | 907-283-3218 | KKCOOPER83@GMAIL.COM |
| TERRY COWART | PO BOX 783, KASILOF AK 99610 | 907-283-0491 | TCOWART@PTIALASKA.NET |

For additional information, contact:

Marie Payfer, *KPB Special Assessment Coordinator*

Dir. Line: 907-714-2250

Email: *mpayfer@kpb.us*

Other Information:

Special Assessments: Authorized under AS 29.46, a funding method used to finance capital improvements that benefit specific (limited) properties within a certain designated area (*special assessment districts*). Capital improvements may include roads improvements or the extension of the lines of service of those public utilities regulated by the Regulatory Commission of Alaska. Special assessments spread the cost of the improvement among all the properties that directly benefit from the improvement, with the idea is that it is easier for property owners to afford the benefits if they share the cost as a group rather than paying individually. Special assessments are a way for property owners and the municipality to work together to finance capital improvements that directly benefit the property owners.

KPB 5.35.020 – Authorized capital improvements.

Special Assessments may be utilized solely for financing of the extension of the lines of service of those public utilities regulated by the Regulatory Commission of Alaska, or of city-owned utilities to areas outside the boundaries of the city. Special Assessments are not available for the construction and financing of private hookups or service connections running from the utility’s main line to private structures or facilities to be served on the benefitted parcels.

KPB 5.35.190 - Definitions:

Benefit: an advantage gained from the improvement greater than that shared by the general public. Benefit may include, for example, increased property value and marketability, a special adaptability of the land, or a relief from some burden (e.g., lower energy costs).

Deferral of Payment: payment is postponed or suspended until a certain time or event, but is not forgiven.

Directly benefited: the property may hook up a private service line to the main service line without any further extension of the main line, based upon the utility’s guideline.

District: an area composed of individual parcels of land that are connected to the public improvement for which the special assessment is to be levied.

Petition: the formal written request signed by record owners within the proposed boundaries to form the utility special assessment district. The Final Petition contains the petition report and all exhibits approved by the mayor, and a petition signature page with instructions. It is the final petition which is distributed by the sponsor to all owners of property within the proposed district.

Petition Report: the document created by the assessing department, for the mayor’s review, which contains all pertinent information regarding the proposed district and special assessment project.

Sponsor: the person who initiates the process proposing a special assessment district and coordinates the project on behalf of the property owners of the proposed district.



3000 Spenard Road
P.O. Box 190288
Anchorage, AK 99519-0288
www.enstarnaturalgas.com

August 26, 2019

Marie Payfer, Special Assessment Coordinator
Kenai Peninsula Borough
148 N. Binkley
Soldotna, AK 99669

RE: South Kalifornsky Beach Road Utility Special Assessment District (USAD)

Revision 4

Dear Ms. Payfer,

The South Kalifornsky Beach Road USAD engineering revision has been completed. ENSTAR has provided two proposed options for the USAD to consider, as requested. The first option (A) is to install 39,045 feet of gas main. The gas main would be installed from Sandwick Avenue to Old Setnetter Drive along Kalifornsky Beach Road. ENSTAR's 2020 construction rate for 2-inch pipe is \$23.52 per foot at a total standard cost of \$918,338.40. This project will also require additional Non-Standard construction cost items. These items include, seven road bores and horizontal directional drill through wetlands at a total Non-Standard cost of \$94,099.50. The total estimated ENSTAR cost for this project in 2020 is **\$1,012,437.90**.

The second option (B) is to install 30,105 feet of gas main from Sandwick Ave to Capstan Street along Kalifornsky Beach Road. ENSTAR's 2020 construction rate for 2-inch pipe is \$23.52 per foot at a total standard cost of \$708,069.60. This project will also require additional Non-Standard construction cost items. These items include six road bores and horizontal directional drill through wetlands at a total Non-Standard cost of \$81,957.70. The total estimated ENSTAR cost for this project in 2020 is **\$790,027.30**.

This is a non-refundable project in which a Contribution in Aid of Construction (CIAC) agreement will be used. The cost of service lines to individual lots is not included in this estimate. Service lines are to be paid by individual property owner, as they desire service.



3000 Spenard Road
P.O. Box 190288
Anchorage, AK 99519-0288
www.enstarnaturalgas.com

In the event the South Kalifornsky Beach Road USAD is approved by the Kenai Peninsula Borough on or before June 15th, 2020, ENSTAR will construct the project in 2020. If the project is delayed and is constructed in 2021, the rate will change to an undetermined 2021 construction rate.

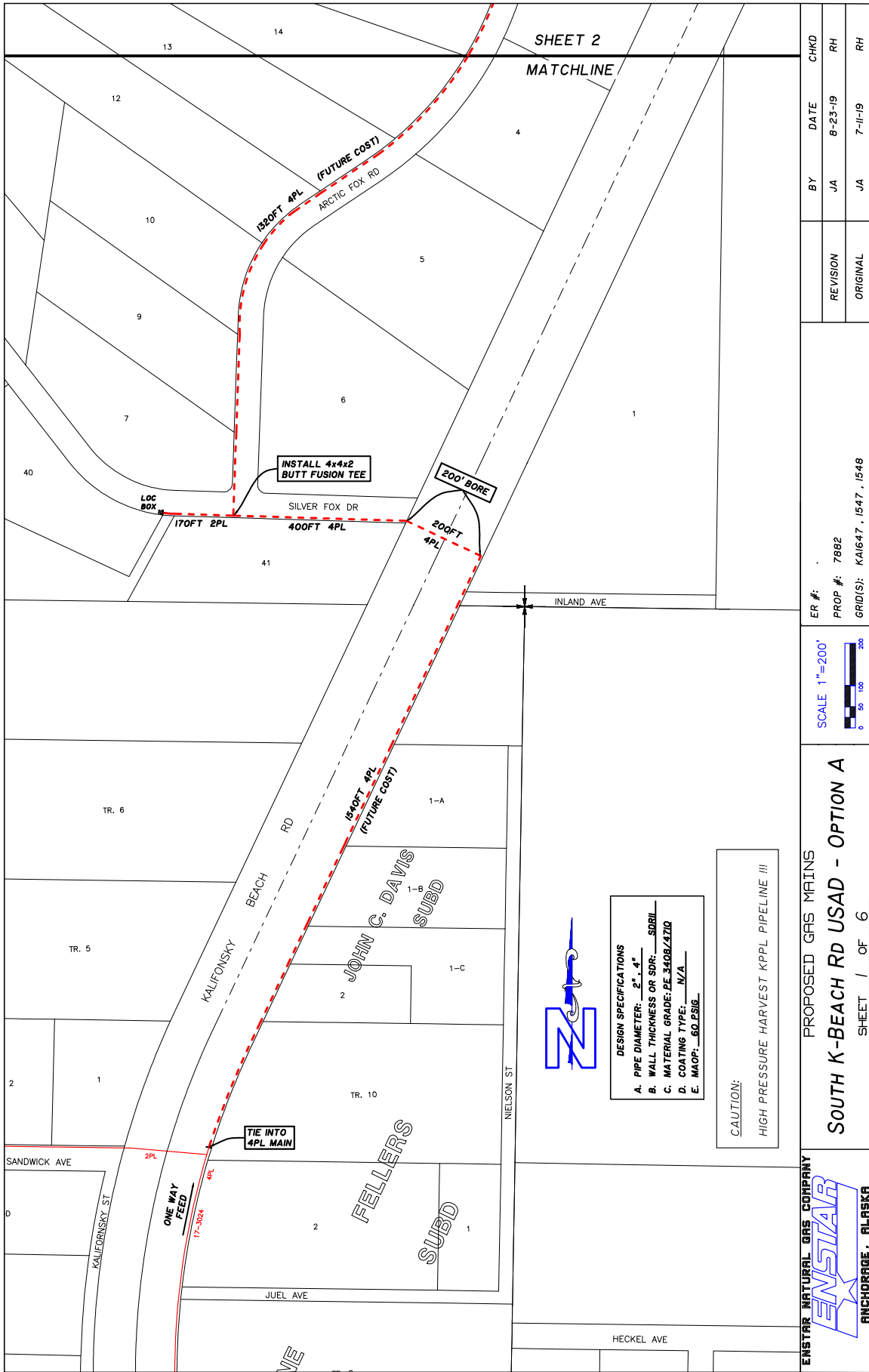
If you have any questions, feel free to contact me at 714-7514

Best Regards,

A handwritten signature in blue ink, appearing to read "R. Barry", with a long horizontal flourish extending to the right.

Robin P. Barry, PE
Southern Division Manager

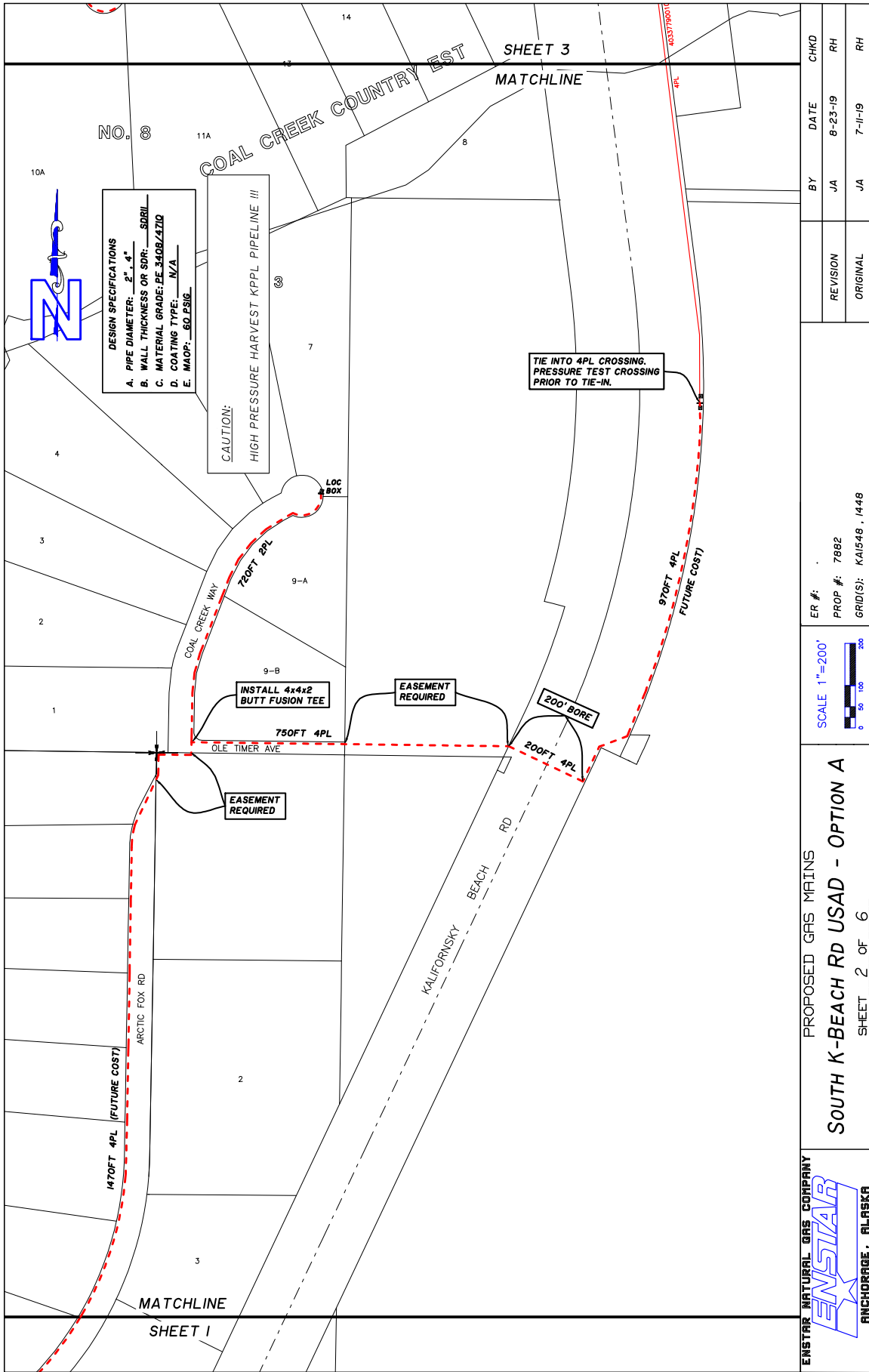
9/10/2019: Sponsors selected Option "A" for this proposed district, serving 184 properties. M Payfer, KPB Assessing





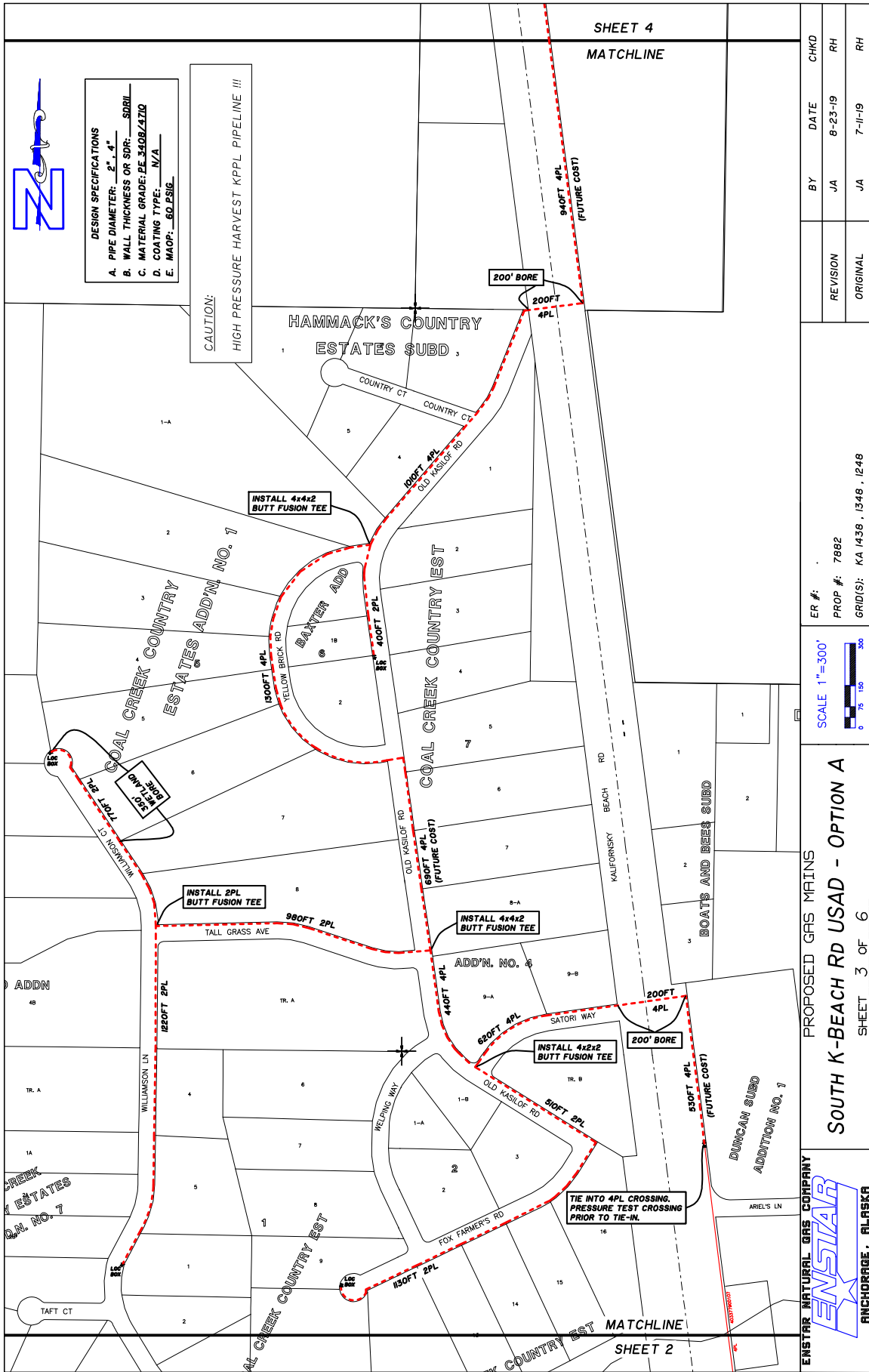
| | | | | | | | |
|--|--|--|------------------------------|----------------------|----------|-----------------|------------|
| ENSTAR NATURAL GAS COMPANY ANCHORAGE, ALASKA | PROPOSED GAS MAINS SOUTH K-BEACH RD USAD - OPTION A SHEET / OF 6 | | ER #: PROP #: GRID(S): | REVISION ORIGINAL | BY JA | DATE 8-23-19 | CHKD RH |
| | KA1647, 1547, 1548 | | 7882 KA1647, 1547, 1548 | ORIGINAL | JA | 7-11-19 | RH |

- DESIGN SPECIFICATIONS**
- A. PIPE DIAMETER: 2" - 4"
 - B. WALL THICKNESS OR SDR: SDR11
 - C. MATERIAL GRADE: PE 3508/4310
 - D. COATING TYPE: N/A
 - E. MAOP: 60 PSIG

CAUTION:
 HIGH PRESSURE HARVEST KPPL PIPELINE !!!



| | | | | | | | | |
|---|---|--|---|--|----------------------|----------|-----------------|------------|
| ENSTAR NATURAL GAS COMPANY  ANCHORAGE, ALASKA | SOUTH K-BEACH RD USAD - OPTION A SHEET 2 OF 6 | | SCALE 1"=200'  | ER #: PROP #: 7882 GRID(S): KA1548, 1448 | REVISION ORIGINAL | BY JA | DATE 8-23-19 | CHKD RH |
| | PROPOSED GAS MAINS | | 1"=200' 0 50 100 200 | ER #: PROP #: 7882 GRID(S): KA1548, 1448 | REVISION ORIGINAL | BY JA | DATE 7-11-19 | CHKD RH |

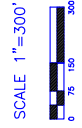


DESIGN SPECIFICATIONS
 A. PIPE DIAMETER: 2" - 4"
 B. WALL THICKNESS OR SDR: SDR11
 C. MATERIAL GRADE: PE 3408/4710
 D. COATING TYPE: N/A
 E. MAOP: 60 PSIG

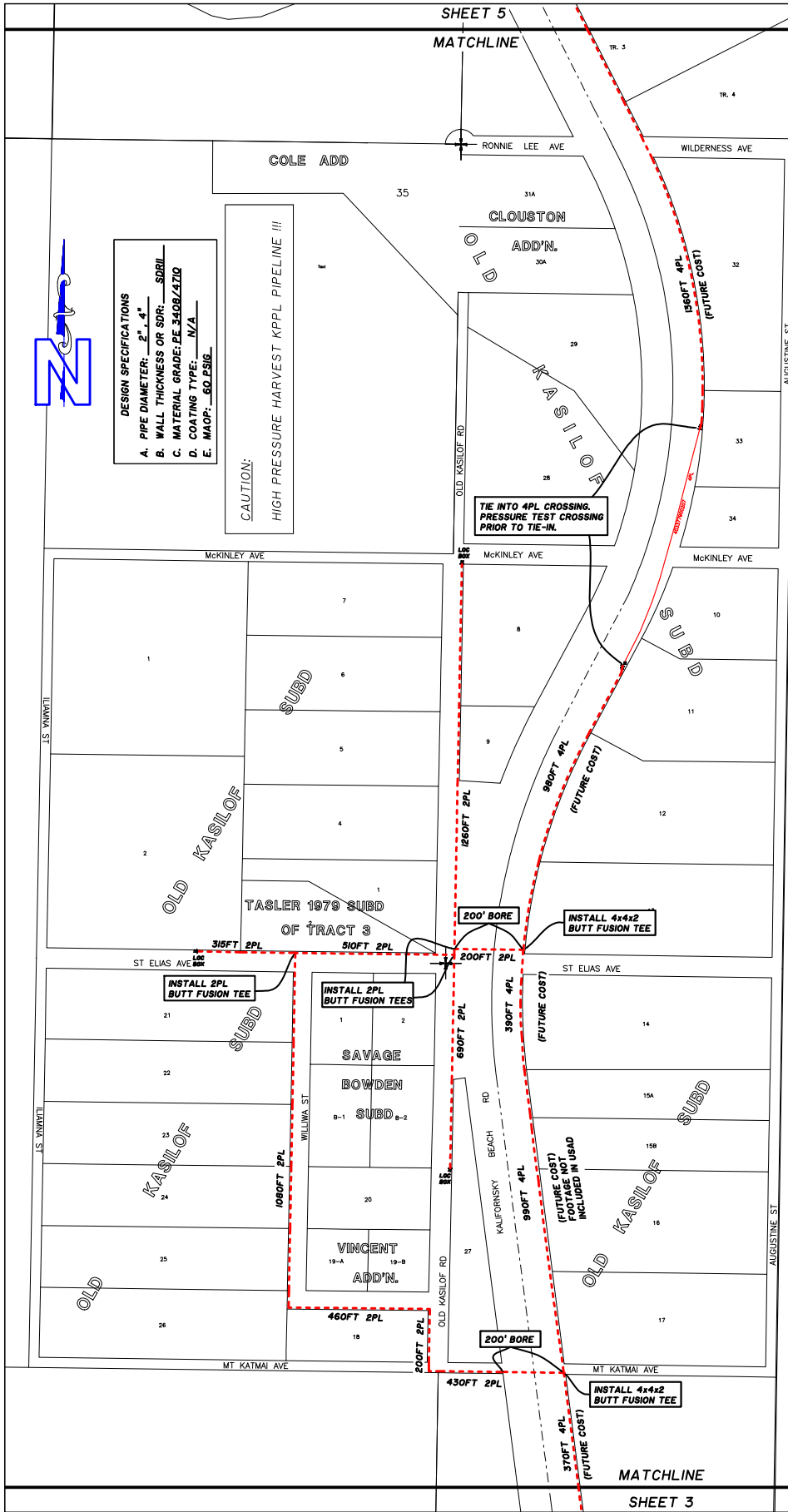
CAUTION:
 HIGH PRESSURE HARVEST KPPL PIPELINE !!!



SHEET 4
 MATCHLINE

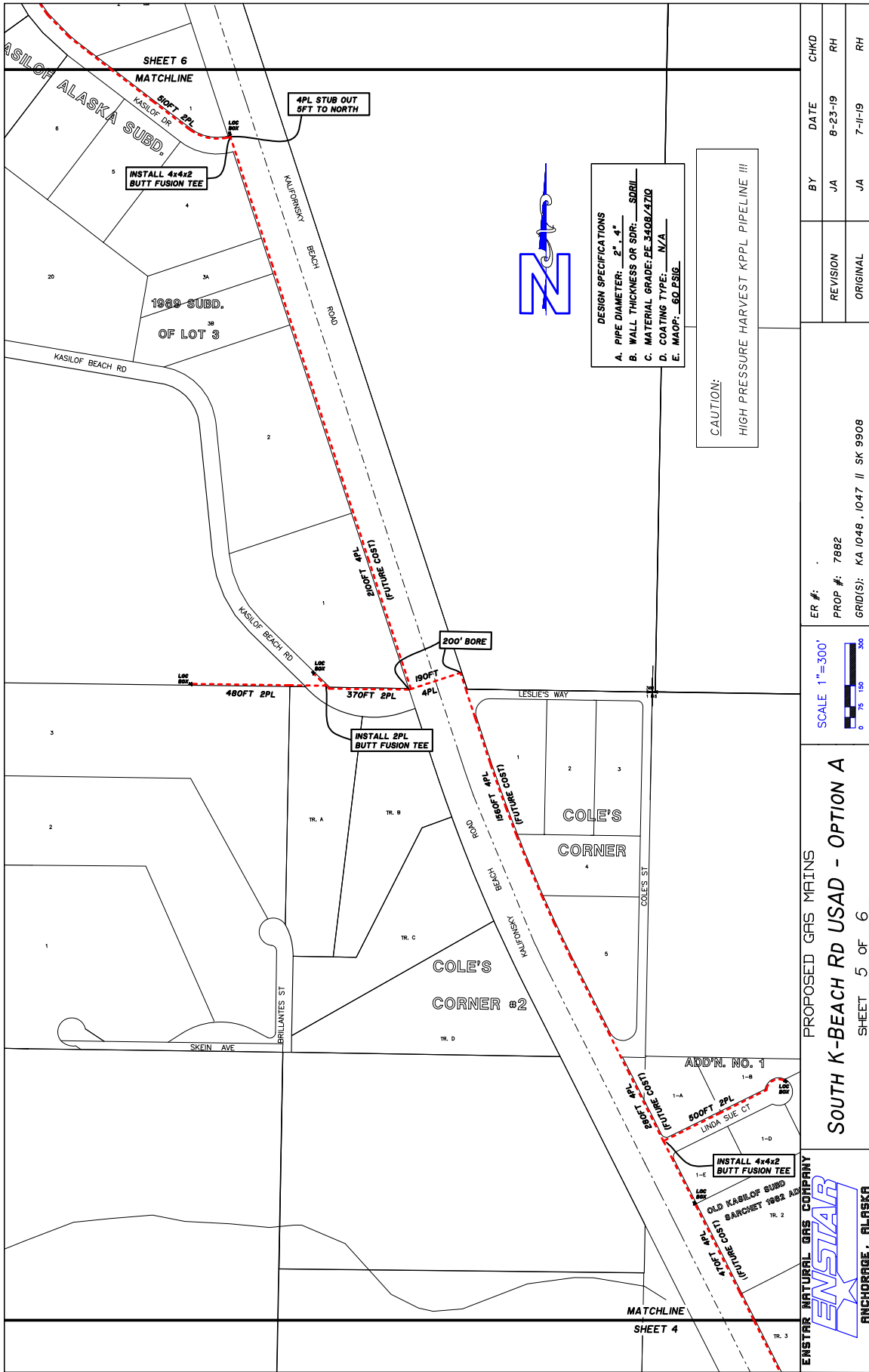
| | | | | |
|--|---|------------------------------|------------------------------|-----------------------------|
| ENSTAR NATURAL GAS COMPANY ENSTAR ANCHORAGE, ALASKA | ER #: PROP #: GRID(S): | BY: REVISION: ORIGINAL | DATE: 8-23-19 7-11-19 | CHKD: RH RH |
| | PROPOSED GAS MAINS SOUTH K-BEACH RD USAD - OPTION A | ER #: PROP #: GRID(S): | BY: REVISION: ORIGINAL | DATE: 8-23-19 7-11-19 |



SHEET 3 OF 6



| | | | | | | | | |
|--|--|--|---|--|----------------------|----------|-----------------|------------|
|  ENSTAR NATURAL GAS COMPANY ANCHORAGE, ALASKA | SOUTH K-BEACH RD USAD - OPTION A SHEET 4 OF 6 | | SCALE 1"=300'  | ER #: PROP # : 7882 GRID(S): KA 1248 , 1148 , 1048 | REVISION ORIGINAL | BY JA | DATE 8-23-19 | CHKD RH |
| | | | | | | JA | 7-11-19 | RH |



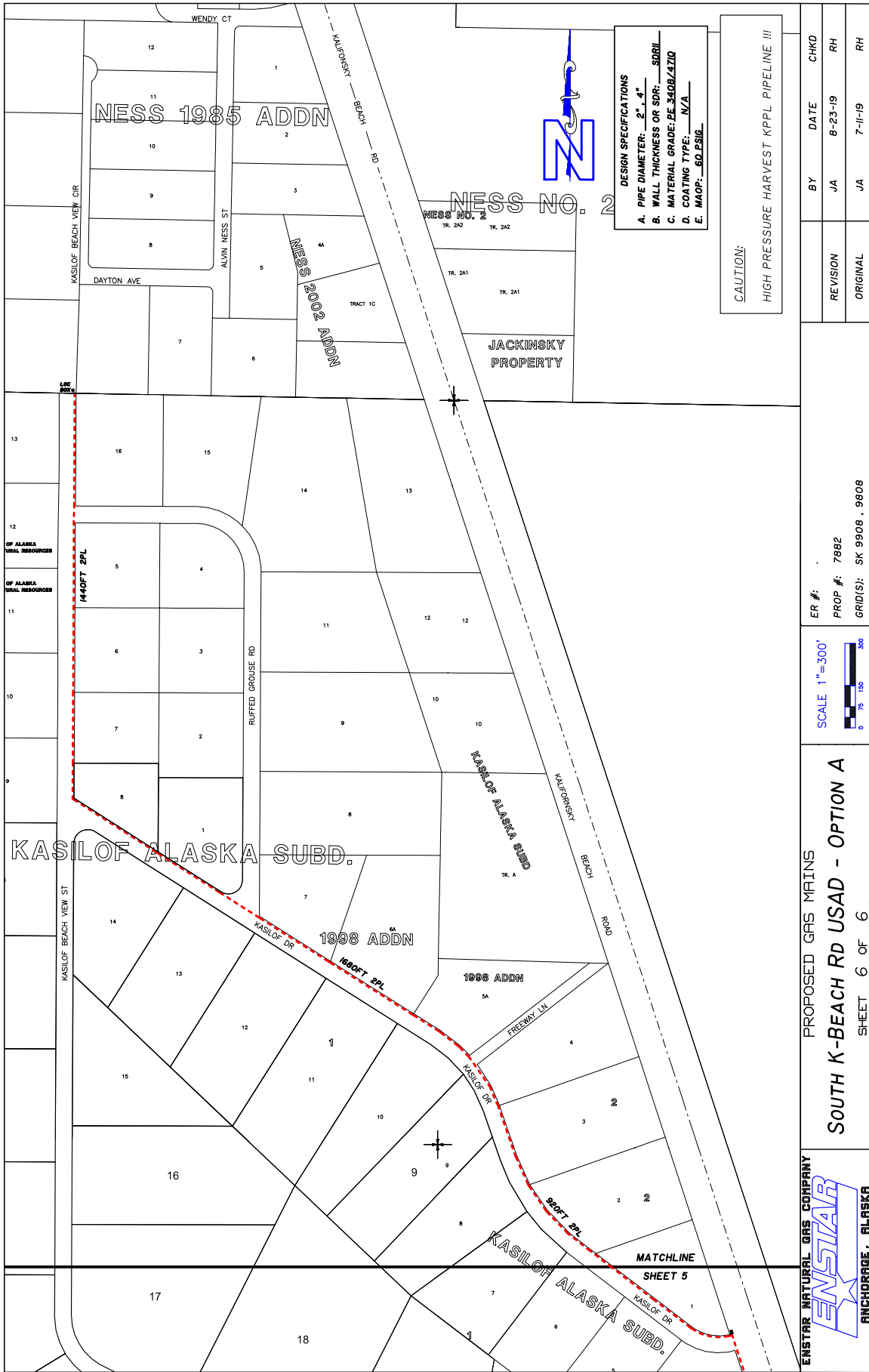
DESIGN SPECIFICATIONS
 A. PIPE DIAMETER: 2" - 4"
 B. WALL THICKNESS OR SDR: SDR11
 C. MATERIAL GRADE: PE 3408/4710
 D. COATING TYPE: N/A
 E. MAOP: 60.PSIS

CAUTION:
 HIGH PRESSURE HARVEST KPPL PIPELINE !!!

| | | | | | |
|---------------|--|-----------|--|------------------------|--|
| ER #: | | PROP #: | | GRID(S): | |
| 7882 | | 7882 | | KA 1048, 1047, SK 9908 | |
| SCALE 1"=300' | | BY: | | CHKD: | |
| 0 75 150 300 | | JA | | RH | |
| SHEET 5 OF 6 | | REVISION: | | DATE: | |
| | | ORIGINAL | | 8-23-19 | |
| | | JA | | 7-11-19 | |
| | | ORIGINAL | | RH | |

PROPOSED GAS MAINS
 SOUTH K-BEACH RD USAD - OPTION A
 SHEET 5 OF 6

ENSTAR NATURAL GAS COMPANY
ENSTAR
 ANCHORAGE, ALASKA



DESIGN SPECIFICATIONS
 A. PIPE DIAMETER: 2" - 4"
 B. WALL THICKNESS OR SDR: SDR11
 C. MATERIAL GRADE: PE 3408/4720
 D. COATING TYPE: N/A
 E. MAOP: 60 PSIG.

CAUTION:
 HIGH PRESSURE HARVEST KPPL PIPELINE !!!

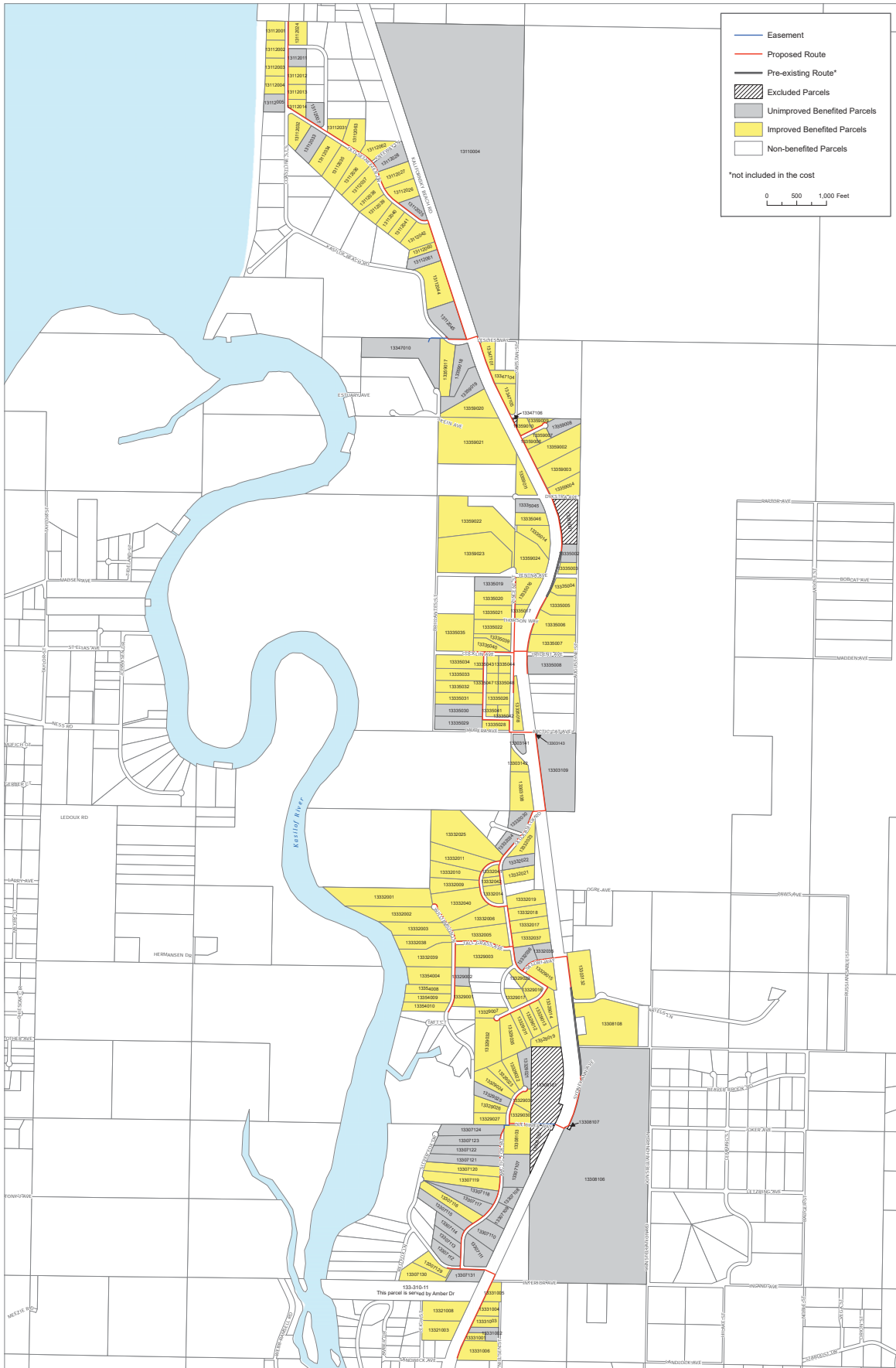
| REVISION | BY | DATE | CHKD |
|----------|----|---------|------|
| ORIGINAL | JA | 8-23-19 | RH |
| | JA | 7-11-19 | RH |

ER #:
 PROP # 7882
 GRID(S): SK 9908, 9608


SCALE 1"=300'
 0 75 150 300

ENSTAR NATURAL GAS COMPANY
ENSTAR
 ANCHORAGE, ALASKA

PROPOSED GAS MAINS
 SOUTH K-BEACH RD USAD - OPTION A
 SHEET 6 OF 6



SOUTH KALIFORNSKY BEACH ROAD USAD

December 18, 2019 

SOUTH KALIFORNISKY BEACH ROAD USAD - ESTIMATE ASSESSMENT ROLL
 Resolution to Form the District & Proceed with the Improvement

Packet meeting 4/16/2020

Enstar Construction Cost: 918,338.40
 Enstar Non-Standard Cost: 94,099.50
 Enstar Estimated Cost: 1,012,437.90
 KPB Administration Cost: 18,596.70
 Total Estimated Project Cost: 1,031,034.60

Total # of Parcels for Assessments: 180
 Cost Per Parcel: 5,727.97

Non-Refundable Filing Fee per 5.35.03(0): \$1,000

2019 Assessed Value (AV): 1,031,034.60
 Total Project Cost: 1,031,034.60
 (Less) Total Paid Prepayments of Assessments: 1,783,911
 Total Assessments: 1,038,868.51

Total number of parcels petition signature percentage calculation:
 Total number of parcels in favor of project: 112
 Percentage of parcels in favor: 62.57%

Current percentage of parcels in district delinquent in real property taxes:
 ≥ 60% - KPB 5.35.107(C)(a) 73.63%
 ≥ 60% - KPB 5.35.107(C)(b) 2.78%
 < 10% - KPB 5.35.07(0)(i)

| PARCEL ID | LEGAL | 2019 ASSESSED VALUE | LIEN LIMIT <50% A.V. per 5.35.07(0)(c) | MAXIMUM ASSESSMENT | PREPAYMENT REQUIRED 5.35.07(0)(b)(c) | PREPAYMENTS PAID IN FULL | PAID DATE CK# | OWNER | ADDRESS | CITY STATE ZIP | OTHER SPCASSMIT | DEL TAXES (Yes) | VOTE IN FAVOR | VOTE IN FAVOR A.V. |
|------------|---|---------------------|--|--------------------|--------------------------------------|--------------------------|---------------|--|-------------------------|---------------------|-----------------|-----------------|---------------|--------------------|
| 131-120-04 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN THAT PORTION OF THE E/2 LIVING EAST OF KALIFORNISKY BEACH ROAD | 169,400 | 3.38% | 5,727.97 | 0.00 | | | ALASKA STATE DN R | 550 W 7TH AVE STE 650 | ANCHORAGE, AK 99501 | NO | | | 0 |
| 131-120-01 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN LOT 13 BLK 4 | 309,800 | 1.85% | 5,727.97 | 0.00 | | | COWART, TERENCE L & TERESA A | PO BOX 783 | KASLOF, AK 99610 | NO | | YES | 309,800 |
| 131-120-02 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 12 BLK 4 | 329,600 | 1.74% | 5,727.97 | 0.00 | | | BEATY, SAM T & HOLLY R | PO BOX 714 | KASLOF, AK 99610 | NO | | YES | 329,600 |
| 131-120-03 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 11 BLOCK 4 | 310,900 | 1.84% | 5,727.97 | 0.00 | | | DEETZ, STEPHEN & NIRUK | 11391 DISCOVERY VIEW DR | ANCHORAGE, AK 99515 | NO | | YES | 310,900 |
| 131-120-04 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 10 BLK 4 | 383,100 | 1.50% | 5,727.97 | 0.00 | | | IRRAUS, FREDERIC R & LENOR R | PO BOX 36 | KASLOF, AK 99610 | NO | | YES | 383,100 |
| 131-120-05 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 9 BLK 4 (ADL 33528) | 115,900 | 4.94% | 5,727.97 | 0.00 | | | ALASKA STATE DN R | 550 W 7TH AVE STE 650 | ANCHORAGE, AK 99501 | NO | | | 0 |
| 131-120-07 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 1 BLK 3 | 18,900 | 30.31% | 5,727.97 | 0.00 | | | ALASKA STATE DN R | 550 W 7TH AVE STE 650 | ANCHORAGE, AK 99501 | NO | | | 0 |
| 131-120-11 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 5 BLK 3 | 23,000 | 24.90% | 5,727.97 | 0.00 | | | COOK INLET REGION INC | PO BOX 93330 | ANCHORAGE, AK 99509 | NO | | | 0 |
| 131-120-12 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 6 BLK 3 | 69,100 | 8.29% | 5,727.97 | 0.00 | | | IRRAUS, FREDERIC R & LENOR R | PO BOX 36 | KASLOF, AK 99610 | NO | | YES | 69,100 |
| 131-120-13 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 7 BLK 3 | 350,100 | 1.64% | 5,727.97 | 0.00 | | | HOLT, KATHEEN G & WILLIAM T | PO BOX 794 | KASLOF, AK 99610 | NO | | YES | 350,100 |
| 131-120-14 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 8 BLK 3 | 379,300 | 1.51% | 5,727.97 | 0.00 | | | LAKER, MARK W & JULIE B | PO BOX 756 | KASLOF, AK 99610 | NO | | YES | 379,300 |
| 131-120-24 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 16 BLK 2 | 184,000 | 3.11% | 5,727.97 | 0.00 | | | MEERING, STEPHANIE L AKA CARROLL STEPHANIE L | PO BOX 1049 | KASLOF, AK 99610 | NO | | YES | 184,000 |
| 131-120-25 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 1 BLK 2 | 17,900 | 32.00% | 5,727.97 | 0.00 | | | COOK INLET REGION INC | PO BOX 93330 | ANCHORAGE, AK 99509 | NO | | | 0 |
| 131-120-26 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 2 BLK 2 | 295,600 | 1.94% | 5,727.97 | 0.00 | | | MATTSON, MARVIN O & LORETTA G | PO BOX 606 | KASLOF, AK 99610 | NO | | YES | 295,600 |
| 131-120-27 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 3 BLK 2 | 397,100 | 1.44% | 5,727.97 | 0.00 | | | CONSEL, JULIA A & JOHN JR | PO BOX 995 | KASLOF, AK 99610 | NO | | YES | 397,100 |
| 131-120-28 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 4 BLK 2 | 22,400 | 25.57% | 5,727.97 | 0.00 | | | COOK INLET REGION INC | PO BOX 93330 | ANCHORAGE, AK 99509 | NO | | | 0 |
| 131-120-31 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 7 BLK 2 | 174,400 | 3.28% | 5,727.97 | 0.00 | | | SLETTEDAH, PAUL A Jr | PO BOX 576 | KASLOF, AK 99610 | NO | | YES | 174,400 |
| 131-120-32 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 14 BLOCK 1 | 361,600 | 1.58% | 5,727.97 | 0.00 | | | MANN, PATRICIA ELLEN | PO BOX 1183 | KASLOF, AK 99610 | NO | | | 0 |
| 131-120-33 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 13 BLOCK 1 | 47,900 | 11.96% | 5,727.97 | 0.00 | | | MANN, PATRICIA ELLEN | PO BOX 1183 | KASLOF, AK 99610 | NO | | | 0 |

| PARCEL ID | LEGAL | 2019 ASSESSED VALUE | LIEN LIMIT <50% A.V. per 5.35.070(c)> | MAXIMUM ASSESSMENT | PREPAYMENT REQUIRED 5.35.070(b)(c) | PREPAYMENTS PAID IN FULL | PAID DATE CK# | OWNER | ADDRESS | CITY STATE ZIP | OTHER SPCASSMIT | DEL TAXES (Yes) | VOTE IN FAVOR | VOTE IN FAVOR A.V. |
|------------|---|---------------------|---------------------------------------|--------------------|------------------------------------|--------------------------|---------------|---|--|-------------------------------------|-----------------|-----------------|---------------|--------------------|
| 131-120-34 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 12 BLOCK 1 | 279,700 | 2.05% | 5,727.97 | 0.00 | | | ROSS, LEANNORA P & JONATHON S | 19933 TULWAR DR | CHUGIAK, AK 99567 | NO | | YES | 279,700 |
| 131-120-35 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 11 BLK 1 | 388,200 | 1.48% | 5,727.97 | 0.00 | | | KOOB, TONI C & MICHAEL D | PO BOX 444 | KENAI, AK 99611 | NO | | YES | 388,200 |
| 131-120-36 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 10 BLK 1 | 265,300 | 2.16% | 5,727.97 | 0.00 | | | SEE, ARTHUR BROCK & JANICE I | PO BOX 224 | KASLOF, AK 99610 | NO | | | 0 |
| 131-120-37 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 9 BLK 1 | 98,000 | 5.84% | 5,727.97 | 0.00 | | | MATTHEWS HILARY S | PO BOX 69 | KASLOF AK 99610 | NO | | YES | 98,000 |
| 131-120-38 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 8 BLK 1 | 307,700 | 1.86% | 5,727.97 | 0.00 | | | MCGARRY, MARGARET L & GERALD T | PO BOX 952 | KASLOF, AK 99610 | NO | | YES | 307,700 |
| 131-120-39 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 7 BLK 1 | 212,800 | 2.69% | 5,727.97 | 0.00 | | | HILL, MARY JO P & MICHAEL J | PO BOX 439 | KASLOF, AK 99610 | NO | | YES | 212,800 |
| 131-120-40 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 6 BLK 1 | 211,700 | 2.71% | 5,727.97 | 0.00 | | | RENNER, ROSEMARY M | PO BOX 122 | KASLOF, AK 99610 | NO | | | 0 |
| 131-120-41 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 5 BLK 1 | 118,300 | 4.84% | 5,727.97 | 0.00 | | | OLDHAM, DARRELL | PO BOX 1164 | KASLOF, AK 99610 | NO | YES | | 0 |
| 131-120-42 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 4 BLK 1 | 172,500 | 3.32% | 5,727.97 | 0.00 | | | HATTEN, JERRY L C/O KATRINA HATTEN | PO BOX 591 | KASLOF, AK 99610 | NO | | | 0 |
| 131-120-44 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 2 BLK 1 | 241,300 | 2.37% | 5,727.97 | 0.00 | | | ROSENQUIST, EUGENE | PO BOX 225 | KASLOF, AK 99610 | NO | | | 0 |
| 131-120-45 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0830166 KASLOF ALASKA SUB AMENDED LOT 1 BLOCK 1 | 51,400 | 11.14% | 5,727.97 | 0.00 | | | ALASKA STATE D N R | 550 W 7TH AVE STE 650 | ANCHORAGE, AK 99501 | NO | | | 0 |
| 131-120-60 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0890094 KASLOF ALASKA SUB 1989 SUB OF LOT 3 BLOCK 1 LOT 3A BLK 1 | 165,200 | 3.47% | 5,727.97 | 0.00 | | | FISHER, KATHLEEN YVONNE FISHER, WILLIAM ROBERT JAMES | PO BOX 712 | KASLOF, AK 99610 | NO | | YES | 165,200 |
| 131-120-61 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0890094 KASLOF ALASKA SUB 1989 SUB OF LOT 3 BLOCK 1 LOT 3B BLK 1 | 44,300 | 12.93% | 5,727.97 | 0.00 | | | WHITNEY, CHERYL L | 43735 SPORTS LAKE RD | SOLDOTNA, AK 99669 | NO | | YES | 44,300 |
| 131-120-62 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0980094 KASLOF ALASKA SUB 1998 ADDN LOT 5A BLK 2 | 50,800 | 11.28% | 5,727.97 | 0.00 | | | SEE, ARTHUR BROCK & JANICE I | PO BOX 224 | KASLOF, AK 99610 | NO | | | 0 |
| 131-120-63 | T 4N R 12W SEC 36 SEWARD MERIDIAN KN 0980094 KASLOF ALASKA SUB 1998 ADDN LOT 6A BLK 2 | 177,200 | 3.23% | 5,727.97 | 0.00 | | | DALY, PATRICK D | PO BOX 454 | KASLOF, AK 99610 | NO | | YES | 177,200 |
| 133-031-08 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN GOVT LOT 7 | 233,700 | 2.45% | 5,727.97 | 0.00 | | | RILEY, ETHEL M & JAMES P | PO BOX 394 | KASLOF, AK 99610 | NO | | YES | 233,700 |
| 133-031-32 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0900095 DUNCAN SUB ADDN NO 1 LOT 1 BLK 1 | 470,900 | 1.22% | 5,727.97 | 0.00 | | | HEATHERS, ESTHER R HEATHERS, BRAD D | 104 N GILL ST APT 209B 51810 ABELS LN | KENAI, AK 99611 KASLOF, AK 99610 | NO | | YES | 470,900 |
| 133-031-41 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 2017002 VAN GOUGH SUB LOT 1 | 13,000 | 44.06% | 5,727.97 | 0.00 | | | HILLSBORO INLET LLC | 3011 THELMA DR # 505 | CASPER, WY 82609 | NO | YES | | 0 |
| 133-031-42 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 2017002 VAN GOUGH SUB LOT 2 | 17,200 | 33.30% | 5,727.97 | 0.00 | | | PROFESSIONAL GROUP LLC | PO BOX 481 | KENAI, AK 99611 | NO | | | 0 |
| 133-071-07 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS ESTATES SUB PART ONE LOT 2 | 37,900 | 15.11% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-08 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS ESTATES SUB PART ONE LOT 3 | 22,900 | 25.01% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-09 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS ESTATES SUB PART ONE LOT 4 | 24,000 | 23.87% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-10 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS ESTATES SUB PART ONE LOT 5 | 31,100 | 17.84% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-11 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS ESTATES SUB PART ONE LOT 6 | 33,300 | 17.20% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-12 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS ESTATES SUB PART ONE LOT 7 | 31,800 | 18.01% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |

| PARCEL ID | LEGAL | 2019 ASSESSED VALUE | LIEN LIMIT -50% A.V. per 5.35.070(c) | MAXIMUM ASSESSMENT | PREPAYMENT REQUIRED 5.35.070(b)(c) | PREPAYMENTS PAID IN FULL | PAID DATE CK# | OWNER | ADDRESS | CITY STATE ZIP | OTHER SPCASSMIT | DEL TAXES (Yes) | VOTE IN FAVOR | VOTE IN FAVOR A.V. |
|------------|--|---------------------|--|--------------------|---------------------------------------|--------------------------|---------------|--|-----------------------------------|--------------------------------------|-----------------|-----------------|---------------|--------------------|
| 133-071-13 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 9 | 30,700 | 18.66% | 5,727.97 | 0.00 | | | BEZILLA, JOHN JR | PO BOX 723 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-14 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 10 | 38,300 | 14.96% | 5,727.97 | 0.00 | | | BEZILLA, JOHN JR | PO BOX 723 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-15 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 11 | 34,200 | 16.75% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-16 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 12 | 235,600 | 2.43% | 5,727.97 | 0.00 | | | DAVIS, WILLIAM R & TRACI L | PO BOX 67 | KASLOF, AK 99610 | NO | | YES | 235,600 |
| 133-071-17 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 13 | 47,500 | 12.06% | 5,727.97 | 0.00 | | | JACKINSKY, JEANNE | PO BOX 67 | KASLOF, AK 99610 | NO | | YES | 47,500 |
| 133-071-18 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 14 | 40,800 | 14.04% | 5,727.97 | 0.00 | | | JACKINSKY, USA JOY | 120 PONY EXPRESS RD | SAN DIMAS, CA 91773 | NO | | YES | 40,800 |
| 133-071-19 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 15 | 361,500 | 1.58% | 5,727.97 | 0.00 | | | SANFORD, SUSAN F & JAMES W | PO BOX 32 | KASLOF, AK 99610 | NO | | YES | 361,500 |
| 133-071-20 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 16 | 245,700 | 2.33% | 5,727.97 | 0.00 | | | NORMAN, CYNTHIA M NORMAN, TIMOTHY J | 25243 S. 4375 DRIVE PO BOX 459 | VINITA, OK 74301 KASLOF, AK 99610 | NO | | | 0 |
| 133-071-21 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 17 | 41,100 | 13.94% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-22 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 18 | 28,200 | 20.31% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-23 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 19 | 41,000 | 13.97% | 5,727.97 | 0.00 | | | MARKER, JODY & JAMES | 35750 SOUTHERN BLUFF ST | SOLDOTNA, AK 99669 | NO | | YES | 41,000 |
| 133-071-24 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 20 | 41,100 | 13.94% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-071-29 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 21 | 260,600 | 2.20% | 5,727.97 | 0.00 | | | FERRAULT, RYAN J | 25005 SILVER FOX DR | KASLOF, AK 99610 | NO | | YES | 260,600 |
| 133-071-30 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 22 | 73,500 | 7.79% | 5,727.97 | 0.00 | | | DELUCA, PETER & LOIS | 128 WARREN ST APT 1 | LOWELL, MA 01852 | NO | | YES | 73,500 |
| 133-071-31 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 2001030 FOXHILLS SUB PART ONE LOT 23 | 24,800 | 23.10% | 5,727.97 | 0.00 | | | SWANSON, JACQUELINE A | PO BOX 61 | KASLOF, AK 99610 | NO | | | 0 |
| 133-081-04 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN THE NORTH 489.6 FT OF GOVT LOTS 6,7 & 11 | 122,700 | 4.67% | 5,727.97 | 0.00 | | | BLEVINS, FREDDIE W & JOYCE M | 2372 MOUNT OUVET RD | PULASKI, VA 24301 | NO | | | 0 |
| 133-081-06 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN SEC 1A NW 1/4 & E 1/2 NW 1/4 & E 1/2 NW 1/2 SW 1/4 LING EAST OF KASLOF RD | 328,000 | 1.75% | 5,727.97 | 0.00 | | | ALASKA STATE AVIATION DIVISION | PO BOX 196900 | ANCHORAGE, AK 99519 | NO | | | 0 |
| 133-210-03 | T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0001566 WAYNE FELLERS SUB TRACT 5 | 188,500 | 3.04% | 5,727.97 | 0.00 | | | IFP HOLDINGS LLC | 4 NICKERSON ST STE 400 | SEATTLE, WA 98109 | NO | | | 0 |
| 133-210-08 | T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0001566 WAYNE FELLERS SUB TRACT 6 | 119,500 | 4.79% | 5,727.97 | 0.00 | | | MCGAHAN, BETTY A & JACK V | PO BOX 1249 | KASLOF, AK 99610 | NO | | YES | 119,500 |
| 133-290-01 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 5 BLK 1 | 301,200 | 1.90% | 5,727.97 | 0.00 | | | NICHOLSON, EMILY & WILARD, LARRY | PO BOX 955 | KASLOF, AK 99610 | NO | | YES | 301,200 |
| 133-290-02 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 4 BLK 1 | 25,000 | 22.91% | 5,727.97 | 0.00 | | | GIOVIE, RUSSELL A & GWEN R | PO BOX 363 | KASLOF, AK 99610 | NO | YES | | 0 |
| 133-290-03 | T 3N R 11W & 12W SEC 7 & 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB TRACT A | 347,300 | 1.65% | 5,727.97 | 0.00 | | | SHELL, ANNI LILLIAN | PO BOX 368 | KASLOF, AK 99610 | NO | | YES | 347,300 |
| 133-290-07 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 9 BLK 1 | 55,700 | 10.28% | 5,727.97 | 0.00 | | | VANDEVERE, LESTER DYER III | PO BOX 504 | KASLOF, AK 99610 | NO | | | 0 |
| 133-290-11 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 13 BLK 1 | 88,700 | 6.46% | 5,727.97 | 0.00 | | | VANN REVOCABLE TRUST | PO BOX 561 | KASLOF, AK 99610 | NO | | YES | 88,700 |

| PARCEL ID | LEGAL | 2019 ASSESSED VALUE | LIEN LIMIT -50% A.V. per 5.35.070(c) | MAXIMUM ASSESSMENT | PREPAYMENT REQUIRED 5.35.070(b)&(c) | PREPAYMENTS -PAID IN FULL- | PAID DATE CK# | OWNER | ADDRESS | CITY STATE ZIP | OTHER SPCASSMIT | DEL TAXES (Yes) | VOTE IN FAVOR | VOTE IN FAVOR A.V. |
|------------|--|---------------------|--|--------------------|--|-------------------------------|------------------|--|--------------------------------------|---------------------|--------------------|--------------------|------------------|-----------------------|
| 133-290-12 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 14 BLK 1 | 337,700 | 1.70% | 5,727.97 | 0.00 | | | VANN REVOCABLE TRUST | PO BOX 561 | KASILOF, AK 99610 | NO | | YES | 337,700 |
| 133-290-13 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 15 BLK 1 | 200,400 | 2.86% | 5,727.97 | 0.00 | | | VANN REVOCABLE TRUST | PO BOX 561 | KASILOF, AK 99610 | NO | | YES | 200,400 |
| 133-290-14 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 16 BLK 1 | 278,500 | 2.06% | 5,727.97 | 0.00 | | | MSLER, GORDON J & SONJA R | PO BOX 73 | KASILOF, AK 99610 | NO | | YES | 278,500 |
| 133-290-15 | T 3N R 11W SEC 7 & 18 SEWARD MERIDIAN ESTATES SUB TRACT B | 79,900 | 7.17% | 5,727.97 | 0.00 | | | SMITH, CYNTHIA R & DANIEL A JR | PO BOX 421 | KASILOF, AK 99610 | NO | | YES | 79,900 |
| 133-290-16 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 3 BLK 2 | 191,700 | 2.99% | 5,727.97 | 0.00 | | | BEZILIA, JOHN J Jr | PO BOX 723 | KASILOF, AK 99610 | NO | | | 0 |
| 133-290-17 | T 3N R 11W SEC 13 & 18 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 2 BLOCK 2 | 71,400 | 8.02% | 5,727.97 | 0.00 | | | RYLANDER ALLEN R | PO BOX 892 | KASILOF, AK 99610 | NO | | YES | 71,400 |
| 133-290-19 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 8 BLK 3 | 31,600 | 18.13% | 5,727.97 | 0.00 | | | VANN REVOCABLE TRUST | PO BOX 561 | KASILOF, AK 99610 | NO | | YES | 31,600 |
| 133-290-21 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 7 BLK 3 | 31,900 | 17.96% | 5,727.97 | 0.00 | | | BARTMAN, DONNA M SHIVELY, ROBERT W | PO BOX 400 | KASILOF, AK 99610 | NO | | YES | 31,900 |
| 133-290-22 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 6 BLOCK 3 | 177,000 | 3.24% | 5,727.97 | 0.00 | | | HAYES, KEVIN M & DEBRA L | PO BOX 809 | KASILOF, AK 99610 | NO | | YES | 177,000 |
| 133-290-23 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 5 BLK 3 | 284,200 | 2.02% | 5,727.97 | 0.00 | | | JOHNSON, CLARENCE L Jr | PO BOX 624 | KASILOF, AK 99610 | NO | | YES | 284,200 |
| 133-290-24 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 4 BLOCK 3 | 243,800 | 2.35% | 5,727.97 | 0.00 | | | WYRICK, PAMELA A & WARREN R | 6040 STADEM DR | ANCHORAGE, AK 99504 | NO | | YES | 243,800 |
| 133-290-25 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 3 BLK 3 | 38,000 | 15.07% | 5,727.97 | 0.00 | | | CAMPBELL, WILLIAM G & BINNIAN, EMILY F | 3231 REDOUBT CT | ANCHORAGE, AK 99517 | NO | | YES | 38,000 |
| 133-290-26 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 2 BLOCK 3 | 215,700 | 2.66% | 5,727.97 | 0.00 | | | CAMPBELL, WILLIAM G & BINNIAN, EMILY F | 3231 REDOUBT CT | ANCHORAGE, AK 99517 | NO | | YES | 215,700 |
| 133-290-27 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0750090 COAL CREEK COUNTRY ESTATES SUB LOT 1 BLK 3 | 482,600 | 1.19% | 5,727.97 | 0.00 | | | SHIVELY, ROBERT WARREN JR & BARTMAN, DONNA MARIE | PO BOX 400 | KASILOF, AK 99610 | NO | | YES | 482,600 |
| 133-290-29 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0830011 COAL CREEK COUNTRY ESTATES SUB ADDN NO 4 LOT 1-B BLK 2 | 70,900 | 8.08% | 5,727.97 | 0.00 | | | ROUSH, EUGENE A & CAROLYN J | PO BOX 124 | KASILOF, AK 99610 | NO | | | 0 |
| 133-290-30 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0830056 COAL CREEK COUNTRY ESTATES SUB LARSON 1982 SUB OF LOT 9 LOT 9-B | 193,900 | 2.95% | 5,727.97 | 0.00 | | | WILLIAMS-CHRISTOPHER, AMY R | PO BOX 1131 | POLSON, MT 59860 | NO | | YES | 193,900 |
| 133-290-31 | T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0830056 COAL CREEK COUNTRY ESTATES SUB LARSON 1982 SUB OF LOT 9 LOT 9-A | 172,400 | 3.32% | 5,727.97 | 0.00 | | | DELEVANTE, MARK VIC | PO BOX 681 | KASILOF, AK 99610 | NO | | | 0 |
| 133-290-32 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 0860055 COAL CREEK COUNTRY ESTATES SUB NO 5 LOT 10A BLK 1 | 207,400 | 2.76% | 5,727.97 | 0.00 | | | VANDEVERE, L DYER III | PO BOX 504 | KASILOF, AK 99610 | NO | | | 0 |
| 133-290-35 | T 3N R 11W & 12W SEC 18 & 13 SEWARD MERIDIAN KN 0920042 COAL CREEK COUNTRY ESTATES SUB NO 8 LOT 11A-1 BLK 1 | 269,300 | 2.13% | 5,727.97 | 0.00 | | | SCHREBER, INNETTIA R & WENDI ALENE | PO BOX 491 | SOLDOTNA, AK 99669 | NO | | YES | 269,300 |
| 133-310-01 | T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0001773 JOHN C DAVIS SUB LOT 2 BLK 1 | 172,100 | 3.33% | 5,727.97 | 0.00 | | | WAGNER, CLIFFORD LEE & CHERYLE Y | 3808 WA COUNTY ROAD LL | FLAGLER, CO 80815 | NO | | | 0 |
| 133-310-02 | T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0760017 JOHN C DAVIS RESUB OF LOT 1 | 10,500 | 54.55% | 477.97 | 477.97 | | 3/16/2020 #8774 | MARKS, SANDRA J | 3329 10TH ST SW | WAVENLY, MN 55390 | NO | | | 0 |
| 133-310-03 | T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0760017 JOHN C DAVIS RESUB OF LOT 1 | 30,400 | 18.84% | 5,727.97 | 0.00 | | | WALTERS, MATTHEW W | 10672 KENAI SPUR HWY STE 112 PMB 134 | KENAI AK 99611 | NO | | | 0 |
| 133-310-04 | T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0760017 JOHN C DAVIS RESUB OF LOT 1 | 51,500 | 11.12% | 5,727.97 | 0.00 | | | WALTERS, MATTHEW W | 10672 KENAI SPUR HWY STE 112 PMB 134 | KENAI AK 99611 | NO | | | 0 |

| PARCEL ID | LEGAL | 2019 ASSESSED VALUE | LIEN LIMIT -50% A.V. per 5.35.070(c) | MAXIMUM ASSESSMENT | PREPAYMENT REQUIRED 5.35.070(b)(c) | PREPAYMENTS PAID IN FULL | PAID DATE CK# | OWNER | ADDRESS | CITY STATE ZIP | OTHER SPCASMT | DEL TAXES (Yes) | VOTE IN FAVOR | VOTE IN FAVOR A.V. |
|------------|---|---------------------|--|--------------------|---------------------------------------|--------------------------|---------------|--|--------------------------------------|-----------------------|---------------|-----------------|---------------|--------------------|
| 133-310-05 | T 3N R 12W SEC 24 SEWARD MERIDIAN KN NORTH 330 FT OF NE1/4 NE1/4 LYING EAST OF KALIFORNIA BEACH RD | 112,000 | 5.11% | 5,727.97 | 0.00 | | | WALTERS, MATTHEW W | 10672 KENAI SPUR HWY STE 112 PMB 134 | KENAI, AK 99611 | NO | | | 0 |
| 133-310-06 | T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0740096 WAYNE FELLERS SUB 1974 ADDN TRACT 10 | 279,600 | 2.05% | 5,727.97 | 0.00 | | | SKOJD, JOY M & ERIC S | PO BOX 445 | KASLOF, AK 99610 | NO | | YES | 279,600 |
| 133-320-01 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 1 BLK 4 | 280,800 | 2.04% | 5,727.97 | 0.00 | | | HUDSON, LAURIE A & WILLIAM E III | 18417 CYPRESS CHURCH RD | CYPRESS, TX 77433 | NO | | YES | 280,800 |
| 133-320-02 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 2 BLK 4 | 158,900 | 3.60% | 5,727.97 | 0.00 | | | BAYDO, TRUDY & RANDLETT, RICHARD | 11922 DEVILS END DR | EAGLE RIVER, AK 99577 | NO | | YES | 158,900 |
| 133-320-03 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 3 BLK 4 | 220,700 | 2.60% | 5,727.97 | 0.00 | | | TARBELL, BEN | 3424 VERMONT ROUTE 153 | WEST PAWLET, VT 05775 | NO | | | 0 |
| 133-320-05 | T 3N R 11W & 12W SEC 7 & 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 8 BLOCK 5 | 194,000 | 2.95% | 5,727.97 | 0.00 | | | STETSON, RICHARD & FRANCESCA | PO BOX 1352 | KENAI, AK 99611 | NO | | YES | 194,000 |
| 133-320-06 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 7 BLK 5 | 296,300 | 1.93% | 5,727.97 | 0.00 | | | PEPI, LAURINDAS | PO BOX 316 | KASLOF, AK 99610 | NO | | YES | 296,300 |
| 133-320-09 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 4 BLK 5 | 126,700 | 4.52% | 5,727.97 | 0.00 | | | MABE, CARY L | PO BOX 423 | KASLOF, AK 99610 | NO | | | 0 |
| 133-320-10 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 3 BLK 5 | 379,100 | 1.51% | 5,727.97 | 0.00 | | | MOELLER, JOHN C & MARLORIE ANN | PO BOX 1110 | KASLOF, AK 99610 | NO | | YES | 379,100 |
| 133-320-11 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 2 BLK 5 | 420,800 | 1.36% | 5,727.97 | 0.00 | | | RITZMAN, MARGARET L & DAVID P | PO BOX 264 | KASLOF, AK 99610 | NO | | YES | 420,800 |
| 133-320-14 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 2 BLK 6 | 203,300 | 2.82% | 5,727.97 | 0.00 | | | BATCHELDER, JAMES E & LESLIE J | PO BOX 116 | KASLOF, AK 99610 | NO | | YES | 203,300 |
| 133-320-17 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 7 BLK 7 | 156,000 | 3.67% | 5,727.97 | 0.00 | | | NELSON, NOAH J | PO BOX 862 | KASLOF, AK 99610 | NO | | | 0 |
| 133-320-18 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 6 BLK 7 | 316,600 | 1.81% | 5,727.97 | 0.00 | | | SORRELS, MYKEL C | PO BOX 1201 | KASLOF, AK 99610 | NO | | | 0 |
| 133-320-19 | T 3N R 11W & 12W SEC 7 & 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 5 BLOCK 7 | 137,500 | 4.17% | 5,727.97 | 0.00 | | | COYLE, DENNIS A | PO BOX 322 | KASLOF, AK 99610 | NO | | | 0 |
| 133-320-21 | T 3N R 11W & 12W SEC 7 & 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 3 BLOCK 7 | 299,000 | 1.92% | 5,727.97 | 0.00 | | | EVELAND, BENJAMIN C & JANE A | PO BOX 577 | KASLOF, AK 99610 | NO | | YES | 299,000 |
| 133-320-22 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY EST SUB ADDN NO 1 LOT 2 BLK 7 | 23,900 | 23.97% | 5,727.97 | 0.00 | | | BROWN, S FLOMER SAWYER & BROWN, WESLEY A III | 1232 DARTMOUTH AVE | SAN LEANDRO, CA 94579 | NO | | YES | 23,900 |
| 133-320-23 | T 3N R 11W & 12W SEC 7 & 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 1 BLOCK 7 | 194,400 | 2.95% | 5,727.97 | 0.00 | | | BOWSER, KIMBERLY D & MATTHEW L | PO BOX 1202 | KASLOF, AK 99610 | NO | | YES | 194,400 |
| 133-320-25 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760048 COAL CREEK COUNTRY ESTATES SUB ADDN NO 1 LOT 1-A | 441,200 | 1.30% | 5,727.97 | 0.00 | | | MURRAY, PATRICK E | PO BOX 843 | KASLOF, AK 99610 | NO | | YES | 441,200 |
| 133-320-30 | T 3N R 11W & 12W SEC 7 & 12 SEWARD MERIDIAN KN 0810005 HAMMACKS COUNTRY ESTATES SUB LOT 3 | 20,200 | 28.36% | 5,727.97 | 0.00 | | | HAMMACK, RANDALL W & MARY F | PO BOX 1387 | LAMPASAS, TX 76650 | NO | | YES | 20,200 |
| 133-320-34 | T 3N R 11W & 12W SEC 7 & 12 SEWARD MERIDIAN KN 0810005 HAMMACKS COUNTRY ESTATES SUB LOT 4 | 20,300 | 28.22% | 5,727.97 | 0.00 | | | HAMMACK, RANDALL W & MARY F | PO BOX 1397 | LAMPASAS, TX 76650 | NO | | YES | 20,300 |
| 133-320-35 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0830011 COAL CREEK COUNTRY ESTATES SUB ADDN NO 4 LOT 9-B BLK 7 | 19,700 | 29.08% | 5,727.97 | 0.00 | | | MATTHEWS, SANDRA A & FERROLD W | PO BOX 265 | KASLOF, AK 99610 | NO | | YES | 19,700 |
| 133-320-36 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0830011 COAL CREEK COUNTRY ESTATES SUB ADDN NO 4 LOT 9-A BLK 7 | 24,400 | 23.48% | 5,727.97 | 0.00 | | | MATTHEWS, SANDRA A & FERROLD W | PO BOX 265 | KASLOF, AK 99610 | NO | | YES | 24,400 |

| PARCEL ID | LEGAL | 2019 ASSESSED VALUE | LIEN LIMIT -50% A.V. per 5.35.0701(c) | MAXIMUM ASSESSMENT | PREPAYMENT REQUIRED 5.35.0701(b)(2) | PREPAYMENTS PAID IN FULL | PAID DATE CK# | OWNER | ADDRESS | CITY STATE ZIP | OTHER SPCASSMIT | DEL TAXES (Yes) | VOTE IN FAVOR | VOTE IN FAVOR A.V. |
|------------|--|---------------------|---------------------------------------|--------------------|-------------------------------------|--------------------------|-------------------------|--|----------------------------|----------------------------|-----------------|-----------------|---------------|--------------------|
| 133-320-37 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0830011 COAL CREEK COUNTRY ESTATES SUB ADDN NO. 4 LOT 8.A BLK 7 | 173,000 | 3.31% | 5,727.97 | 0.00 | | | MATTHEWS, SANDRA A & JERROLD W | PO BOX 265 | KASILOF, AK 99610 | NO | | YES | 173,000 |
| 133-320-38 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0960083 COAL CREEK COUNTRY ESTATES TRUJILLO ADDN LOT 4A | 394,000 | 1.45% | 5,727.97 | 0.00 | | | LANE, LEAH A & RUSSELLE J R | PO BOX 582 | KASILOF, AK 99610 | NO | | YES | 394,000 |
| 133-320-39 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0960083 COAL CREEK COUNTRY ESTATES TRUJILLO ADDN LOT 4B | 281,000 | 2.04% | 5,727.97 | 0.00 | | | ALASKA STATE D N R DIVISION OF MINING LAND & WATER | 550 W 7TH AVE STE 1050A | ANCHORAGE, AK 99501 | NO | | | 0 |
| 133-320-40 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 2004103 COAL CREEK COUNTRY ESTATES SUB BURCK REPIAT LOT 5A BLK 5 | 433,000 | 1.32% | 5,727.97 | 0.00 | | | BURCK, THOMAS T & ELIZABETH B | PO BOX 1264 | KASILOF, AK 99610 | NO | | YES | 433,000 |
| 133-320-41 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 2007039 COAL CREEK COUNTRY ESTATES SUB BAXTER ADDN LOT 1A BLOCK 6 | 133,500 | 4.23% | 5,727.97 | 0.00 | | | BAXTER, DAVID ANDREW & YUMI | PO BOX 56 | KASILOF, AK 99610 | NO | | YES | 133,500 |
| 133-320-42 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 2007039 COAL CREEK COUNTRY ESTATES SUB BAXTER ADDN LOT 1B BLOCK 6 | 81,600 | 7.02% | 5,727.97 | 0.00 | | | BAXTER, JEANNETTE & TERRY | 18239 W SELLS DR | GOODYEAR, AZ 85395 | NO | | YES | 81,600 |
| 133-350-02 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 33 | 8,200 | 69.85% | 4,100.00 | 1,627.97 | 1,627.97 | 3/16/2020 #8774 & #9018 | GAVAC, DONNA B | 1642 MCCULLOCH BLVD N #494 | LAKE HAVASU CITY, AZ 86405 | NO | | | 0 |
| 133-350-03 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 34 | 68,400 | 8.37% | 5,727.97 | 0.00 | | | NILCHIL SOLUTIONS LLC | 51306 DUNES RD | KENAI, AK 99611 | NO | | | 0 |
| 133-350-04 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 10 | 162,400 | 3.53% | 5,727.97 | 0.00 | | | GREENHALGH, PAMELA K | PO BOX 1074 | KASILOF, AK 99610 | NO | | | 0 |
| 133-350-05 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 11 | 37,500 | 15.27% | 5,727.97 | 0.00 | | | WORFOLK, COLLEEN M | PO BOX 311 | SPIRIT LAKE, ID 83869 | NO | | | 0 |
| 133-350-06 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 12 | 31,900 | 17.96% | 5,727.97 | 0.00 | | | WESTOVER, TAMMY L | PO BOX 84 | KASILOF, AK 99610 | NO | | YES | 31,900 |
| 133-350-07 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 13 | 84,600 | 6.77% | 5,727.97 | 0.00 | | | WESTOVER, TAMMY L | PO BOX 84 | KASILOF, AK 99610 | NO | | YES | 84,600 |
| 133-350-08 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 14 | 12,700 | 45.10% | 5,727.97 | 0.00 | | | SWENTON, MICHAEL J | 3729 S. KANTHUS AVE. | TULSA, OK 74105 | NO | | YES | 12,700 |
| 133-350-14 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 29 | 31,100 | 18.42% | 5,727.97 | 0.00 | | | SEWAN, CHARLES M | 501 E. 156TH ST. N. | SKAISTOOK, OK 74070 | NO | | YES | 12,700 |
| 133-350-16 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 8 | 65,800 | 8.71% | 5,727.97 | 0.00 | | | COBURN, TAYLOR & JEANETTE | PO BOX 402 | SOLDOTNA, AK 99669 | NO | | | 0 |
| 133-350-17 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 9 | 144,200 | 3.97% | 5,727.97 | 0.00 | | | THORSON, PATRICIA | 0902 COUNTY ROAD 4 | WIGGINS, CO 80654 | NO | | YES | 65,800 |
| 133-350-18 | T 3N R 11W SEC 7 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 27 | 33,700 | 17.00% | 5,727.97 | 0.00 | | | VINCENT, MAUREEN | 2130 INNES CIR | ANCHORAGE, AK 99515 | NO | | YES | 144,200 |
| 133-350-19 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 7 | 34,900 | 16.41% | 5,727.97 | 0.00 | | | COHN, FORREST F | PO BOX 209 | KASILOF, AK 99610 | NO | | Rec'd later | 0 |
| 133-350-20 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 6 | 288,000 | 1.99% | 5,727.97 | 0.00 | | | THORSON, PATRICIA A | 0902 COUNTY ROAD 4 | WIGGINS, CO 80654 | NO | | YES | 34,900 |
| 133-350-21 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 5 | 252,800 | 2.27% | 5,727.97 | 0.00 | | | THORSON, PATRICIA A | 0902 COUNTY ROAD 4 | WIGGINS, CO 80654 | NO | | YES | 288,000 |
| 133-350-22 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 4 | 322,900 | 1.77% | 5,727.97 | 0.00 | | | THORNTON, LINDMILA N & DAVID N | PO BOX 418 | KENAI, AK 99611 | NO | | YES | 252,800 |
| 133-350-26 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 20 | 36,300 | 15.78% | 5,727.97 | 0.00 | | | ARBELOVSKY, STACY | PO BOX 373 | KASILOF, AK 99610 | NO | | YES | 0 |
| 133-350-28 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 18 | 41,500 | 13.80% | 5,727.97 | 0.00 | | | WELCH, EDWARD P | PO BOX 262 | KASILOF, AK 99610 | NO | | YES | 36,300 |
| 133-350-29 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 26 | 36,900 | 15.52% | 5,727.97 | 0.00 | | | EVANSON, JOHN W & CALHOUN-EVANSON, SUSAN F | PO BOX 586 | KASILOF, AK 99610 | NO | | YES | 41,500 |
| 133-350-30 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 25 | 37,000 | 15.48% | 5,727.97 | 0.00 | | | KIRKLAND, KIRBY C & MERRY ANN | 922 IRVINE RD | DOUGLAS, WY 82633 | NO | | YES | 36,900 |
| 133-350-31 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 24 | 136,000 | 4.21% | 5,727.97 | 0.00 | | | KIRKLAND, KIRBY C & MERRY ANN | 922 IRVINE RD | DOUGLAS, WY 82633 | NO | | YES | 37,000 |
| 133-350-32 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 23 | 236,100 | 2.43% | 5,727.97 | 0.00 | | | CULBRETH, MAUREEN | 1120 HUFFMAN RD | ANCHORAGE, AK 99515 | NO | | YES | 136,000 |
| 133-350-33 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 22 | 382,300 | 1.50% | 5,727.97 | 0.00 | | | MCCLURE, DIANE MARIE & JOHN MICHAEL | PO BOX 1243 | KASILOF, AK 99610 | NO | | YES | 236,100 |
| 133-350-34 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 21 | 495,700 | 1.16% | 5,727.97 | 0.00 | | | ROSE, CATHY LOU & MANUEL CLAUD Sr | PO BOX 778 | KASILOF, AK 99610 | NO | | YES | 382,300 |
| 133-350-35 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0760167 OLD KASLOF SUB LOT 2 | 115,100 | 4.98% | 5,727.97 | 0.00 | | | DEMEERS, EDWARD R & JUDITH ANN | PO BOX 991 | KASILOF, AK 99610 | NO | | YES | 495,700 |
| 133-350-39 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0790097 TASHIER 1979 RESUB TRACT 3 OLD KASLOF SUB LOT 1 | 301,700 | 1.90% | 5,727.97 | 0.00 | | | CROW, HAILE SELASSIE MACGIRWIN, JOHN D | PO BOX 484 | KASILOF, AK 99610 | NO | | YES | 115,100 |
| | | | | | | | | THOMPSON, DIANE JEAN | PO BOX 437 | KASILOF, AK 99610 | NO | | YES | 301,700 |

| PARCEL ID | LEGAL | 2019 ASSESSED VALUE | LIEN LIMIT -50% A.V. per 5.35.070(c) | MAXIMUM ASSESSMENT | PREPAYMENT REQUIRED 5.35.070(b)&(c) | PREPAYMENTS PAID IN FULL | PAID DATE CK# | OWNER | ADDRESS | CITY STATE ZIP | OTHER SPCASSMIT | DEL TAXES (Yes) | VOTE IN FAVOR | VOTE IN FAVOR A.V. |
|------------|---|---------------------|--|--------------------|--|--------------------------|---------------|--|-------------------------|---------------------|-----------------|-----------------|---------------|--------------------|
| 133-350-40 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0790097 TASLER 1979 RESUB TRACT 3 OLD KASLOF SUB LOT 2 | 287,200 | 1.99% | 5,727.97 | 0.00 | | | COCKLIN, DALE H & BARBARA J | PO BOX 1069 | KASLOF, AK 99610 | NO | | YES | 287,200 |
| 133-350-41 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0840272 OLD KASLOF SUB VINCENT ADDN LOT 19-A | 155,100 | 3.69% | 5,727.97 | 0.00 | | | GRUMAN, JOSEPH E | PO BOX 918 | KASLOF, AK 99610 | NO | | YES | 155,100 |
| 133-350-42 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0840272 OLD KASLOF SUB VINCENT ADDN LOT 19-B | 12,600 | 45.46% | 5,727.97 | 0.00 | | | RAU, MARIA L & LANE M | PO BOX 200479 | ANCHORAGE, AK 99520 | NO | | | 0 |
| 133-350-43 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0860185 SAVAGE-BOWDENS SUB NO 2 LOT 1 | 313,600 | 1.83% | 5,727.97 | 0.00 | | | PAVLICK MARIA C GRAHAM FEDERICKS | PO BOX 287 | KASLOF, AK 99610 | NO | | | 0 |
| 133-350-44 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0860185 SAVAGE-BOWDENS SUB NO 2 LOT 2 | 59,100 | 9.69% | 5,727.97 | 0.00 | | | VLASOV, DENIS VVACHESLAVOVICH | 2240 DUVOY CT | ANCHORAGE AK 99502 | NO | | YES | 59,100 |
| 133-350-45 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0860212 OLD KASLOF SUB CLOUSTON ADDN LOT 31A | 19,200 | 29.83% | 5,727.97 | 0.00 | | | KARVONEN, ARDELL | PO BOX 3133 | SOLDOTNA AK 99669 | NO | | | 0 |
| 133-350-46 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0860212 OLD KASLOF SUB CLOUSTON ADDN LOT 30A | 474,300 | 1.21% | 5,727.97 | 0.00 | | | KARVONEN, ARDELL N | PO BOX 3133 | SOLDOTNA, AK 99669 | NO | | | 0 |
| 133-350-47 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0870011 SAVAGE-BOWDENS SUB ROTH ADDN LOT B-1 | 313,500 | 1.83% | 5,727.97 | 0.00 | | | WELCH, EDWARD P | PO BOX 262 | KASLOF, AK 99610 | NO | | YES | 313,500 |
| 133-350-48 | T 3N R 12W SEC 12 SEWARD MERIDIAN KN 0870011 SAVAGE-BOWDENS SUB ROTH ADDN LOT B-2 | 127,500 | 4.49% | 5,727.97 | 0.00 | | | WELCH, EDWARD P | PO BOX 262 | KASLOF, AK 99610 | NO | | YES | 127,500 |
| 133-470-10 | T 10N R 8W SEC 28 SEWARD MERIDIAN KN 2018046 KASHLOF RIVER INDUSTRIAL TRACTS 2018 ADDN LOT 3 | 49,100 | 11.67% | 5,727.97 | 0.00 | | | GODDARD, VINCE | PO BOX 1209 | KENAI, AK 99611 | NO | | YES | 49,100 |
| 133-471-01 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0850031 COLES CORNER SUB LOT 1 | 76,700 | 7.47% | 5,727.97 | 0.00 | | | NAVARRA, REBECCA & MITCHELL | 47125 CECCHANSKI RD | KENAI, AK 99611 | NO | | YES | 76,700 |
| 133-471-04 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0850031 COLES CORNER SUB LOT 4 | 54,700 | 10.47% | 5,727.97 | 0.00 | | | KNAPP, ROSS STEVEN | PO BOX 387 | KASLOF, AK 99610 | NO | YES | YES | 54,700 |
| 133-471-05 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 0850031 COLES CORNER SUB LOT 5 | 189,700 | 3.02% | 5,727.97 | 0.00 | | | KNAPP, JOSEPHINE S | PO BOX 217 | KASLOF, AK 99610 | NO | YES | YES | 189,700 |
| 133-540-04 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 0900001 COAL CREEK COUNTRY ESTATES SUB ADDN NO 6 TRACT A | 177,400 | 3.23% | 5,727.97 | 0.00 | | | ALASKA STATE D N R DIVISION OF MINING LAND & WATER | 550 W 7TH AVE STE 1050A | ANCHORAGE, AK 99501 | NO | | | 0 |
| 133-540-08 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 0900002 COAL CREEK COUNTRY ESTATES SUB ADDN NO 7 LOT 1A BK 1 | 316,900 | 1.81% | 5,727.97 | 0.00 | | | BUSH, KATHEEN A | PO BOX 365 | KASLOF, AK 99610 | NO | | YES | 316,900 |
| 133-540-09 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 0900002 COAL CREEK COUNTRY ESTATES SUB ADDN NO 7 LOT 2A BK 1 | 403,300 | 1.42% | 5,727.97 | 0.00 | | | JOHNS-OKAMOTO, CAROLE L | PO BOX 1226 | KASLOF, AK 99610 | NO | | YES | 403,300 |
| 133-540-10 | T 3N R 12W SEC 13 SEWARD MERIDIAN KN 0900002 COAL CREEK COUNTRY ESTATES SUB ADDN NO 7 LOT 2B BK 1 | 108,400 | 5.28% | 5,727.97 | 0.00 | | | MIEDZIADOK, STEVE | 7050 RYAN CT | ANCHORAGE, AK 99504 | NO | | YES | 108,400 |
| 133-590-02 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0820061 OLD KASLOF SUB SARCHET 1982 ADDN TRACT 2 | 804,800 | 0.71% | 5,727.97 | 0.00 | | | COOPER, KRIS K & WILLIAM L III | PO BOX 1090 | KASLOF, AK 99610 | NO | | YES | 804,800 |
| 133-590-03 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0820061 OLD KASLOF SUB SARCHET 1982 ADDN TRACT 3 | 579,000 | 0.99% | 5,727.97 | 0.00 | | | CROSS, CAREN E | PO BOX 213 | KASLOF, AK 99610 | NO | | YES | 579,000 |
| 133-590-04 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0820061 OLD KASLOF SUB SARCHET 1982 ADDN TRACT 4 | 156,400 | 3.66% | 5,727.97 | 0.00 | | | DYKSTRA, JONI RAYE | PO BOX 718 | KASLOF, AK 99610 | NO | | YES | 156,400 |
| 133-590-06 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0870117 OLD KASLOF SUB ADDN NO 1 LOT 1-E | 15,400 | 37.19% | 5,727.97 | 0.00 | | | ANDERSON, RUTH & HILLS, EDWARD | 13535 DIGGINS DR | ANCHORAGE, AK 99515 | NO | | YES | 15,400 |
| 133-590-07 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0870117 OLD KASLOF SUB ADDN NO 1 LOT 1-D | 239,600 | 2.39% | 5,727.97 | 0.00 | | | BRIGGS, KENNETH M & GLORIA F | 4349 SAWYER AVE | MOBILE, AL 36619 | NO | | YES | 239,600 |
| 133-590-08 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0870117 OLD KASLOF SUB ADDN NO 1 LOT 1-C | 13,500 | 42.43% | 5,727.97 | 0.00 | | | CLARK, STACEY E & MANUEL W | PO BOX 607 | WILLOW, AK 99688 | NO | | YES | 13,500 |
| 133-590-09 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0870117 OLD KASLOF SUB ADDN NO 1 LOT 1-B | 269,800 | 2.12% | 5,727.97 | 0.00 | | | RENNER, BUDDY J | PO BOX 878 | KASLOF, AK 99610 | NO | | | 0 |
| 133-590-10 | T 3N R 11W SEC 6 SEWARD MERIDIAN KN 0870117 OLD KASLOF SUB ADDN NO 1 LOT 1-A | 207,200 | 2.76% | 5,727.97 | 0.00 | | | BEING, SCOTT WILLIAM | PO BOX 864 | KASLOF, AK 99610 | NO | | YES | 207,200 |
| 133-590-11 | T 3N R 12W SEC 1 SEWARD MERIDIAN KN 2001059 FLATFISH ESTATES TRACT A | 262,900 | 2.18% | 5,727.97 | 0.00 | | | BLAKE, JAMES A & VICKIE M | PO BOX 49 | KASLOF, AK 99610 | NO | | YES | 262,900 |

PETITION REPORT, EXHIBIT #5

WRITTEN COMMENTS &

OBJECTIONS TO INCLUSION IN DISTRICT

Written Comments.....Page 2

Objections to Inclusion In District.....Pages 3-31

Property #3 - (3 properties total) - Page 3
Parcels: 131-120-11, 131-120-25 & 131-120-28
Cook Inlet Region, Inc.

APPROVED

Property #4 - Pages 4 & 5
Parcel: 133-471-06
Cole, Phillip A, Cole Paula A
Cole, Linda A Revocable Trust 2017
Cole, Ronald L Revocable Trust 2017

APPROVED

Properties #5 & #6 - Pages 6-24
Parcels: 133-081-01 & 133-081-02
Kasilof-Cohoe Cemetery Association

APPROVED

Property #7 - Pages 25-31
Parcel: 133-350-01
Cross, Caren E



October 25, 2019

RECEIVED
OCT 25 2019
KPB ASSESSING DEPT.

Kenai Peninsula Borough
Melanie Aeschliman, Assessor
133 North Binkley Street
Soldotna, AK 99669-7520

RE: Notice of Proposed Utility Special Assessment District - S. Kalifornsky Beach Rd.

Dear Ms. Aeschliman,

Cook Inlet Region, Inc. (CIRI) is in receipt of the Notice of Proposed Utility Special Assessment District for South Kalifornsky Beach Road.

Pursuant to the Alaska Native Claims Settlement Act (ANCSA), as amended, real property conveyed to CIRI as a result of ANCSA is exempt from real property taxes by any governmental entity until it has been developed. Furthermore, P.L. 100-241¹ specifically states that providing utilities shall not constitute development.

The proposed South Kalifornsky Beach Road USAD is a form of taxation which shall not be applied to CIRI's undeveloped properties. Parcel numbers 13112011, 13112028, and 13112025, which are within the proposed USAD and were conveyed to CIRI through ANCSA, are currently undeveloped and therefore exempt. Thank you for your attention to this matter; if you have any questions or concerns, please contact me.

Sincerely,

COOK INLET REGION, INC.

Heidi Hansen
Director, Lands and Natural Resources

¹ P.L. 100-241, Section 11.

To: Kenai Peninsula Borough

From: Jane and Ben Eveland

RE: Utility Special Assessment District (USAD)

Date: 9/16/19

To Whom it May Concern,

We would like to acknowledge your letter dated, 9/11/19 regarding the Notice of Proposed Utility Special Assessment District. We are in total favor of being included in this special assessment for natural gas to our area.

We appreciate your time and effort in this special assessment and look forward to working with the borough in this project.

Sincerely,

Jane and Ben Eveland

RECEIVED
SEP 20 2019

KPB ASSESSING DEPT.

WRITTEN COMMENT

10-8-2019

Mayor Charlie Pierce
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, Alaska 99669-7520

Parcel 133-471-06

Re: South Kalifornsky Beach Road USAD

Subject: Request to exclude parcel # 133-471-06 from the proposed USAD

Dear Mayor Pierce,

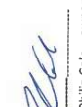
We are the legal owners of the above parcel and are in receipt of the "NOTICE OF PROPOSED UTILITY SPECIAL ASSESSMENT DISTRICT (USAD)", which includes this parcel. We request the parcel be excluded, as it falls within the non-benefitted, exclusion guidelines outlined in the following KP8 ordinance regarding the creation of a USAD:


Section 5.35.105. Paragraph B. The mayor shall exclude from the proposed district any real property, or any interest in real property, that is not directly benefited by the improvement. If a property owner claims the physical characteristics of his or her property make it legally impermissible, physically impossible, or financially infeasible to develop or improve it in a manner that would enable the property to benefit from the proposed improvement, the property owner has the burden of demonstrating that the property cannot be developed or improved.

Per the attached plat and KP8 records, the total size of the parcel at 2.2 acres and platted easements would prevent any reasonable development, including structures and utilities.

Please consider our request as the obvious physical characteristics and proposed assessment plainly preclude any legal-practical development or benefit for this parcel. This request is submitted within the comment period allowed under the ordinance prior to the mayor's administrative review beginning November 11, 2019.

Respectfully,

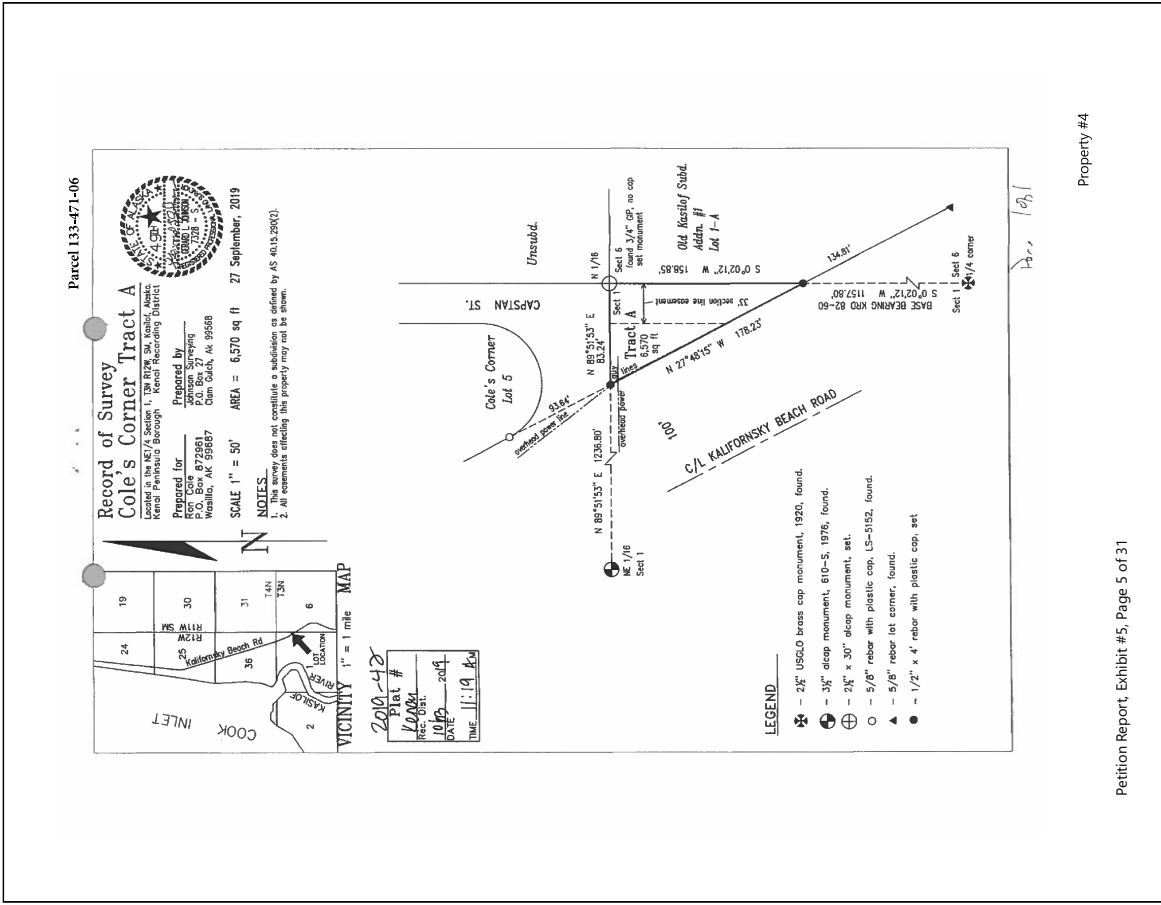
Ronald L. Cole Revocable Trust 2017 -- owner

 Philip Cole -- owner

Linda A. Cole Revocable Trust 2017 -- owner

 Linda A. Cole, Co-Trustee

Attachments:
Plat, KP8 imagery, KP8 property details

RECEIVED
OCT 10 2019
KP8 ASSESSING DEPT

Property #4



Parcels 133-081-01 & 133-081-02

RECEIVED
OCT 21 2019
KPBASSESSING DEPT.

10-21-2019

Mayor Charlie Pierce
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, Alaska 99669-7520

Re: South Kalifornsky Beach Road USAID

Subject: Request to exclude parcels: # 133-081-02 and 133-081-01 from the proposed USAID

Dear Mayor Pierce,

I am the President/Treasurer of the Kaslof-Cohoe Cemetery Association, a non-profit corporation in good standing with the State of Alaska under the entity # 105234. I represent the board of directors and as such, have received the "NOTICE OF PROPOSED UTILITY SPECIAL ASSESSMENT DISTRICT (USAD), which includes these parcels. KCCA is requesting the parcels be excluded from the USAID, as they fall within the non-benefitted, exclusion guidelines outlined in the KPB ordinance and as detailed in the notice.

Per Section 5.35-105, Paragraph (B), and as further explained in the notice, property that does not legally allow development or is physically impossible may be excluded by the mayor from the proposed district. Please consider the following in support of our request:

- (1) Regarding these two parcels, the association has never constructed or sought to develop any permanent structures on these properties, which may require the use of natural gas. Other than site clearing and access road improvements, the only purpose of the cemetery is to provide burial plots for the public. This has been our policy since the organization was established on May 4, 1955. A copy of the association's bylaws confirming the property's use as "a place of burial" is attached.
- (2) The association sells burial plots as its main source of funding. Parcel # 13308101 has been surveyed and approximately 70% of the parcel has been cleared and laid out for burials. The remaining tresed property will be cleared in the next phase, but is expected to be insufficient to meet the public's need due to the remaining marginal and difficult terrain. A copy of a current survey in use is attached clearly showing how the property has been laid out and utilized as burial sites only. There are no permanent structures on the property nor is there any necessity for a structure.
- (3) Realizing during the mid 90's, parcel 13308101 was filling up rapidly; the association applied to the state and ultimately received a patent to parcel 13308102 in 2013. Copies of the patent and survey are attached. The patent clearly refers to ground burials and exclusive cemetery use. The supporting survey provided to the state in its application further confirms how the property would be utilized including a parking lot and cemetery plots only.
- (4) The board has always operated under historical-precedent guidelines, where the property would be exclusively utilized for burials and that the board's mission, per the bylaws, was to "preserve, care and improve the cemetery park.....as a burial ground".
- (5) The board considers that any other use of the property, such as chapels and similar permanent structures or development beyond the associations' proven-historical mission of providing burial plots and maintenance, would place the association in legal jeopardy. We would be in violation

Properties #5 & #6

Petition Report, Exhibit #5, Page 6 of 31

Parcels 133-081-01 & 133-081-02

of patent restrictions, thus resulting in legal actions against the association as well as putting our non-profit status in jeopardy.

Please consider our request for exclusion as these two parcels will never have any need for natural gas. Any assessments will only create an unnecessary and useless benefit as the parcels will never be sold or developed beyond its mission goal of providing burial plots for the public.

Thank you for your consideration. Please advise the undersigned, if you require any further clarification. This request is being submitted within the comment period ending October 27th, 2019.

Respectfully,

Tracy Miller, President
Kaslof-Cohoe Cemetery
PO Box 340, Kaslof, Alaska 99610

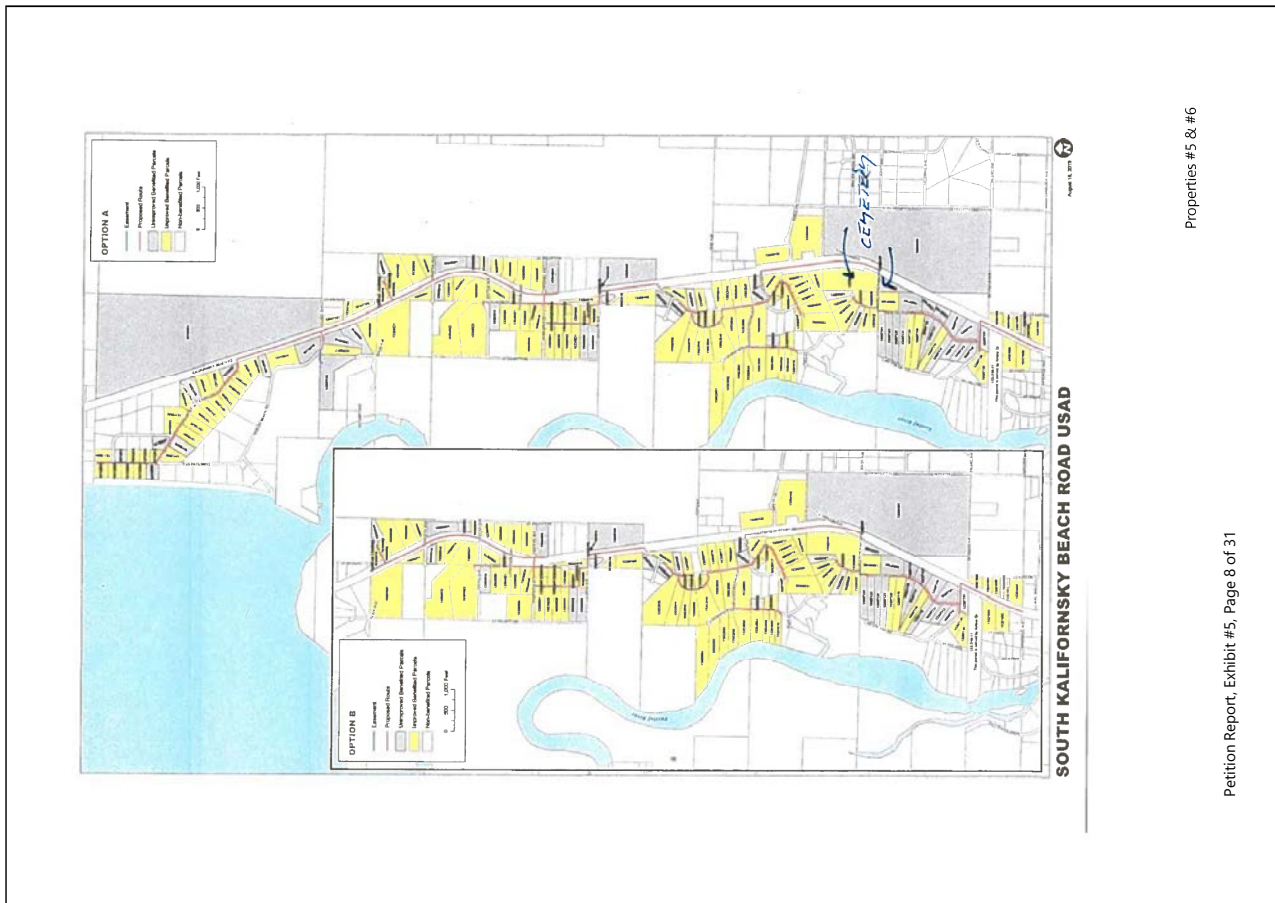
Contacts: 907-394-4897, tracymillerak@gmail.com

Richard A. Eversman VP Secretary
 Tracy Miller Treasurer
 Donna M. Bastman Director
 Bruce McFarley Director

Plats, KPB imagery, KPB property details, Federal and State patents, Assoc. bylaws and Corp doc.


Properties #5 & #6

Petition Report, Exhibit #5, Page 7 of 31



Properties #5 & #6

Petition Report, Exhibit #5, Page 8 of 31



THE STATE of ALASKA
Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2850 - Email: corporations@alaska.gov
Website: Corporations.Alaska.gov

Nonprofit Corporation
2018 Biennial Report
For the period ending June 30, 2018

Web-5/22/2018 @ 4:32 AM

AK Entry #: 105234
Date Filed: 05/22/2018
State of Alaska, DCCED

This report is due on July 02, 2018

- \$25.00 if postmarked before August 02, 2018
- \$30.00 if postmarked on or after August 02, 2018

Entity Name: Kalifol Coho Cemetery Association
Entity Number: 105234
Home Country: UNITED STATES
Home State/Province: ALASKA

Registered Agent
Name: Janice See
Physical Address: 28585 Old Steretars Rd, Kaslof, AK 99610
Mailing Address: PO Box 224, Kaslof, AK 99610

Entity Physical Address: Mile 3.5 Kalifornsky Beach Rd, Kaslof, AK 99610
Entity Mailing Address: PO BOX 340, KASLOF, AK 99610

Please include all officials. Check all titles that apply. Must use titles provided. All domestic non-profit corporations must have a president, vice president, secretary, treasurer, and at least three directors. The secretary and the president cannot be the same person.

| Name | Address | % Owned | Titles |
|-----------------|--|---------|--------------------------------|
| Richard Evenson | P.O. BOX 48, KASLOF, AK 99610 | N/A | Director, Vice President |
| Jerry McGarry | P.O. BOX 952, KASLOF, AK 99610 | N/A | Director |
| Tracy Miller | PO BOX 21, Kaslof, AK 99610 | N/A | Director, President, Treasurer |
| Amy Bengt | 30179 Kalifornsky Beach Rd, Kaslof, AK 99610 | N/A | Director, Secretary |
| Donna Barman | PO BOX 400, Kaslof, AK 99610 | N/A | Director |
| Loretha Mattson | PO BOX 600, Kaslof, AK 99610-0021 | N/A | Director |

Purpose: Cemetery Association
NAICS Code: 813219 - OTHER GRANTMAKING AND GIVING SERVICES
(New NAICS Code (optional):

Estimated value of all real or personal property of the corporation:

Entity #: 105234 Page 1 of 2

Properties #5 & #6

Petition Report, Exhibit #5, Page 9 of 31

WELCOME PROPERTY SEARCH CONTACT US RETURN TO HOME



Kenai Peninsula Borough, Alaska
Assessing Department

Go Back Property Search Print Report Property Taxes

General Info
 Property Owner: KASLOF CEMETERY ASSOC
 PO BOX 340 KASLOF AK 99610
 Address: 99610
 Transfer Date: 12/30/1981
 Document / Book Page: 155000
 Ownership: 51 - CENTRAL EMERGENCY SERVICES
 Tax Authority Group: 51 - CENTRAL EMERGENCY SERVICES

Legal Description
 T 2N R 11W SEC 18 SEWARD MERIDIAN KN THAT PORTION OF THE E1/2 SW1/4 NW1/4 LYING WEST OF KASLOF ROAD

| Year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Market Value | \$24,000 | \$24,000 | \$24,000 | \$24,000 | \$24,000 | \$24,000 | \$24,000 | \$24,000 | \$24,000 |
| Land Area | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 |
| Total Area | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 | 13,500 |

Exemption Details

Search Legend

Address: [Empty]

Scale: 1:100

Floor Areas

| Improvements | Year | Building | Length | Width | Units | Unit Type | Value |
|--------------|------|----------|--------|-------|-------|-----------|---------|
| SWK | 2000 | RD1 | 0 | 0 | 1 | IT | \$1,000 |
| DRIVE | 2000 | RD1 | 0 | 0 | 1 | IT | \$1,000 |
| CHPT | 2013 | RD1 | 0 | 0 | 49 | SF | \$400 |
| LEA110 | 1994 | RD1 | 0 | 4 | 21 | SF | \$100 |
| SHT101 | 1992 | RD1 | 10 | 12 | 182 | SF | \$500 |

<http://ak-kenai-assessment.publicaccessnow.com/PropertySearch/PropertyDetails.aspx?n...> 10/13/2019

Kenai Peninsula Borough GIS Division
PARCEL REPORT

10/5/2019 6:38

PARCEL ID: 13308101

Total Acreage: 15.50

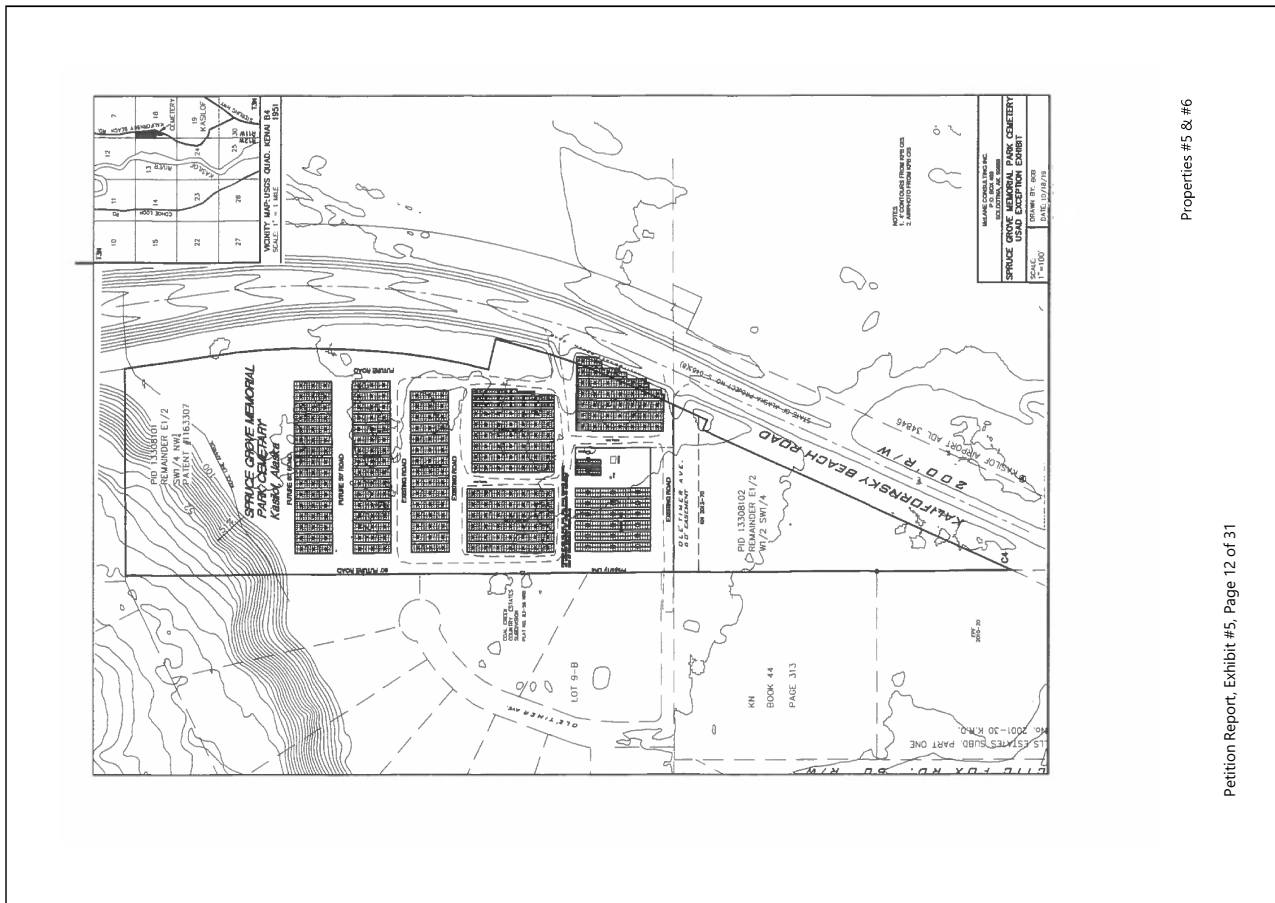


LEGAL DESCRIPTION:
 T 2N R 11W SEC 18 SEWARD MERIDIAN KN THAT PORTION OF THE E1/2 SW1/4 NW1/4 LYING WEST OF KASLOF ROAD
ALL PHYSICAL ADDRESSES ON THIS PARCEL:

LAND VALUE: \$51,400
IMPROVEMENT VALUE: \$3,500
ASSESSED VALUE: \$54,900
TAXABLE VALUE: \$0

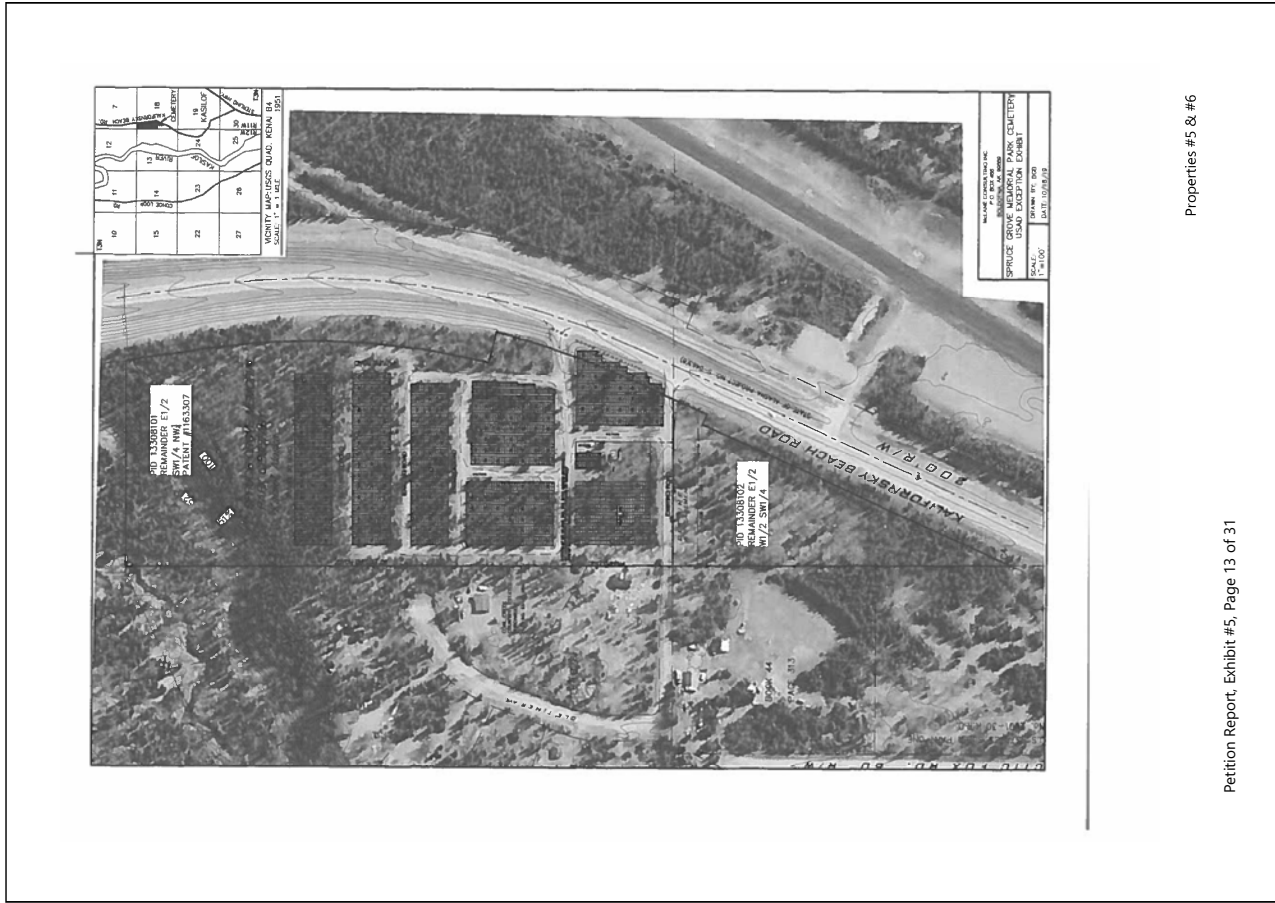
OWNER:
 KASLOF-COHOE CEMETERY ASSOC
 PO BOX 340
 KASLOF, AK 99610

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



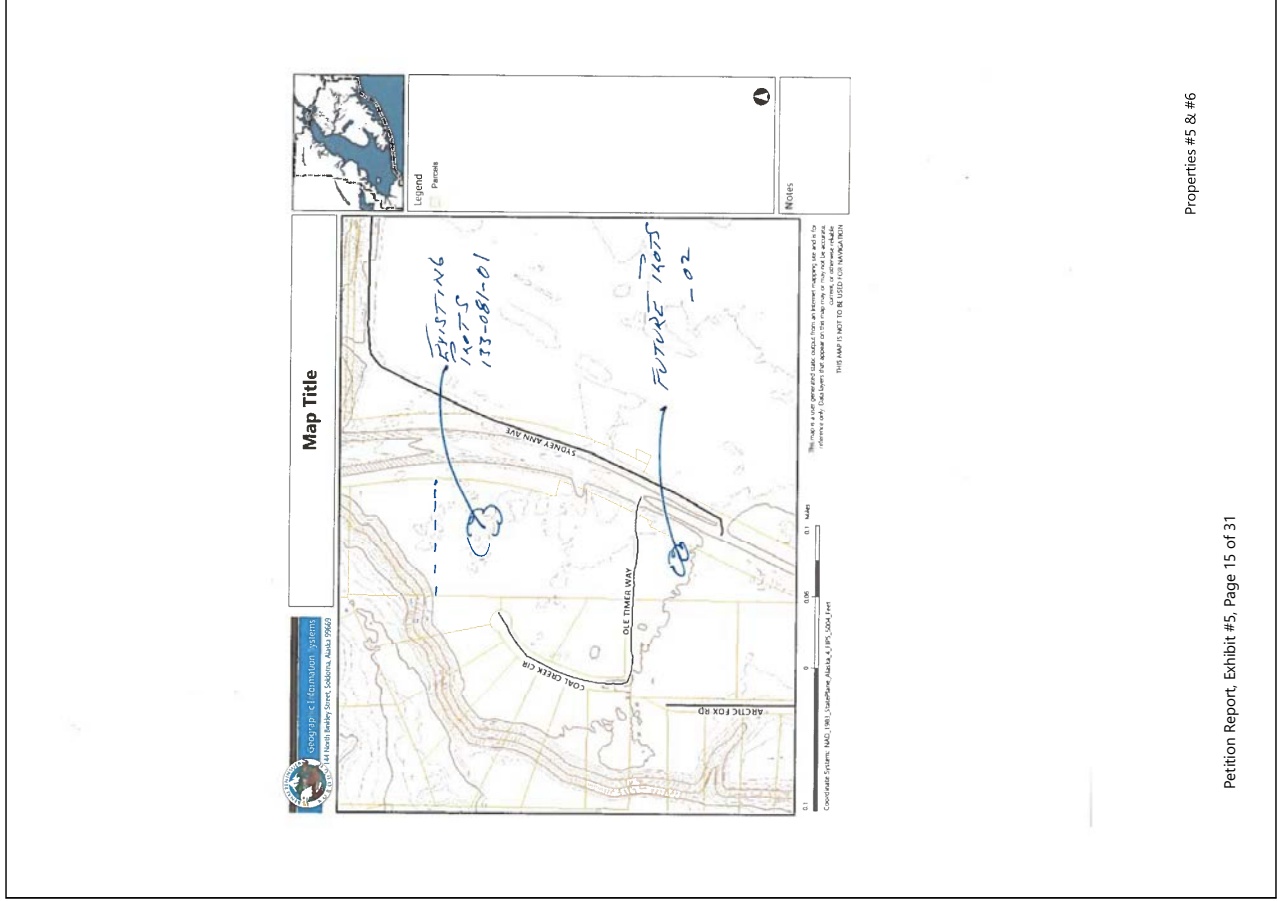
Properties #5 & #6

Petition Report, Exhibit #5, Page 12 of 31



Properties #5 & #6

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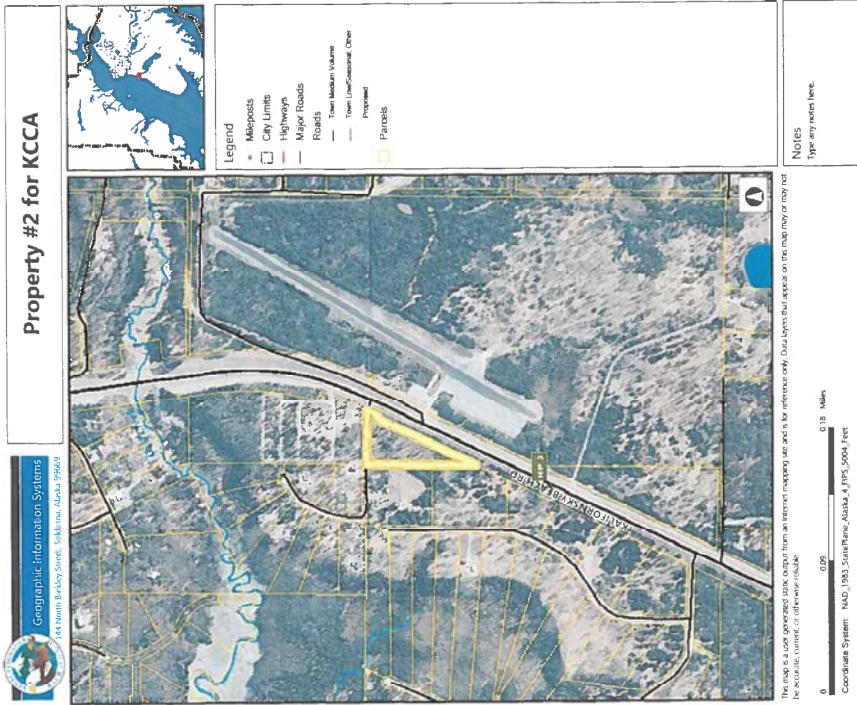
Properties #5 & #6

Petition Report, Exhibit #5, Page 15 of 31



Properties #5 & #6

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Properties #5 & #6

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BYLAWS
OF
KASLOF COHOE CEMETERY ASSOCIATION
Adopted by the Board of Directors November 16, 2017

**ARTICLE I
NAME AND PERIOD OF EXISTENCE**

Section 1. The name of the Corporation is the KASLOF COHOE CEMETERY ASSOCIATION.

Section 2. Kaslof Cohoe Cemetery Association will exist indefinitely, or until dissolved by the Board of Directors.

Section 3. Kaslof Cohoe Cemetery Association is incorporated under the laws of the State of Alaska as a domestic nonprofit corporation. The date of incorporation: December 18, 2006.

Section 4. Kaslof Cohoe Cemetery Association was established as an organization on May 4, 1955 by action of its founding Steering Committee.

**ARTICLE II
PURPOSE**

Kaslof Cohoe Cemetery Association is a private non-profit group intended to provide a place of burial at Spruce Grove Memorial Park. We preserve, care and improve the cemetery park as a place of historic, ecological interest and beauty as a burial ground.

**ARTICLE III
MEMBERS**

This corporation shall not have members.

**ARTICLE IV
OFFICES**

The principal place of business will be at such places as the Board of Directors appoint to respond to the needs of the Corporation. The permanent mailing address shall be P. O. Box 340, Kaslof, Alaska 99610

**ARTICLE V
FISCAL YEAR**

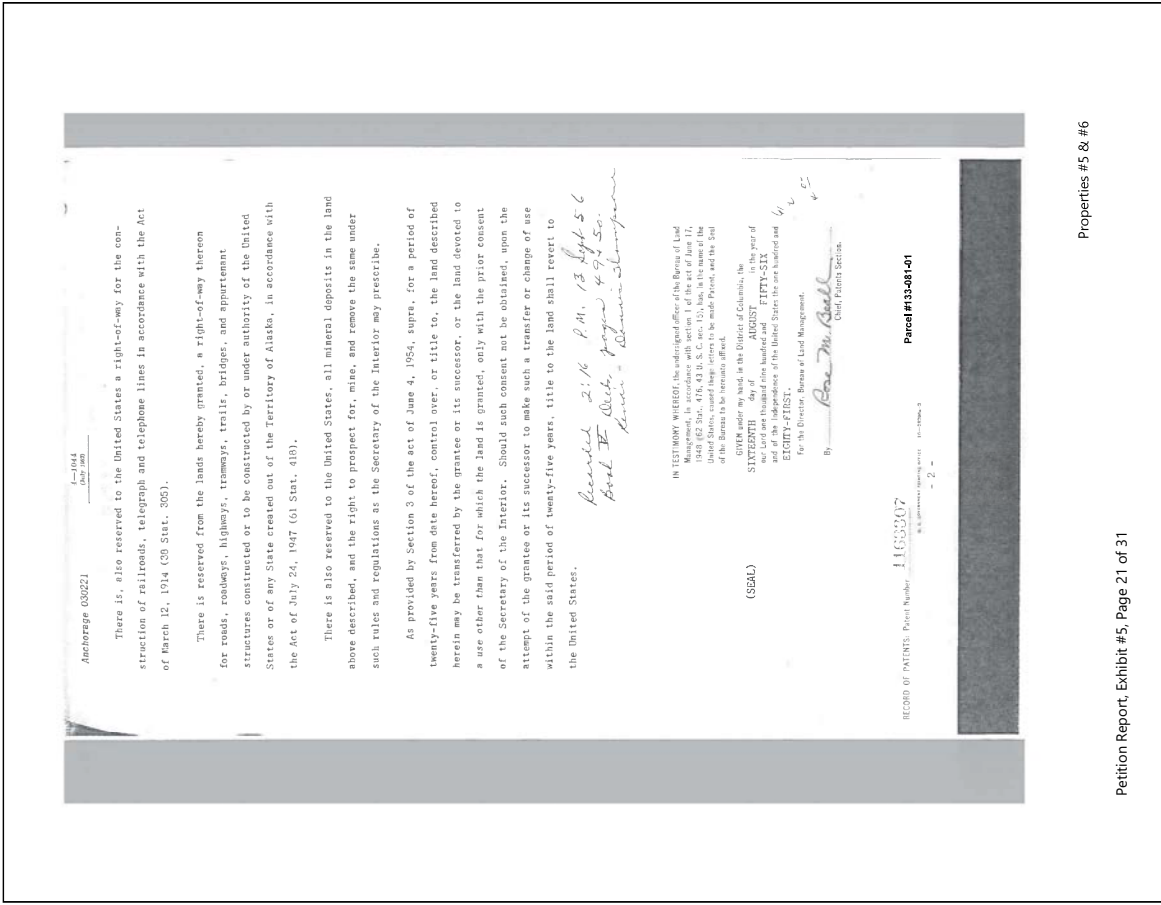
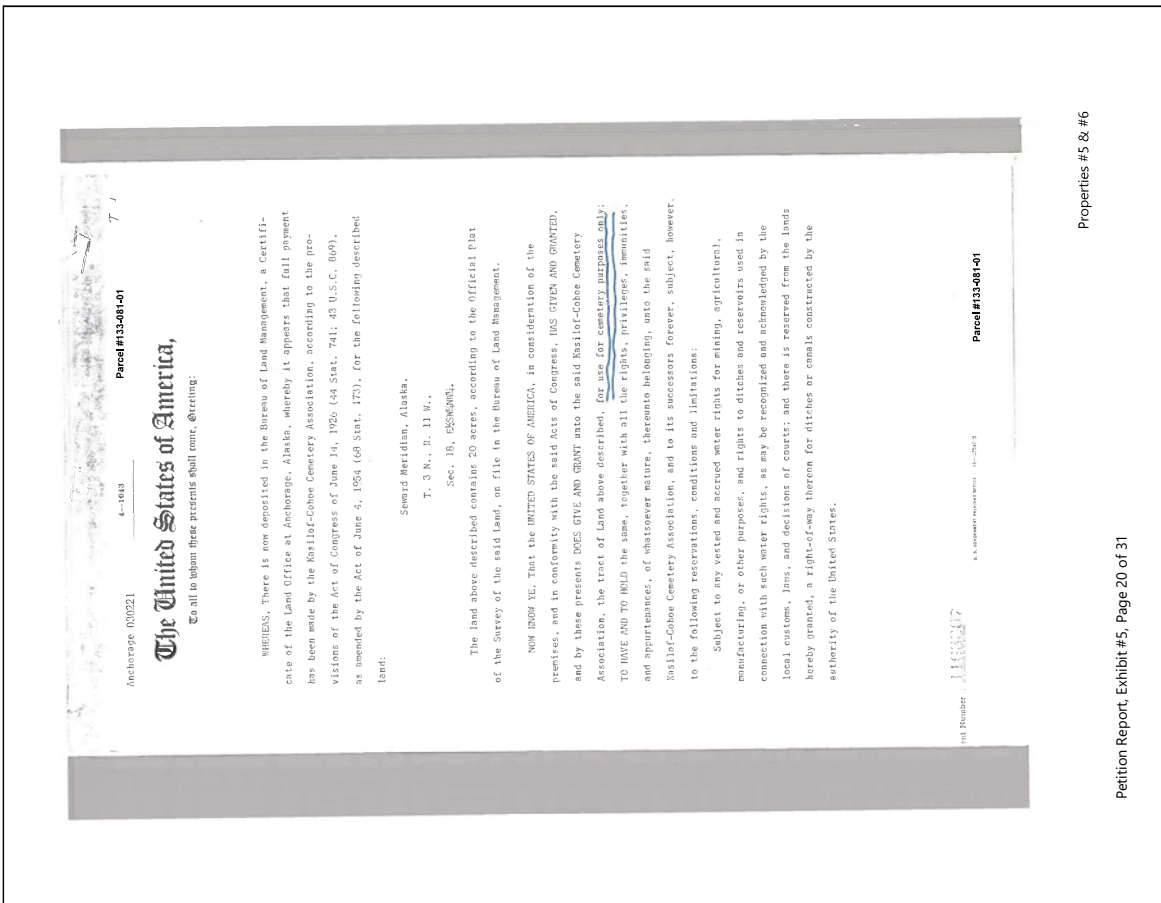
The fiscal year of the Corporation shall be January 1 to December 31.

**ARTICLE VI
DIRECTORS**

Section 1. The business and property of the Corporation will be vested and managed by its Board of Directors, the number of which will not be less than three or more than nine.

Properties #5 & #6

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Parcel #133-081-02

2013-002735-0
Recording Dist: 302 - Kenai
3/22/2013 11:28 AM Pages: 1 of 3



State of Alaska



Patent
No. 22986

ADL No. 230168

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 550 West 7th Avenue, Suite 1050A, Anchorage, Alaska 99501-3579, pursuant to RES 38.05.035, and the regulations promulgated thereunder, in consideration of the sum of TEN DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledged, grants and conveys to the Grantee, KASLOF COHOE CEMETERY ASSOCIATION, whose mailing address of record is PO Box 224, Kaslof, Alaska 99610, Grantee's heirs and assigns, all that real property described as follows:

TOWNSHIP 3 NORTH, RANGE 11 WEST, SEWARD MERIDIAN

SECTION 18: THAT PORTION OF THE E1/2 W1/2 SW1/4 LYING WESTERLY OF AND ADJOINING TO THE WESTERLY RIGHT-OF-WAY OF KALIFORSKY BEACH ROAD.

CONTAINING 3.521 ACRES, MORE OR LESS, ACCORDING TO THE ENGINEERING PLAT FILE NO. 2010-20, RECORDED IN THE KENAI RECORDING DISTRICT ON NOVEMBER 7, 2012, AS PLAT 2012-10.

Subject to:

1. The land must be used exclusively for public purposes under AS 38.05.810(a)(3), if used as a cemetery, the cemetery must be available for use by the general public, without discrimination.
2. Pursuant to AS 38.05.810(g), if the Grantor determines that the Grantee, or the Grantee's successors in interest, have used, or are using, the property for other than public

State business no charge

Page 1 of 3

Parcel #133-081-02

Properties #5 & #6

Petition Report, Exhibit #5, Page 22 of 31

133-081-02

purposes the Grantor may declare a forfeiture of all or any portion of this conveyance and the title hereby conveyed shall thereupon revert to the State of Alaska.

3. No burials are to be allowed within 25 feet of the property boundaries or easements.

4. Valid existing rights, including reservations, easements, and exceptions in the U.S. Patent, or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights-of-way, covenants, conditions, reservations, notices on the plat, and restrictions of record, if any.

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

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

(Signature Page to Follow)

Patent No. 22986

Page 2 of 3



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2013-002735-0

Parcel #133-081-02

Properties #5 & #6

Petition Report, Exhibit #5, Page 23 of 31

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Chief of the Realty Services Section, Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 14th day of March, 2013.

By: [Signature]
Jerrri E. Sansone
Chief, Realty Services Section
Division of Mining, Land and Water
Department of Natural Resources

State of Alaska } ss.
Third Judicial District }

This is to certify that on the 14th day of March, 2013, personally appeared before me JERRI E. SANSONE, who is known to me to be the person who has been lawfully delegated the authority of the Director of the Division of Mining, Land & Water, Department of Natural Resources, State of Alaska, to execute the foregoing document under such legal authority and with knowledge of its contents, and who acknowledged said document before me on behalf of Grantor.

Witness my hand and official seal the day and year in this certificate first above written.

[Signature]
Notary Public in and for the State of Alaska
My commission expires with office



Return to:
Kenai Coface Cemetery Association
P. Box 224
Kenai, Alaska 99610



Patent No. 22986
ADL No. 230169
Location Index:
T. 3 N., R. 11 W., S.M.
Section 18

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2013-002735-0

Parcel #133-081-02

Properties #5 & #6

Petition Report, Exhibit #5, Page 24 of 31

Parcel 133-350-01

10-21-2019

Mayor Charlie Pierce
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, Alaska 99669-7520

RECEIVED
OCT 21 2019
KPB ASSESSING DEPT.

Re: South Kallifornsky Beach Road USAD

Subject: Request to exclude parcel: # 13335001 from the proposed USAD

Dear Mayor Pierce,

I am the owner of 2 properties abutting Kallifornsky Beach Road. They are both proposed to be included and assessed for natural gas in the USAD. I have resided on parcel # 13359003 for 26 years and in favor of the USAD as this property will definitely realize a benefit in switching over from fuel oil to natural gas. However, parcel 13335001 will not benefit as the cost to make improvements to just the site alone will far exceed any increase in the site or land value due to excessive development costs in a wetlands environment.

In order to support my position, I have relied on my years of experience in constructing and maintaining my home as well as discussions with my neighbors. I have also contacted a local excavation contractor and owners of adjacent parcels, who have experience in recent site improvements including my own property. Although I wasn't able to get specific bids on the costs of a entry drive off of K Beach Rd, a septic system, a deep well, driveway and pad. I was able to procure a range of costs, which will clearly show the costs are hardly justified, when considering either the unequal or even less appreciation in the assessed or sales value of the property.

The ground elevation of the property is approximately 6 feet lower than the highway and is primarily flat throughout with about 40-50% in standing water except in drought conditions. There is a slight elevation rise to the rear and south end of the property as distinguished by small trees and scrub brush. The property is definitely in the .100 year flood as we experienced flood conditions on at least two occasions since 2000.

Access to the property will require both state and local permits as the driveway entrance most likely will be required on Dykstra Ave at the north end of the property, a platred, but unconstructed road. Engineering, permits, paving, culvert and fill meeting both state and local road requirements to cross 80' of ROW is estimated between \$14-16,000. This number could increase substantially, if the state and borough roads department require the drive entry to comply with a larger size entry to meet local street construction minimums.

The elevation of the existing terrain will require a minimum of 2' of compacted fill to support a 75' driveway and a 75' X 75' building site pad. This would be a minimum finished elevation to avoid flooding and seasonal high water. There is no existing surplus gravel or supporting soils on the property as the entire property is a mixture of sand and clays. Allowing for an estimated 640cy of imported fill placed over fabric will cost between \$20-22,000.

Property #7

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Parcel 133-350-01

A 40'-50' well is common in the area and will cost \$6-7,000 including HEA power, pump, ditching and line materials.

The high water table at an average of 2' below grade will necessitate an above ground septic installation. Materials including tank, fill, drainage pipe, sump pump, sump pit, electric access and installation will cost between \$20-25,000.

The total cost of these site improvements, especially due to construction in a wetland environment, will range between \$60-70,000. The assessed value for the land and improvements for the 5 occupied parcels north and south of my parcel ranges between \$35,000 for the largest and most improved parcel and \$11,500 for the smallest parcel.

I have been trying to sell the property for several years with zero interest; as buyers realize development costs will far exceed any appreciation in value. Two acre lots on dry ground with completed access roads and power are available within 3 miles of this parcel for \$15-16,000 per acre. Comparable site improvements in a wooded-non flood zone with the water table below 15' can be obtained for \$15-20,000. Construction for a home site in the wetlands is just not financially feasible.

KPB assessing has also recognized the marginal development potential of this parcel by lowering its assessment 40% from \$9,800 to \$5,800 in 2018. Adding a USAD assessment of \$5,600 to the current borough assessment will not result in any appreciable benefit due to the excessive high costs of development in a wetlands environment. In addition, the low property valuation in comparison to the USAD assessment will also require me to pay \$2,705 up front. So, not only will I not receive any benefit from the USAD, but I will be forced to pay almost 50% of the USAD in advance.

I believe my concerns have been adequately conveyed and trust you will give my exclusion request full consideration. Please advise if you require any additional information. This request is being submitted within the comment period required in the USAD notice.

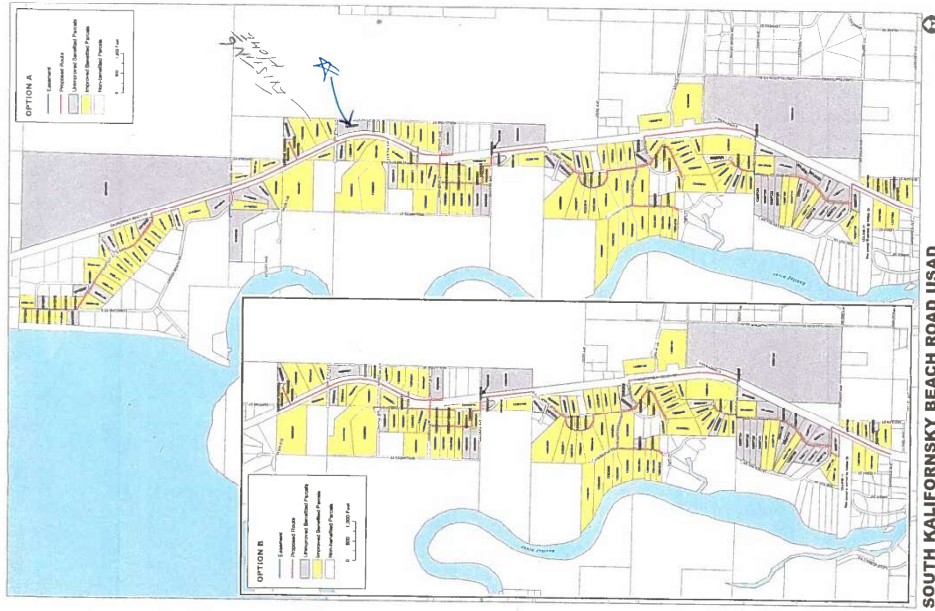
Respectfully,
Sharon S. Ochs
Sharon S. Ochs
Caren Cross
PO Box 213, Kaslof, Alaska 99610
Contacts: 907- 953-4889

Attachments:

Plats, KPB imagery, KPB property details*

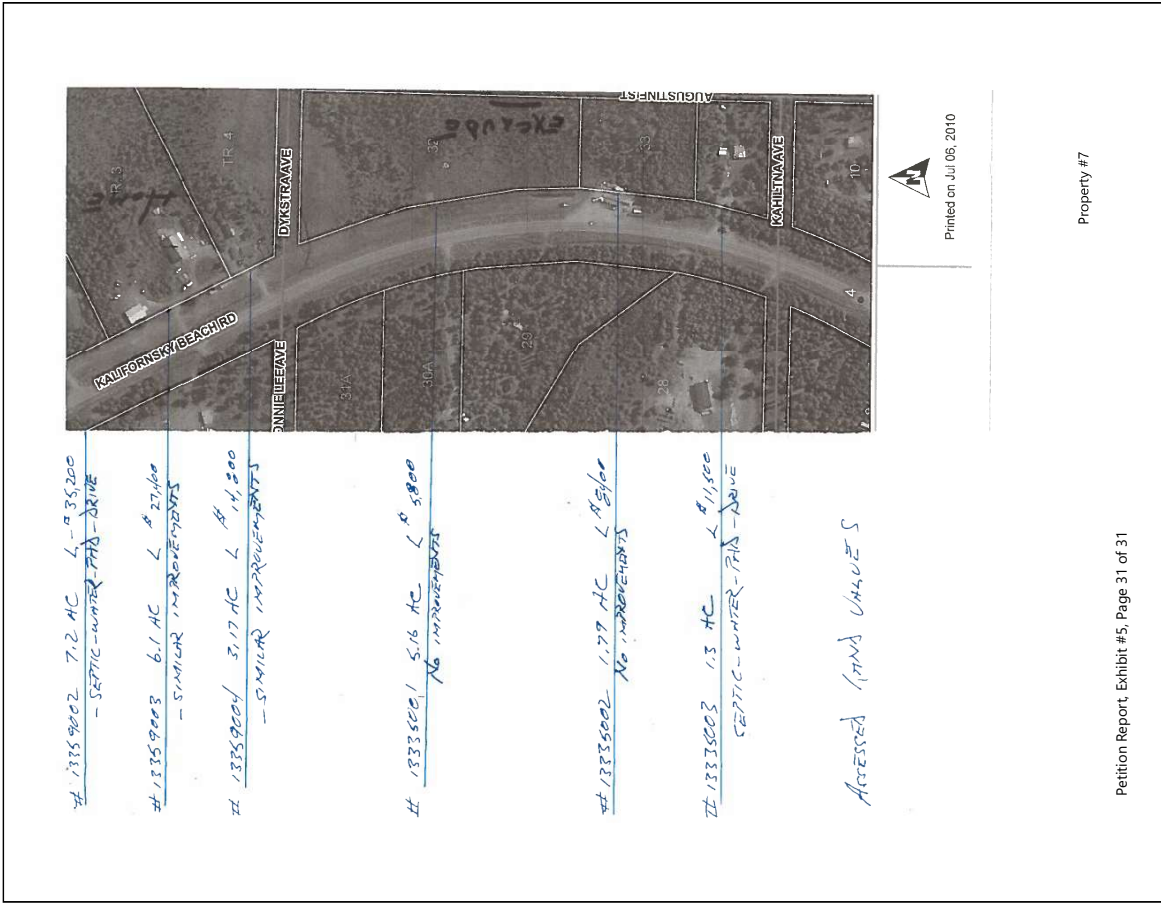
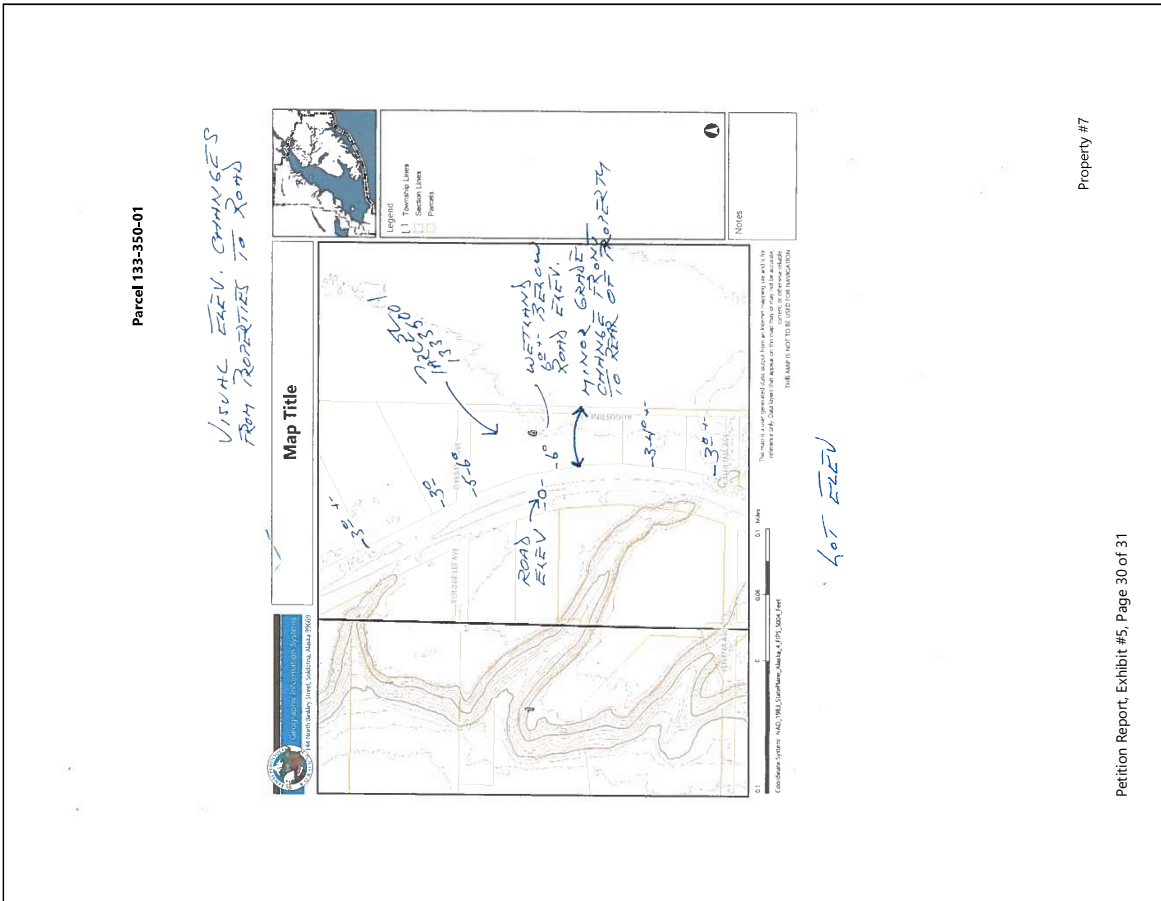
Property #7

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Property #7


Petition Report, Exhibit #5, Page 27 of 31




Kenai Peninsula Borough
Finance Department

MEMORANDUM

TO: Wayne Ogle, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, 
Kenai Peninsula Borough Mayor

FROM: Brandi Harbaugh, Finance Director 

DATE: 9/16/19

RE: South Kalifornsky Beach Road Utility Special Assessment District (USAD)
Financing

The Borough plans to provide the funds necessary to finance the South Kalifornsky Beach Road USAD from internal sources. KPB 5.10.040 allows the investment of borough monies in special assessment districts that are authorized under KPB 14.31. The total of such investments is limited to not more than \$5,000,000 at the end of any fiscal year. As of September 16, 2019, the borough has \$1,181,382 invested in special assessment districts. If approved, the \$1,031,316 projected for the South Kalifornsky Beach Road USAD will increase the total special assessment district investment to approximately \$2,212,698.

The owners of property located within the USAD will be required to make principal and interest payments each year for a ten-year period to retire the indebtedness to the borough. The rate of interest will be equal to the prime rate (currently 5.25%) plus 2% or 7.25%. Property owners can avoid or reduce the interest charge by making accelerated payments on the principal. Penalties will not be imposed for accelerated payments. The assessment constitutes a lien on each parcel within the district.

PR EXHIBIT #6, page 1 of 2

Kenai Peninsula Borough
 Currently Proposed USAD/RIAD Projects
 09/13/2019

| | | Current Proposal | Outstanding Proposals |
|---|------------|----------------------------|----------------------------|
| Max Allowed | | \$ 5,000,000 | \$ 5,000,000 |
| Current Balance(100.10706) as of: | | | |
| | 09/13/2019 | 1,074,808 | 1,074,808 |
| Previously Approved Projects: | | | |
| Rustic Ave Road Improvement | | 106,574 | 106,574 |
| Projects Awaiting Approval: | | | |
| South Kalifornsky Beach Utility Improvement | | 1,031,316 | 1,031,316 |
| Total | | <u>\$ 2,212,698</u> | <u>\$ 2,212,698</u> |