

EARNEST MONEY RECEIPT

AND

PURCHASE AGREEMENT

This Agreement is made on this _____ day of _____, 2003, by and between William J. Landford and Donna L. Landford, husband and wife, whose address is P.O. Box 2607, Kenai, AK 99611 (hereinafter referred to as "SELLER") and the KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669 (hereinafter referred to as "KPB").

WHEREAS, SELLER is the owner of that real property located in the Kenai Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

Tract D, Wes Warren Subdivision Ranch Addition, according to Plat No. 97-48, on file in the Kenai Recording District, Third Judicial District, State of Alaska. (Assessor Parcel Number 013-550-50)

WHEREAS, KPB has offered to buy, and SELLER is willing to sell the above-described Property as evidenced by this Purchase Agreement;

NOW THEREFORE, in consideration of the promises herein contained, SELLER hereby agrees to sell to KPB, and KPB hereby agrees to buy from SELLER, the property on the terms and conditions as set forth below:

1. PURCHASE PRICE

The purchase price of the property is Thirty-five Thousand dollars and NO cents (\$35,000.00). The purchase price shall be paid by KPB at time of closing. The purchase of the property and appropriation for the purchase are subject to borough assembly approval.

2. EARNEST MONEY RECEIPT

A down payment of \$1,000.00 paid by KPB is being held in the trust account of SouthCentral Title Agency to be applied towards the purchase price of the property.

The purchase of the property is subject to the approval of the KPB assembly as specified in paragraph 7 of this Purchase Agreement. If the KPB assembly fails to authorize the purchase or if the SELLER breaches any of the terms of this agreement, the \$1,000.00 shall be returned to the KPB.

3. TITLE

Title shall be delivered at time of closing by Warranty Deed, which shall be issued to KPB. SELLER warrants and covenants that at the time of closing there shall be no liens or judgments recorded against SELLER in the same recording district in which the property subject to this purchase agreement is situated. Title shall be clear of liens and encumbrances except title is subject to reservations, easements, rights-of-way, covenants, conditions and restrictions of record.

KPB shall order within 15 days of signature on this agreement a preliminary commitment for title insurance from SouthCentral Title Agency.

4. ESCROW AND CLOSING COSTS

In addition to the purchase price, KPB agrees to pay for one-half closing costs in connection with this Agreement, including without limitation all escrow fees, title insurance charges, recording fees and bank charges. All costs will be paid in full at the time of closing.

5. CLOSING

Unless otherwise agreed in writing, closing will occur within 90 days of execution of the Purchase Agreement by the KPB. At closing, KPB will pay the balance of the purchase price. Both parties will execute all documents required to complete the Purchase Agreement and, if applicable, establish an escrow account.

6. POSSESSION

Possession shall be delivered to KPB at time of recording.

7. KENAI PENINSULA BOROUGH ASSEMBLY APPROVAL

Purchase of the above described Property by the Kenai Peninsula Borough is subject to authorization by the Kenai Peninsula Borough Assembly and appropriation of funds. If the Kenai Peninsula Borough fails to enact an ordinance authorizing the purchase of the subject land and appropriation of funds, this agreement shall be terminated without penalty.

8. HAZARDOUS MATERIAL

SELLER covenants to the best of SELLER'S knowledge, that as of the date of this Agreement, except as specifically identified herein, the property is free of all contamination from petroleum products or any hazardous substance or hazardous waste, as defined by applicable state or federal law, and there are no under ground storage tanks or associated piping on the property. SELLER agrees that no hazardous substances or wastes shall be located on or stored on the property, or any adjacent property by seller, owner or contractors, nor shall any such substance be owned, stored, used, or disposed of on the property or any adjacent property by SELLER, its

agents, employees, contractors, or invitee's, prior to KPB'S ownership, possession, or control of the property.

9. ENTIRE AGREEMENT

This Agreement and the documents referred to herein contain the entire agreement of the parties with respect to the subject matter hereof. Any changes, additions or deletions hereto must be made in writing and signed by both KPB and SELLER or their respective successors in interest. Provisions of this agreement, unless inapplicable on their face, shall be covenants constituting terms and conditions of the sale and of the agreement to finance the sale, and shall continue in full force and effect until the purchase price is paid in full, or this agreement is earlier terminated.

10. BREACH REMEDY

Prior to closing of the sale, in the event that KPB or SELLER fails to make any payment required, or fails to submit or execute any and all documents and papers necessary for closing and transfer of title within time period specified in this agreement, the SELLER or KPB may terminate this agreement.

11. MISCELLANEOUS

A. Time. Time is of the essence in performance of this Agreement.

B. Cancellation. This agreement, while in good standing may be canceled in whole or in part, at any time, upon mutual written agreement by SELLER and the mayor. This purchase agreement is subject to cancellation in whole or in part if improperly issued through error in procedure or with respect to material facts.

C. Notice. Any notice or demand, which under the terms of this agreement or under any statute must be given or made by the parties thereto, shall be in writing, and be given or made by registered or certified mail, addressed to the other party at the address shown on the contract. However, either party may designate in writing such other address to which such notice of demand shall thereafter be so given, made or mailed. A notice given hereunder shall be deemed received when deposited in a U.S. general or branch post office by the addressor.

D. Interpretation. This Agreement shall be deemed to have been jointly drafted by both parties. It shall be constructed according to the fair intent of the language as a whole, not for or against any party. The interpretation and enforcement of this Agreement shall be governed by the laws of the State of Alaska. The titles of sections in this Agreement are not to be construed as limitations of definitions but are for identification purposes only.

This Agreement has been executed by the parties on the day and year first above written.

KENAI PENINSULA BOROUGH:

Dale L. Bagley, Mayor

Dated: _____

SELLERS:

William J. Landford Donna L. Landford

Dated: _____ Dated: _____

ATTEST: APPROVED AS TO LEGAL FORM
AND SUFFICIENCY:

Linda S. Murphy, Holly B Montague,
Borough Clerk Assistant Borough Attorney

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)

)ss

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2003, by Dale L. Bagley, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, on behalf of the corporation.

Notary Public in and for Alaska

My commission expires: _____

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)

)ss

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2003, by William J. Landford and Donna L. Landford.

Notary Public in and for Alaska

My commission expires: _____