# **E. NEW BUSINESS**

1. Ordinance 2022-XX: Authorizing the release of a commercial deed restriction on a parcel of land located in Cooper Landing originally conveyed by the Kenai Peninsula Borough.

# Kenai Peninsula Borough Planning Department – Land Management Division

# MEMORANDUM

TO:	Brent Johnson, Assembly President Members, Kenai Peninsula Borough Assembly
THRU:	Charlie Pierce, Borough Mayor Robert Ruffner, Planning Director Marcus A Mueller, Land Management Officer
FROM:	Aaron Hughes, Land Management Agent 🕅 🖁
DATE:	July 28, 2022
RE:	Ordinance 2022, Authorizing the Release of a Commercial Deed Restriction on a Parcel of Land Located in Cooper Landing Originally Conveyed by the Kenai Peninsula Borough (Mayor)

Parcel D, Quartz Creek Subdivision, according to Plat No. 94-11, was conveyed by KPB as part of the 2000 KPB General Land Sale pursuant to Ordinance 99-55. The conveyance deed contained the following language required at the time under KPB 17.10.130(D) creating a deed restriction on the subject parcel: "FURTHER SUBJECT TO restrictive covenant pursuant to KPB 17.10.130(D). The real property described in this conveyance instrument shall be used primarily for commercial purposes, and any other uses shall be compatible with commercial uses. The use of the land for any other purpose, incompatible with commercial use, is prohibited".

KPB 17.10.130(D) was later amended by Ordinance 2003-23 to read: "Land shall be conveyed without deed restrictions unless otherwise provided by the assembly by ordinance", removing the requirement for deed restrictions to be included in conveyances from the borough.

The applicants, Shirley Ann Kuznicki (property owner) and Onie Ray Wilkes (interested party), have submitted a Petition for Modification of Conveyance Instrument Restrictions and related fees to remove the commercial deed restriction of public record. Mr. Wilkes has entered into an agreement to purchase that portion of the original Parcel D currently described as Tract D-2 from Ms. Kuznicki. As a result of the commercial deed restriction, Mr. Wilkes is not able to close on the purchase due to lender requirements to obtain a residential mortgage.

Your consideration of the ordinance is appreciated.

Introduced by:	Mayor
Date:	08/09/22
Hearing:	08/23/22
Action:	
Vote:	

### KENAI PENINSULA BOROUGH ORDINANCE 2022-

### AN ORDINANCE AUTHORIZING THE RELEASE OF A COMMERCIAL DEED RESTRICTION ON A PARCEL OF LAND LOCATED IN COOPER LANDING ORIGINALLY CONVEYED BY THE KENAI PENINSULA BOROUGH

- WHEREAS, Parcel D, Quartz Creek Subdivision, according to Plat No. 94-1, Seward Recording District, was conveyed by quitclaim deed from the Kenai Peninsula Borough (Borough) to Jon James as part of the 2000 General Land Sale authorized by Ordinance 99-55; and
- **WHEREAS,** as required under then-existing KPB code, a "commercial use" deed restriction was placed on the deed at the time of that conveyance provided, "The real property described in this conveyance instrument shall be used primarily for commercial purposes, and any other uses shall be compatible with commercial uses. The use of the land for any other purpose, incompatible with commercial use, is prohibited"; and
- WHEREAS, the original Parcel D of Quartz Creek Subdivision has been further subdivided into two parcels now known as Tract D-1 and Tract D-2, Quartz Creek Subdivision James Addition; and
- **WHEREAS,** Tract D-2 currently is under contract for sale from Shirley Ann Kuznicki as seller to Onie Ray Wilkes as buyer with the intention of obtaining residential financing; and
- WHEREAS, on the date of the conveyance, KPB Code 17.10.130(D) stated "All lands or interests in lands shall be conveyed by an instrument containing restrictions that restrict the use of the land to that classification and prohibit the use of the land for any other purpose"; and
- **WHEREAS,** KPB Code 17.10.130(D) was amended by Ordinance 2003-23 to read "Land shall be conveyed without deed restriction unless otherwise provided by the assembly by ordinance"; and
- **WHEREAS**, the Cooper Landing Land Use Plan identifies the intended classification for parcels in the Quartz Creek Subdivision as Commercial; and

- **WHEREAS**, the proposed purchaser, Onie Ray Wilkes, has submitted a written petition to modify the deed restriction and deposited the non-refundable fee per 17.10.130(F); and
- **WHEREAS,** Mr. Wilkes has stated that he is unable to obtain a residential mortgage because the property is restricted to commercial use in an otherwise unrestricted area and the best use for the property is a single-family residence; and
- WHEREAS, public notice has been published per KPB 17.10.130(F)(2); and
- **WHEREAS**, the Cooper Landing Advisory Planning Commission at its regularly scheduled meeting of August 3, 2022, recommended \_\_\_\_\_; and
- WHEREAS, the KPB Planning Commission at its regularly scheduled meeting of August 8, 2022, recommended \_\_\_\_\_;

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

- SECTION 1. That pursuant to KPB 17.10.130 (F)(4), the mayor is hereby authorized to release the commercial deed restriction pertaining to Tract D-2, Quartz Creek Subdivision James Addition, according to the official plat thereof, filed under Plat Number 2005-14, Records of the Seward Recording District, Third Judicial District, State of Alaska, as created in that Quitclaim Deed Recorded August 21, 2000 as Book 102, Page 68, Seward Recording District based on the following findings of fact:
  - a. The original parcel (Parcel D) was conveyed with a commercial deed restriction to satisfy then KPB 17.10.130(D). KPB Code 17.10.130(D) was later amended by Ordinance 2003-23 to remove deed restrictions from conveyances.
  - b. The subject parcel is otherwise unrestricted.
  - c. The applicant is unable to proceed with closing of the purchase of the property because the commercial deed restriction impacts his ability to obtain a residential mortgage.
  - d. Public notice of the proposed actions was delivered and published in accordance with KPB 17.10.130(F)(2).
- **SECTION 2.** The mayor is authorized to sign a *Release of Deed Restriction*, respective to Tract D-2, Quartz Creek Subdivision James Addition, and any other documents necessary to effectuate the intent and purpose of this ordinance.
- **SECTION 3.** That this ordinance is effective immediately upon enactment.

# ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS DAY OF \_\_\_\_\_, 2022.

Brent Johnson, Assembly President

ATTEST:

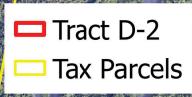
Johni Blankenship, MMC, Borough Clerk



Kuznicki / Wilkes Petition for Release of Commercial Deed Restriction (Tract D-2)

Stenting Litury

RE GERTA



Statilite Hur

0 175 350 700 Feet

## RELEASE OF DEED RESTRICTION

- WHEREAS, the Kenai Peninsula Borough conveyed real property to Jon James by quitclaim deed recorded on August 21, 2000 as **Book 102, Page 68 in the Seward Recording District,** pursuant to KPB Ordinance 99-55 which contained a deed restriction.
- WHEREAS, the real property described in that initial conveyance has been further subdivided into two Tracts described as Tract D-1 and D-2, Quartz Creek James Addition.
- WHEREAS, Shirley Ann Kuznicki, the current owner of Tract D-2, has petitioned the Kenai Peninsula Borough to release the above commercial deed restriction on the real property.
- WHEREAS, on \_\_\_\_\_, 2022 the Kenai Peninsula Borough Assembly enacted Ordinance 2022-XX authorizing the release of said deed restriction specific to Tract D-2.

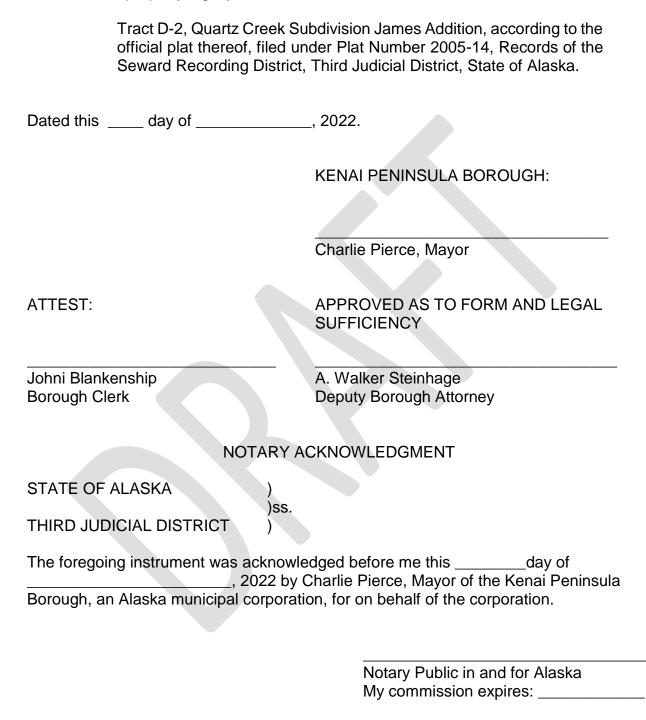
**NOW, THEREFORE**, the **GRANTOR, THE KENAI PENINSULA BOROUGH**, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Assembly Ordinance 2022-XX, enacted \_\_\_\_\_\_, 2022, releases forever unto the successor in interest and **GRANTEE, Shirley Ann Kuznicki**, whose address is 3160 Admiralty Bay Dr., Anchorage, AK 99515, her successors and assigns, the following restriction created in that quitclaim deed recorded as Book 102, Page 68 in the Seward Recording District:

*"FURTHER SUBJECT TO The real property described in this conveyance instrument shall be used primarily for commercial purposes, and any other uses shall be compatible with commercial uses. The use of the land for any other purpose, incompatible with commercial use, is prohibited".* 

Release of Deed Restriction - KPB/ Kuznicki

Page 1 of 3

As to the real property legally described as:



Release of Deed Restriction - KPB/ Kuznicki

Page 2 of 3

Record in the Seward Recording District

Please return to: Kenai Peninsula Borough Planning Department 144 North Binkley Street Soldotna, Alaska 99669

Release of Deed Restriction - KPB/ Kuznicki

Page 3 of 3

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

144 N. Binkley Street Soldotna, AK 99669-7599 Imweb@kpb.us Phone: 907-714-2205 Fax: 907-714-2378

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

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

Legal Description: Tract D-2 Quartz Creek James Addition

Conveying document recording number & recording district:

102-69 Seward District

(i.e. 2018-000000-0 Kenai or Book 398, Page 204 Seward)

The restriction(s) petitioned for modification is/are (please list below): See Wilkes petition

The justification(s) for the modification of the restriction is/are (please list below):

My request is made on behalf of Mr Ray Wilkes intention of occupying the home as soon as possible as his family residence. The home has been my residence and bed and breakfast or vacation rental home since 2006. Currently KPB has already begun future intentions and preliminary planning stages of the adjoining parcels, to include the development of Tract B and C designed to be subdivided into one acre lots each of residential or commercial lots. Thank you, Shirley Kuznicki

Name of Petitioner:		Shirley Ann Kuznicki		
Mailing Address:		3160 Admiral	ty Bay Dr., Anchorage, AK 99515	
Phone:	907-440-1923	Email:	shirleyannkuznicki@yahoo.com	

Petitioner's Representative/Agent:		
Mailing Address:		
Phone:	Email:	
Shippy		6/25/2022
Signature		Date

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

uSign Envelope ID: 697C4B9A-9B29-42[	D2-B9C0-A40D06A64A05				
Tax Cor	npliance Cert	ification			
Kenai	Peninsula Bc	prough			
	nance Departme	0			
144 N. Binkley Street		Phone: (907)	) 714-2197		
Soldotna, Alaska 99669-75	99		714-2175		
www.kpb.us		Fax: (907)	) 714-2376		
Fill in all information requested. S	ign and date, and submi	t with bid or propo	sal.	For Official Use Only	
Reason for Certificate:		For Dep	partment:		
Business Name:					
Business Type:	🗌 Individual 🗌 C	Corporation	Partnership	Other:	
Owner Name(s):		Shirley	Ann Kuznic	:ki	
Business Mailing Address:	3160 A	dmiralty Bay	Dr., Anchor	age AK 99515	
Business Telephone:	907-440-19	23 Busines	s Fax:		
Email:	shirleyannkuzn	icki@yahoo.c	com		
contracting to do business with will be awarded to any individu	se supply the following a nsula Borough Code of C 1 the Kenai Peninsula Bor	ccount numbers a Drdinances, Chapt ough be in compli	nd sign below. I ter 5.28.140, requ iance with Borou	uires that businesses/indivicugh tax provisions. No cont	uals act
Peninsula Borough? (If yes, plea Yes No Kenai Penir contracting to do business with	se supply the following a nsula Borough Code of C the Kenai Peninsula Bor ual or business who is fou	ccount numbers a Drdinances, Chapt ough be in compli und to be in violat	nd sign below. I ter 5.28.140, requ iance with Borou ion of the Borou	uires that businesses/indivicugh tax provisions. No cont	uals act
Peninsula Borough? (If yes, plea Peninsula Borough? (If yes, plea contracting to do business with will be awarded to any individu several areas of taxation. REAL/PERSONAL/BUSINESS PR ACCT. NO.	se supply the following a nsula Borough Code of C the Kenai Peninsula Bor ual or business who is fou ROPERTY ACCOUNTS ACCT. NAME	ccount numbers a Drdinances, Chapt ough be in compli und to be in violat	nd sign below. I ter 5.28.140, requ iance with Borou ion of the Borou ACCOUNTS/STATUS LAST PAID	uires that businesses/individugh tax provisions. No cont gh Code of Ordinances in <b>s</b> (TO BE COMPLETED BY KPB)	uals ract the
Peninsula Borough? (If yes, plea Yes No Kenai Penir contracting to do business with will be awarded to any individu several areas of taxation. REAL/PERSONAL/BUSINESS PR	se supply the following a nsula Borough Code of C the Kenai Peninsula Bor ual or business who is fou ROPERTY ACCOUNTS ACCT. NAME	ccount numbers a Drdinances, Chapt ough be in compli und to be in violat	nd sign below. I ter 5.28.140, requ iance with Borou ion of the Borou ACCOUNTS/STATUS LAST PAID	uires that businesses/individugh tax provisions. No cont gh Code of Ordinances in <b>s</b> (TO BE COMPLETED BY KPB) BALANCE DUE	uals act the
Peninsula Borough? (If yes, plea Yes No Kenai Penir contracting to do business with will be awarded to any individu several areas of taxation. REAL/PERSONAL/BUSINESS PR ACCT. NO. KPB Finance Department (signatu SALES TAX ACCOU	se supply the following a nsula Borough Code of C the Kenai Peninsula Bor ual or business who is fou ROPERTY ACCOUNTS ACCT. NAME	ccount numbers a Drdinances, Chapt ough be in compli und to be in violat TAX YEAR Date	nd sign below. I ter 5.28.140, requiance with Borou ion of the Borou ACCOUNTS/STATUS LAST PAID	uires that businesses/individugh tax provisions. No cont gh Code of Ordinances in <b>s</b> (TO BE COMPLETED BY KPB) BALANCE DUE	uals act the
Peninsula Borough? (If yes, plea Yes No Kenai Penir contracting to do business with will be awarded to any individu several areas of taxation. REAL/PERSONAL/BUSINESS PR ACCT. NO.	se supply the following a nsula Borough Code of C the Kenai Peninsula Bor ual or business who is fou ROPERTY ACCOUNTS ACCT. NAME	Ccount numbers a Drainances, Chapt ough be in compli und to be in violat TAX YEAR Date TAX	nd sign below. I ter 5.28.140, requiance with Borou ion of the Borou ACCOUNTS/STATUS LAST PAID	uires that businesses/individugh tax provisions. No cont gh Code of Ordinances in <b>s</b> (TO BE COMPLETED BY KPB) BALANCE DUE  pompliance I Not in Comp	uals act the
Peninsula Borough? (If yes, plea Yes No Kenai Penir contracting to do business with will be awarded to any individu several areas of taxation. REAL/PERSONAL/BUSINESS PR ACCT. NO. KPB Finance Department (signatu SALES TAX ACCOU	se supply the following a nsula Borough Code of C the Kenai Peninsula Bor ual or business who is fou ROPERTY ACCOUNTS ACCT. NAME	Ccount numbers a Drainances, Chapt ough be in compli und to be in violat TAX YEAR Date TAX	nd sign below. I ter 5.28.140, requirer 5.28.140, r	S (TO BE COMPLETED BY KPB)	ianc
Peninsula Borough? (If yes, plea  Yes No Kenai Penir contracting to do business with will be awarded to any individu several areas of taxation.   REAL/PERSONAL/BUSINESS PR ACCT. NO.  KPB Finance Department (signatu SALES TAX ACCOU ACCT. NO.	se supply the following a nsula Borough Code of C the Kenai Peninsula Bor ual or business who is fou ROPERTY ACCOUNTS ACCT. NAME	Ccount numbers a Drainances, Chapt ough be in compli und to be in violat TAX YEAR Date TAX YEAR Date Date	nd sign below. I ter 5.28.140, requirer 5.28.140, r	s (TO BE COMPLETED BY KPB)  S (TO BE COMPLETED BY KPB)  BALANCE DUE  S (TO BE COMPLETED BY KPB)  BALANCE DUE  S (TO BE COMPLETED BY KPB)  BALANCE DUE  BALANCE DUE	ianc
Peninsula Borough? (If yes, plea  Yes No Kenai Penir contracting to do business with will be awarded to any individu several areas of taxation.   REAL/PERSONAL/BUSINESS PR ACCT. NO.  KPB Finance Department (signatu  SALES TAX ACCOU ACCT. NO.  KPB Sales Tax Division (signature r  CERTIFICATION: 1, Shirley Ann Kuz (Nam	se supply the following a nsula Borough Code of C a the Kenai Peninsula Bor ual or business who is fou ROPERTY ACCOUNTS ACCT. NAME pre required) UNTS ACCT. NAME ACCT. NAME required) required)	ccount numbers a Drainances, Chapt ough be in compli und to be in violat  TAX YEAR Date Date Date the	nd sign below. I ter 5.28.140, requirer 5.28.140, r	s (TO BE COMPLETED BY KPB) BALANCE DUE S (TO BE COMPLETED BY KPB) BALANCE DUE BALANCE DUE BALANCE DUE BALANCE DUE BALANCE DUE BALANCE DUE	ianc
Peninsula Borough? (If yes, plea Yes No Kenai Penir contracting to do business with will be awarded to any individu several areas of taxation. REAL/PERSONAL/BUSINESS PR ACCT. NO. KPB Finance Department (signatu SALES TAX ACCOU ACCT. NO. SALES TAX ACCOU ACCT. NO. CERTIFICATION: 1, Shirley Ann Kuz	se supply the following a nsula Borough Code of C a the Kenai Peninsula Bor ual or business who is fou ROPERTY ACCOUNTS ACCT. NAME pre required) UNTS ACCT. NAME ACCT. NAME required) required)	ccount numbers a Drainances, Chapt ough be in compli und to be in violat  TAX YEAR Date Date Date the	nd sign below. I ter 5.28.140, requirer 5.28.140, r	s (TO BE COMPLETED BY KPB) BALANCE DUE S (TO BE COMPLETED BY KPB) BALANCE DUE BALANCE DUE BALANCE DUE BALANCE DUE BALANCE DUE BALANCE DUE	ianc

REGISTERED TO COLLECT SALES TAX. THE SALES TAX DEPARTMENT CAN BE REACHED AT (907) 714-2175. E1-11 .

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

144 N. Binkley Street Soldotna, AK 99669-7599 Imweb@kpb.us Phone: 907-714-2205 Fax: 907-714-2378

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

Parcel Identification	n Number (PIN ·	- 8 digits):	119-124-21		
			Quartz Cre	SUD	
JAMES	ADDN.				

Conveying document recording number & recording district: 102 PAGE 68 SewARD.

(i.e. 2018-000000-0 Kenai or Book 398, Page 204 Seward)

The restriction(s) petitioned for modification is/are (please list below):

Restriction to stow on Deco Dead

The justification(s) for the modification of the restriction is/are (please list below):

This property was restricted to commercial use in Cooper Landing
which is a non-zoning area. This Deed restriction has balted the
progress of my mortgage Financing, which is time sensitive. The property's highest and best use is determined to be it current use. single Family residence
highestand best use is determined to be it current use single Family residence
Name of Petitioner: ONIE RAY WILKES
Mailing Address: P.O. Box B71 Cooper Landing AK 99572
Phone: 907-302-1220 Email: beancreekere yahoo.com

Rev 03.31.18

Petitioner's Representative/Agent: Clan Owie RAY WIIKCS Mailing Address: <u>P.O. Box 871 Cooper Landing AK 99572</u> Phone: <u>907-302-1220</u> Email: <u>beancreexer@yahoo.com</u>

R, WILLA

6/10/22

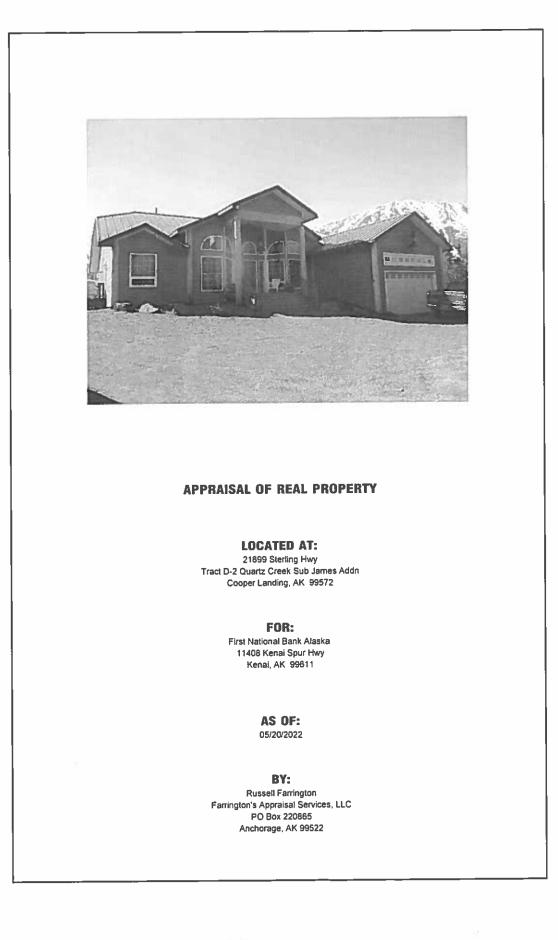
Date

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

uSign Envelope ID: 697C4B9A-9B29-42D	2-B9C0-A40D06A64A05		
Tax Con	npliance Certifi	cation	
	Peninsula Bor		
	ance Departmer		
144 N. Binkley Street Soldotna, Alaska 99669-759 www.kpb.us	9	Phone: (907) 714-2197 or: (907) 714-2175 Fax: (907) 714-2376	
Fill in all information requested. Si	gn and date, and submit w	rith bid or proposal.	For Official Use Only
Reason for Certificate:		For Department:	LAND MANAGEMENT.
Business Name:	N/A		
Business Type:		poration Partnership	Other:
Owner Name(s):		·	
Business Mailing Address:			
Business Telephone:		Business Fax:	
Email:			
will be awarded to any individu several areas of taxation.	al or business who is found	d to be in violation of the B	orough Code of Ordinances in the
REAL/PERSONAL/BUSINESS PR		TAX ACCOUNTS/S	TATUS (TO BE COMPLETED BY KPB)
ACCT. NO.	ACCT. NAME	YEAR LAST PAID	BALANCE DUE
			n Compliance 🗌 Not in Compliance
KPB Finance Department (signatu	re required)	Date	
SALES TAX ACCOU	NTS	TAX ACCOUNTS/S	TATUS (TO BE COMPLETED BY KPB)
ACCT, NO.	ACCT. NAME	YEAR LAST PAID	BALANCE DUE
			n Compliance 🔲 Not in Compliance
KPB Sales Tax Division (signature re	equired)	Date	
CERTIFICATION: I, DNICK	Ay WILKES	_ the (Title)	, hereby certify that, to the
CERTIFICATION: I, ONIER	e information is correct as	of <u>6/10/22</u>	1. 1.11/2
		lim	ature of Applicant (Required)

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

Signature of Applicant (Required)



Form GA1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

## E1-15

÷

#### Farrington's Appraisal Services

The percent of this purphy segments argued report is to gravite the inductive with an accurate and adequarky supported, eponen of the matter rule of the support program of the support of the percent program of the support of the percent program of the percent program of the support of the percent program of the percent		Uniform Residential	Appraisal Report	File # Loan# 0102093043	
Prompt-Address         Table 39 Steption Havy         Det / Cooper Landing         Step AK         Table AM         Table 30 Step AM	The purpose of this summary appraisal repu				
Solvest Course Ray Valles;         Owner of Point Rend         Sintrey Ann Nuzzicki         Cardy Kenal Perinskal Boro.           Assessor's Prior A Tool - 20 curat Contracts Sub-James Adm         Tax Yein 2021         F.E. Fast 5 4,789           Mightonic Name, Cooper Landing         Special Assessor's Prior A Tool - 20 curat Contract         Special Assessor's Prior A Tool - 20 curat Contract         Prior A Tool - 20 curat Contracon		res on one processor ware considerations main \$11 \$24	-		
Autenation Street #         The Year 2021         File Fuel # 4.799           Autenation Street #         The Year 2021         The Year 2021         File Fuel # 4.799           Autenation File Fuel # 10 Vision         Special Associates is 0         PRD         HOA # 0         PRT # 100         PRD         HOA # 0         PRD         HOA # 0         PRT # 100         PRD         HOA # 0         PRT # 100         PRD         HOA # 0         PRT # 100         HOA # 0         <	Borrower Onie Ray Wilkes			County Kenai Peninsula Borough	
More Returns         Cooper L (uning)         More Returns         See Atlanched         Description         Tester ( Notes Text 0000)         DOI: 100.0000         DOI: 100.00000         DOI: 100.000000         DOI: 100.000000         DOI: 100.000000         DOI: 100.0000000000000000000000000000000000		eek Sub James Addn	Tay Vary	BE Taylor 6 4 700	
Decaya         Nome:         Visc.         Secolar Associations 5: 0         PLD         PLD         PLA 5: 0         PLS 1         PL				the second se	
Pagent Piper Section X (ref Single Perdaws Taussian Metaws Taussian		Concial Aconomics E			
Stappend Type         A Pachate Transition               Here (reschee)            It is the subject of sales of an interm of mosts of the field resche at a page runse and constraint of the stapping of the s				in a U per year per mut	
Linden Unitery         First National Bank Alaska         Addess         1140B Renail Sport Have, Kenal, AK 599511         Yet.         In           Repot dBA board(b) Used. Offering Processing and the bank monotopic to be detected and to bis agenualization of the second and the second			secrita)		
In the specid property control of the file to the the best months prove the defined and of this special?         Yet         This           In the specid dist control of defining pEC(3) and QE(3)         DOM On the control control of the special processing and QE(3) and QE(3).         DOM On the control of the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3) and QE(3).         DOM On the special processing and QE(3) and QE(3) and QE(3).         DOM On the special processing and QE(3)					
Repet dB: Instruction (used: optimizing dC:0)         DOM 0. The current processing in a CF32002. The the second control of the control for all ong purchase controls of a control of the control for all ong purchase controls of the control of the control for all ong purchase controls of the control of th				X Yes No	
animal process of 1755C. There is a canceller MLS Large 21-64P base 04221, canceler 02/122 (CAP8825 (CAP882), EDMA 2011) process of the state of the				The New York Concernment of th	
Image: Second is and a single to contract or safe for the second process of the contract of the second for safe and second for and one along within a segment contract of the second process of the second process of the contract of the second process of the contract of the second process of the second proces of the second p					
profilement         Arms length sale; Basic purchase contract (4 pages total), 4pg contract date 8 signed 04/23/22 for \$T55K. No exheme           Central Press         Date 0 Contract (4/23/22 Date 3). She pupping sight gets the event of public record?         Yts					
conditions/clauses noted. No addendum3counters of home inspection reports have been provided to me adong withis sugment. Constraints? 5700 But adonated (4422)2021 bits possible the owned pallet the owned pallet to me adong withis sugment. By the significant discussion of the neighborhood are not apprished to the owned pallet to me adong within sugment address of the server of					
Constant Fields 7 55.000 Die de Contract (ed.22/2022 is the popolety steff the over of public record)					
If Yes, report the total onlar answort and describe the tends to be plad       50,         Note: Table and the recipit/comparison of the neighborhood are not appricial factors.       Description (Links)       Present Land View Comparison of the neighborhood are not appricial factors.         Links       Southar       Southar       Southar       Present Land View Comparison of the neighborhood are not appricial factors.         Links       Den 75%       S2575       Under 25%       Den 40%       Den 40%       Present Land View Comparison of the south of t					
If Yes, report the total dollar amount and describe the terms to be paid       \$0_         Note: Rises and the recipit composition of the neighborhood are not apprinsin factors.       One-Unit Housing       Present Land Units         Learning Links       Southan       Southan       Declineg       Present Land Units         Marking       Southan       Southan       Declineg       Present Land Units         Marking       Southan       Declineg       Present Land Units       Declineg       Present Land Units         Marking       Southan       Description       Southan       Declineg       Present Land Units       Description       Present Land Units         Marking       Southan       Description       Southan       Declineg       Present Land Units       Description       Present Land Units         Marking Control       Southan       Description       Description       Description       Present Land Units       Description	Is there any financial assistance (loan charges, s	ale concessions, gift or downpayment assistance.	etc.) to be paid by any party on behalf of the borr	iower? Yes 🔀 I	
Note: Race and the incluit composition of the neighborhood are not apprised factors.         Des-Unit Notating Trends         One-Unit Notating         Present Land Use           Location         Usatu         Statub         Number of the neighborhood are not apprised factors.         Statub         Des-Unit Notating Trends         Des-Unit Notating Trends <td></td> <td></td> <td></td> <td></td>					
Neighborhood Commerciantiation         Ope-Unit Notating Trends         O					
Neighborhood Commerciantiation         Ope-Unit Notating Trends         O					
Location         Listan         Starbin         Declaring         PFICE         Add:         Operand Samph           Barl-10         Declaring         FSS         35-753         35-753         Under 25         Manadasayn         To beard and the starbin for anonadasayn         To beard anonadasayn         <	Note: Race and the racial composition of the	neighborhood are not appraisal factors.			
Ba-16 Der 75. X 53-75. 11 Unde 25K [Demand Suppl] Bodage X In Balance Der Suppl S 1000 (pr.) 2-4 Und Grown D. Rapid Sale X Sow Markery Time X Under 3 mbs 3-5 mbs Dere 6 mbs 550. Low 10. Md4-5 fanish (Phythoniol Schmidter) S Hopp 170. Commercial Biolog Markery Time X Under 3 mbs 3-5 mbs Dere 6 mbs 550. Low 10. Md4-5 fanish (Phythoniol Schmidter) S Hopp 170. Commercial Biolog Marker S Hopp 170. For Marke	Neighborhood Characteristics	One-Unit l	iousing Trends One	-Unit Housing   Present Land Use %	
Ba-16 Der 75. X 53-75. 11 Unde 25K [Demand Suppl] Bodage X In Balance Der Suppl S 1000 (pr.) 2-4 Und Grown D. Rapid Sale X Sow Markery Time X Under 3 mbs 3-5 mbs Dere 6 mbs 550. Low 10. Md4-5 fanish (Phythoniol Schmidter) S Hopp 170. Commercial Biolog Markery Time X Under 3 mbs 3-5 mbs Dere 6 mbs 550. Low 10. Md4-5 fanish (Phythoniol Schmidter) S Hopp 170. Commercial Biolog Marker S Hopp 170. For Marke					
Smeth         Rapd         Stable         Sow         Markdang Trine         Winder 3 mits         Devel 6 mits         SSS         Lewy         10         Mode/stanly           Heighborhood Boundhiers         Heighbo					
Heighbindiod Bandaries Hoge to the nenth. Moose Pass to the asst, Harding test-feld Chugech Mins to the south. Sketen [90] 70 [Commercial to the target for the state of the s				- Weiter -	
bit be estimated         680         Prod. 400         Other           Methyboholood Discription         Cooper Leading as based on the section develops agriculture base south and excerting a stand agriculture base south and the section of the section	<u></u>				
Description         Coset Leading is board on the set in the Provided Spectratory US instants of Anomaly Coper Leading 4 is that spectratory - Stypetratory 30 mademic leaded 2 is board and anomaly of the spectratory of the spect					
and company for a fair . The provides mark tables as the same to be apport theme haves a kines the main is theme to next sets to set approximation and the sets to the sets to the set approximation and the sets to the set to the sets to the sets to the set to the set to the set to the sets to the set to th	leighborhood Description Geoper Landing rail	ocated on the eastern Kenie Persnaula, approximately 100 mil	les south of Anchorage Cooper Landing is a small commun	sty w/approximately 350 residents located at the heady	
programment exits         Cooper Lendong Support for the solver conclusions)         The Cooper Lendong market is considered stable support downait domand. Market actively is limited due to the sum larget and support downait domand. Market actively is limited due to the sum larget and support downait domand. Market actively is limited due to the sum larget and support downait downait and warket actively is limited due to the sum larget and support downait. The cooper the support downait d					
Markt Conditions (including support for the above conclusions) The Cooper Lending market is constanted state "upport overall demand Market actively is infered due to the sm. Let a time community. & compare diverses (market as a whole ranges from small action type properties) (support det white floot) properties). Figurence populate are available from a water concern. Interest remain all severable levels (3%-5 3%-r) which has been keeping demand string. Marketing times mark typicatly, 0-40 days-r. for reasonable proceed populates. Interestoling inregular/No As-built provided Area 5 0 ac Shale Rectangular Vew B.Min, Wood's poetic 2 panie (Dascitation No 2 coning Consign Benetic (3%-5 3%-r) which has been keeping demand string. Marketing times mark typicatly, 0-40 days-r. for reasonable proceed populates are highest and best use of subject property as improved (or as proposed per plans and specification). Benetic (36-r) Public Ober (describe) Public Ober (describe) Public Ober (describe) Off-ste Interprovements – Type Public Prove Base builts analysis wats performed and the highest and best use is determined to be its' current use (SFR). Millite Public Ober (describe) Public Ober (describe) Public Ober (describe) Off-ste Interprovements – Type Public Prove Cath Special Poot Status Area Off-ste Interprovements – Type Public Ober (describe) Prove Base and the ste improvements typical for the market area? Yes None ElfAA Mage Date 10/20/2016 the the daties and off-ste improvements typical for the market area? Yes None Base built survey proved Haseling of the market Aloxy grade Dipropons tank are common. Natural gasts is for water later (Correct Stab Science) Actions for this market Aloxy grade Dipropons tank are common. Natural gasts is for water later (Correct Stab Science) A for disessent area on sint. Reof Surface Market Aloxy grade Dipropons tank area (Market Aloxy Grade Dipropons tank area (Market Aloxy Grade Dipropons tank area (Market Aloxy) (Correct Stab Science) Action Market Aloxy (Cor		1.201			
Ligs of the community & comps are diverse (market as a whole ranges from small cable type poppetites () uppet end waiter front properties). Finances options are available from a varies of the rest of the same type of the distribution of the same type of distribution. You distribution are available from a varies of the same type of distribution. You distribution are available from a varies of the same type of distribution. You distribution are available from a varies of the same type of distribution. You distribution are available from a varies of the same type of the distribution. You distribution are available from a varies of the same type of the distribution. You distribution are available from a varies of the same type of the distribution. You distribution are available from a varies of the same type of the distribution. You distribution are available from available from a varies of the distribution. You distribution are available from a varies of the same type of the distribution. You distribution are available from a varies of the distribution of the same type of the distribution. You distribution are available from a varies of the distribution of the distribution of the same type of the distribution. You distribution of the same type of the distribution of the same table. A comparis of the market area is a same common in this market. Tupe the private the distribution of the same table. A comparis of the market area is a diversion of the market area is a diversion of the market area.         If the distribution of the table of the distribution of the market area.       Yes is a diversion of the market area?       Yes is a diversion andis and compare table. A comparis of the mar					
Sources         Interest rates remun at two-bable levels (3%-5 5%-r) which has been keeping demand string. Marketing lines are typeling to 64 days / for masonably presed properties.           Directions         Imegular/No As-built provided         Arta 5 0 ac         Stage         Rectangular         View B Min (Woods           Specie Zoning         Coning Description         No Zoning         We Zoning         View B Min (Woods           Specie Zoning Description         No Zoning         Exoning Description         No Zoning         View B Min (Woods           Specie Zoning Description         No Zoning         Exoning Description         No Zoning         View B Min (Woods           Specie Zoning Obstractions of the researce use?         K vis         No II No describe         Private Septic         K vis         No II No describe           Bibliss         Public         Other (describe)         Other (describe)         Other (describe)         Private Septic         Mrs.         No II No describe         Recel Tool (Control (Secribe)         Field Map & 20 2001221506         FEMA Map Dite 10/20/2016           State as audit survey provided         Neal Marketing out, propane         State (Secribe)         No II No describe         No II No describ         No II N					
Immersions         Immersions         Immersions         State         Rectangular         View         B.Min,Woods           Specic Zoning         Zoning Description         No Zoning         Repair (describe)         No Zoning <td></td> <td></td> <td></td> <td></td>					
Specific Zoning         Zoning         Zoning         Zoning           Comp Carrybance         Legal Nacconforming (Sandtahneed Use)         X No Zoning         Image Ideacable           Ste Indiget and State used of subject page to any specifications) the greaser use?         X Yes         No II No. describe         Highest and best use is determined to be its' current use (SFR).           Nullies         Public         Other (describe)         Public         Other (describe)         Public         Private Verili         Street Paved					
Itemp Compance         Legal				Contraction of the second	
site highest and best used subject progenty as improved for as proposed per plos and specifications (the prices use)       Yes       No. If No. describe       Highest and best use is determined to be its' current use (SFR).         Nillise       Public       Other (describe)       Other (describe)       Other (describe)       Other (describe)       Public       Other (describe)       Public       Other (describe)       Public       Other (describe)       Other (describe)       Public       Other (describe					
Best use analysis was performed and lhe highest and best use is determined to be its' current use (SFR)         Public         Other (describe)         FEMA Map Zeo 12/20/2016         Permate the describe         The match addition of the describe         The describ         The describe         The					
Ditilities         Public         Other (describe)         Public         Other (describe)         Off-side improvements - Type         Public         Pervaite           Statistics         X OLI, Propane         Santary Sever         X Private Septic         Afry. None         Improvements typical lot the market area?         Yes         None         Type         Afry. None         Improvements typical lot the market area?         Yes         No         If No. describe         Type         No         If No. describe         Type         No         If No. describe         Type         No         If Yes         Afry	s the highest and best use of subject property a	s improved for as proposed per clans and specifica	ations) the present use? X Yes	No If No. describe Highest and	
Electricity         Water         Private Well         Strett Paved         Private Well           Gas         Qil, Propane         Santary Sever         Private Septic         Mey         None         Image: Control Section Se					
Gas         Alty         None         Image: Construction of the analyse of the market area         Construction of the analyse of the market area           FEMA Special Rood Hazard Area         Yes         X         No         FEMA Flood Zone         FEMA Map # 20201221508         FEMA Map Date         10/20/2016           Are the unition and diff-ste improvements bycical for the market area         X         Yes         No         II Ac describe           Are there any adverse site conductors or external factors (easements, environmental conductors, land uses etc.)?         Yes         X         No         II Yes, describe           No at sould submit sources provided. Heating oil, propane, electric & wood are the primary heat sources for this market area         General Description         materials/condition         Interview or under disterior         Natural gas is area           General Description         Foundation         Exterior Description         materials/condition         Interview area         Foundation         Foundation         Market area           Ypp         X Det         Att         Source         Source         Foundation         Foundation         Foundation         Materials/condition         Interview area           Ypp         X Det         Att         Source         Foundation         Yes         Foundation         Yes         Yes         Yes         <				- Type Public Private	
FEMA Special Flood Hazard Area       Yes       No       FEMA Alap #       0200122150B       FEMA Map Date       10/20/2016         Are the outlies and off-set improvements bypical for the market area?       Yes       No       II No. describe       No       II No. describe         Are there any adverse site conditions or extenal factors (easements, environmental conditions, land uses etc.)?       Yes       No       II Yes, describe         Are there any adverse site conditions or extenal factors (easements, environmental conditions, land uses etc.)?       Yes       No       II Yes, describe         Are there any adverse site conditions or extenal factors (easements, environmental conditions, land use above is for vacant lands(mostly refuge & parklands).       of my inspection.       The adverse is for vacant lands(mostly refuge & parklands).         of my inspection.       Foundation       Extend Valls       Pourced C(C/Ayag       Floors       Walls adverse accommon in materials/condition         Units       So no:       One with Accessory Unit       Concrets Stab       Yes       No.       Startion Valls       Hard(Plank/Avg +       Walls       Hard(Plank/Avg +       Walls       DW Yes       Walls       DW Yes       Walls       DW Yes       Wood Yes       Wood Yes       Yes       Yes       No.       Yes       Yes       No.       Yes       Yes       Yes       No       Ye				X	
Are the utilities and off-site improvements typical for the market area?       Yes       No       II No, describe         Are three any adverse site conditions or external factors (easements, environmental conditions, fand uses, etc.)?       Yes       No       II Yes, describe         No as-built survey provided Heating oil, propane, electric & wood are the primary heat sources for this market. Above grade oil/propane lanks are common Natural gas is area.       Vell/Septic systems are common in this market. Public water/sever are unavailable, 42% in present land use above is for vacant lands/mostly relage & parklands).         of my inspection, all utilities were turned on8 observed to be operational. No zoning is common for this market area.       General Description       materials/condition         (Intris X) One    One with Accessory Unit       Concrete Sbb       Craw & Space       Foundation       Exterior Description       materials/condition         (Intris X) One    One with Accessory Unit       Concrete Sbb       Craw & Space       Foundation Wats       Pourced C/C/Avg       Floors       Winnt cmp, tile/C         (Intris X) One    One with Accessory Unit       Concrete Sbb       Craw & Space       Foundation Wats       Pourced C/C/Avg       Floors       Winnt cmp, tile/C         (Intris X)       One with Accessory Unit       Concrete Sbb       Craw & Space       Foundation Wats       Pourced C/C/Avg       Floors       Winnt cmp, tile/C         (Intris X)       One Int					
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses etc.)?  Yes X No #Yes, describe No as-built survey provided. Heating oil, propane, electric & wood are the primary heat sources for this market. Above grade oil/propane tanks are common. Natural gas is area. Well/septic systems are common in this market. Public water/sever are unavailable. 42% in present land use above is for vacant lands/(mostly refuge & parklands).  General Description all ublies were turned on Schebervel to be operational. No conting is common for this market area.  General Description all ublies were turned on Schebervel to be operational. No conting is common for this market area.  General Description all ublies were turned on Schebervel to be operational. No control is the market area.  General Description all ublies were turned on Schebervel to be operational. No control is common for this market area.  General Description all ublies were turned on Schebervel to be operational. No control is common Xatural gas is and the state of the stat				FEMA Map Uate _ 10/20/2016 _	
No as-built survey provided. Heating oil, propane, electric & wood are the primary heat sources for this market. Above grade oil/propane tanks are common. Natural gas is area. Well/septic systems are common in this market. Public waterissever are unavailable. 42% in present land use above is for vacant lands(mostly refuge & parklands).         of my inspection. all utilities were turned on&ptserved to be operational. No zoning is common for this market area.       General Description       Interfor       materials/condition       Interfor         General Description       Foundation       Exterior Description       Interfor       Materials/condition       Interfor       Materials/condition         Units       0 me       Wink Accessory Und       Concrete Slab       Crawl Space       Foundation       Waterials       HardiPlant/Arg +       Walls       DV/, Txt, Pnt/Gc         Yppe       Det       1       Interfor       Basement Area       0 sqit.       Rod Surface       Metal/Avg +       Walls       DV/, Txt, Pnt/Gc         Yppe       Xple       Ranch       Outside Entry/Ent       Sump Pump       Window Type       Viny/Comm/Avg +       Bath Wainscot Tile, Viny/UGood         Year Buil       2006       Evidence of       Intestation       Storm Sast/Insulated       TriplePane/Avg +       Car Storage       I None         Heating       I FWA       HWBB       Ratain       Amenties       Woodstove					
area       Well/septic systems are common in this market. Public water/sever are unavailable. 42% in present land use above is for vacant lands(mostly refuge & parklands).         of my inspection, all utilities were turned on&observed to be operational. No zoning is common for this market area.         General Description       Foundation         Units X One       One interview in Accessory Unit       Concrete Stab       Crawl Space         # of Stories       1       Full Basement       Partial Basement       Exterior Walls       HardiPlank/Avg +       Walls       DW/Tx1, PnUGc         Yppe       X. Det _ Att       S-Det/End Unit       Basement Area       0 \$10.1.       Roof Surface       MetaU/Avg +       Walls       DW/Tx1, PnUGc         Weising Proposed       Under Const.       Basement Finish       0 %       Guters & Downspouts       Aturninum/Avg +       Bath Wainscott       Tie, VinyU/Good         Vear Built       2006       Evidence of       Infestation       Storm Sash/Insulated       TriplePane/Avg +       Zation/Avg +       Bath Wainscott       Tie, VinyU/Good         Pasi       None       Heating	Are there any adverse site conditions or external	factors (easements, encroachments, environmenta	al conditions, land uses, etc.)?	Yes 🔀 No II Yes, describe	
of my inspection. Il utilities were turned on&observed to be operational. No zoning is common for this market area.         General Description       Torundation       Exterior Description       Interior materials/condition         One with Accessory Und       Concrete Stab       Concord <th c<="" td=""><td>No as-built survey provided. Heating oil, pr</td><td>opane, electric &amp; wood are the primary heat s</td><td>ources for this market. Above grade oil/propa</td><td>ane tanks are common, Natural gas is no</td></th>	<td>No as-built survey provided. Heating oil, pr</td> <td>opane, electric &amp; wood are the primary heat s</td> <td>ources for this market. Above grade oil/propa</td> <td>ane tanks are common, Natural gas is no</td>	No as-built survey provided. Heating oil, pr	opane, electric & wood are the primary heat s	ources for this market. Above grade oil/propa	ane tanks are common, Natural gas is no
General Description         Foundation         Exterior Description         materials/condition         Interior         materials/condition           Units         One         One with Accessory Unit         Concrete Stab         Crawl Space         Foundation Walts         Pourced C/C/Avg         Floors         Wimmit crpitile/O           # of Stories         1         Full Basement         Parial Basement         Exterior Walts         Hardi/Flani/Avg +         Walts         Walts         Work Virgit         Exterior Virgit         Walts         Work Virgit         Walts         Work Virgit         Walts         Work Virgit         Exterior Virgit         Walts         Work Virgit	area. Well/septic systems are common in t	his market. Public water/sewer are unavailabl	le. 42% in present land use above is for vac	ant lands(mostly refuge & parklands). At	
Units       One       One with Accessory Unit       Concrete Slab       Crawl Space       Foundation Walls       Poured C/C/Avg       Floors       Winnt.crpt.tile/G         # of Stories       1       Full Basement       Parial Basement       Ederion Walls       HardiPlank/Avg+       Walls       DW, Txt, Pnt/Go         Type       X       Det_End Und       Basement Area       0 \$91t. Root Surface       Metal/Avg       Timt/Timts       Wood/Good         Vesting       Proposed       Under Const.       Basement Area       0 \$91t. Root Surface       Metal/Avg       Bath Vainscot       Tile, Vinyl/Good         Vesting       Proposed       Under Const.       Basement Finish       0       %       Guters & Downspouts       Aluminum/Avg+       Bath Wainscot       Tile, Vinyl/Good         Vesting       Proposed       Under Const.       Basement Finish       0       %       Guters & Downspouts       Aluminum/Avg+       Bath Wainscot       Tile, Vinyl/Good         Year Built       2006       Evidence of       Infestation       Storm Sash/Insulated       TriplePane/Avg+       Zar Storage       None         Effective Age (Yrs)       8       Dampness       Settlement       Screens       Screens/Avg+       Driveway Surface       Gravet       Zarage       # of Cars					
# of Stanies       1       Full Basement       Partial Basement       Ederior Walls       HardiPlank/Avg+       Walls       DVV, Txt, Pnt/Gc         Type       Det.       Att.       S-Det./End Unt       Basement Area       0 \$91t. Roof Surface       Metal/Avg       Trim/Finish       Wood/Good         Xe bisting       Proposed       Under Const.       Basement Area       0 \$91t. Roof Surface       Metal/Avg       Bath Floor       Tile, Vinyl/Good         Vera Buil       2006       Evidence of       Infestation       Stom Sash/Insulated       TriplePane/Avg+       Bath Ploor       Car Storage       None         Effective Age (Vrs)       8       Dampness       Settlement       Screens       Screens/Avg+       Driveway       # of Cars       Eravel         I Drop Stair       Stairs       Other       Fred Oil       Freplace(s) #       O Fence None       X Garage       # of Cars       C         I Finished       Heated       Individual       X Other HRV       Pool None       Other       Cars of       Fredge.V//D=Personal Propersonal freed, in-floor diated in flooridual       X Other HRV       Pool None       Other None       Att       Det       X Easter       Additoral features (special energy effici	General Description	Foundation	Exterior Description materials/condi	tion Interior materials/condit	
# of Stories       1       Full Basement       Partial Basement       Ederior Walls       HardiPlank/Avg +       Walls       DW, Txt, Pn//Gc         Type       X Det       Att       S-Det/End Und       Basement Area       0 \$10th.       Gotters & Downspots       Aluminum/Avg +       Bath Floor       Tim//Finish       Wood/Good         W Existing       Proposed       Under Const.       Basement Area       0 \$10th.       Soms pouls       Aluminum/Avg +       Bath Floor       Tile, Vinyl//Good         Design (Style)       Ranch       Outside Entry/Eut       Sump Pump       Window Type       Vintom Type Partices       Bath Floor       Tile, Vinyl/Good         Vear Buit       2006       Evidence of       Infestation       Storm Sash/Insulated       TriplePane/Avg +       Car Storage       None         Effective Age (Yrs)       8       Dampness       Settlement       Screens       Screens/Avg +       Driveway       # of Cars       Garseet         I Drop Stair       Stairs       Other       Fred Oil       Freplace(s) #       0       Frence None       X and       Att       Det       X and         I Finished       Heated       Individual       X Other HRV       Polo None       Other       None       Att       Det       X and <td>Units 🔀 One 🔲 One with Accessory Unit</td> <td>Concrete Stab 🗙 Crawl Space</td> <td>Foundation Walls Poured C/C/Avg</td> <td>Floors Wimnt,crpt,tile/Go</td>	Units 🔀 One 🔲 One with Accessory Unit	Concrete Stab 🗙 Crawl Space	Foundation Walls Poured C/C/Avg	Floors Wimnt,crpt,tile/Go	
Type       Det       Att       S-bet/End Und       Basement Area       O sq.t.       Roof Surface       Metal/Avg       Trim/Finish       Wood/Good         Version       Proposed       Under Const.       Basement Finish       O       %       Gutters & Downspouts       Aluminum/Avg+       Bath Wainscot       Tile, Vinyl/Good         Version (Style)       Ranch       Outside Entry/Ent       Sump Pump       Window Type       VinylC smnt/Avg+       Bath Wainscot       Tile, Vinyl/Good         Year Buil       2006       Evidence of       Infestation       Screens       Screens/Avg+       Car Storage       None         Effective Age (Yrs)       8       Dampness       Settlement       Screens       Screens/Avg+       Xiotscreens/Avg+       Car Storage       # ol Cars       carsee         Drop Stair       Stairs       Other       Fruel Oil       Frueplace(S) #       O       Fence None       X Garage       # ol Cars       carsee         Hoor       X Scuttle       Cooling       Central Air Conduioning       Patio/Deck       C/Dk       Porch C/E       Carport       # ol Cars       ca         Appliances       Refigerator       X Range/Oven       X Dishwasher       Disposal       X Microwave       Washer/Dryer       Washer/Dryer <td></td> <td></td> <td>and the second sec</td> <td></td>			and the second sec		
K       Existing       Proposed       Under Const.       Basement Finish       0       % Gutters & Downspouts       Aluminum/Avg+       Bath Floor       Title, Vinyl/Good         Design (Style)       Ranch       Outside Entry/Exit       Sump Pump       Window Type       VinylC smnt/Avg+       Bath Wainscot       Title, Vinyl/Good         Vera Buil       2006       Evidence of       Intestation       Storm Sash/Insulated       TriplePane/Avg+       Car Storage       None         Effective Age (Vrs)       8       Dampness       Settlement       Screens       Screens/Avg+       Driveway       # 0 Cars         Attic       None       Heating       FWA       HWBB       Radiant       Amenuties       Woodstove(s) # 1       Driveway Surface       Gravel         I Drop Stair       Stairs       Other       Fuel Onit       Fueplace(s) # 0       Fence None       X Garge       # 0 Cars       Q         I Boo       X Suttle       Cooling       Central Air Conditioning       Patio/Deck, C/Dk       Porch       C/E       Caport       # 0 Cars       Q         I Brinshed       Heated       Individual       X Other       HRV       Polo None       Other       None       Att       Det       X Easteasteast       Decomp       C					
Design (Syle)       Ranch       Outside Entry/Exit       Sump Pump       Window Type       VinytCsmnt/Aug+       Bath Wairscot       Tile, Vinyt/Good         Vear Built       2006       Evidence of       Infestation       Storm Sash/Insulated       TriplePane/Avg+       Car Storage       None         Effective Age (Yrs)       8       Dampness       Settlement       Screens       Screens/Avg+       Driveway       # 0 Cars       6         Attic       None       Heating       Fwel       HW B       Radiant       Amenutues       Woodstove(s) # 1       Driveway       # 0 Cars       6         Attic       Other       Fuel Oil       Freptace(s) # 0       Fence None       X Garage       # of Cars       2         I Drop Stair       Stairs       Other       Fuel Oolit       Freptace(s) # 0       Fence None       X Garage       # of Cars       2         I Hoor       X Statirs       Other       Fuel Oolit       Patio/Deck       C/D X       Porch       C/E       Carport       # of Cars       2         I Hoor       X Statirs       Other       Disposal       Microwave       Washer/Dryer       Other       Att<					
Year Built       2006       Evidence of Infestation       Storm Sash/Insulated       TriplePane/Avg+       Car Storage Information         Effective Age (Yrs)       8       Dampness       Settlement       Screens       Screens/Avg+       Other       Driveway       # of Cars       Enclose         I triplePane/Avg+       I None       Heating       FWA       HWB8       Radiant       Amenuties       X Woodstove(s) # 1       Driveway       Wirdex       Gravel         I triplePane/Avg+       Stairs       Other       Fuel       Oil       Freplace(s) # 0       Fence None       K Garage       # of Cars       2         I triplePane/Avg+       Konta       Cooling       Central Air Conditioning       Patio/Deck       C/DK       Porch       C/E       Carpont       # of Cars       2         I triplePane/Avg+       Konta       Cooling       Central Air Conditioning       Patio/Deck       C/DK       Porch       C/E       Carpont       # of Cars       2         I triplePane/Avg       Konta       Radiant       Amenuties       X Washer/Diver       Other       None       Att       Det       X and         I triplePane/Avg       Radiant       Kontowave       Washer/Diver       Other       None       Att       Det </td <td></td> <td></td> <td></td> <td></td>					
Effective Age (Vrs)       8       Dampness       Settlement       Screens       Screens/Avg+       Ø Driveway       # of Cars       6         Attic       I None       Heating       FWA       HWB8       Radiant       Amenuties       Woodstove(s)       #       Driveway       Ø Cars       6         Drop Stair       Stairs       Other       Fuel       Oil       Freplace(s)       # 0       Fence       None       Xone       Xoage       # of Cars       2         Hoor       Scuttle       Cooling       Central Air Conditioning       Patio/Deck (C/Dk       Porch C/E       Carpont       # of Cars       2         Finished       Heated       Individual       Xother       HRV       Pool <none< td="">       Other       None       Att       Drt       X to         Appliances       Retrigerator       X Range/Oven       X Other       HRV       Pool<none< td="">       Other       None       Att       Drt       X to         Appliances       Retrigerator       X Range/Oven       X Other       HRV       Pool<none< td="">       Other       None       Other       None       Other       None       Att       Drt       X to       Drt       X to       Drt       X to       Drt       X</none<></none<></none<>					
Attic       None       Heating       FWA       HWBB       X Radiant       Amenuties       X Woodstove(s) # 1       Driveway Surface       Gravel         Drop Stair       Stairs       Other       Fuel Oil       Freplace(s) # 0       Fence None       X Garage       # ol Cars       2         Poor       X Scuttle       Cooling       Central Air Conditioning       X Patio/Deck       C/Dk       X Porch       C/E       Carpont       # ol Cars       2         Finished       Heated       Individual       X Other       HRV       Pool None       Other       None       Att       Det       X for Att         Appliances       Retrigerator       X Range/Over       X obstrwasher       Disposal       X Microwave       Washer/Dryer       Other (describe)       Fridge, W/D=Personal Propersinished area above grade contains:       7       Rooms       4       Bedrooms       2,1       Bath(s)       2,103       Square Feet of Gross Lving Area Above Grade         Additional features (special energy efficient items, etc)       Energy efficiency appears to be good (no rating provided). Subject has ol fired, in-floor radiant heat+HRV system & dathors, isetted toors, ise		and the second s			
Drop Stair Stairs Other Fuel Oil Fueplace(s) # 0 Fence None & Garage # of Cars 2 Foor & Scuttle Cooling Central Air Conditioning Patio/Deck C/Dk Porch C/E Carport # of Cars 0 Finished Heated Individual & Other HRV Pool None Other None Att. Det & E Appliances Refrigerator & Range/Oven & Oistwasher Disposal & Microwave Washer/Dryer & Other (describe) Fridge, W/D=Personal Proper Finished area above grade contains: 7 Rooms 4 Bedrooms 2.1 Bath(s) 2,103 Square Feet of Gross Using Area Above Grade Additional features (special energy efficient items, etc.) Energy efficiency appears to be good (no rating provided). Subject has oil fired, in-floor ratiant heat+HRV system & Additional features (special energy efficient items, etc.) Energy efficiency appears to be good (no rating provided). Subject has oil fired, in-floor ratiant heat+HRV system & Additional features (special energy efficient items, etc.) Energy efficiency appears to be good (no rating provided). Subject has oil fired, in-floor ratiant heat+HRV system & Additional features (special energy efficient items, etc.) Energy efficiency appears to be good (no rating provided). Subject has oil fired, in-floor ratiant heat+HRV system & Additional features (special energy efficient, etc.) Energy efficiency appears are considered to be in good, marketable condition which corresponds withe estim ago, Balhrooms-updated-eleven to fifteen years ago, The subject improvements are considered to be in good, marketable condition which corresponds withe estim effective age. Kitchen features quartz counters, soft dose cabinets, custom "refo" septiances, kitchen bar & breakfast nook Primary bedroom suite has abding glass door the rear covered trix deck, the primary suite bath features travertine tile floors & jetted tub+extra shower stall. The other 3 BR's all feature private vessel style sinks built-in home was observed to have good quality finishes throughout wigood overall appeal Are there any physical deficiencies or adverse conditions that affect the livability					
Floor       Scuttle       Cooling       Central Air Conditioning       PatioDeck       C/DK       Porch       C/E       Carport       # of Cars       Cooling         Finished       Heated       Individual       X Other       HRV       Pool None       Other       None       Att.       Det       X E         Appliances       Refrigerator       Range/Oven       X Osthwasher       Disposal       Microwave       Washer/Dryer       X Other (describe)       Fridge,W/D=Personal Proper         Additional features (special energy efficient items, etc.)       Energy efficiency appears to be good (no rating provided).       Subject has oil fired, in-floor ratiant heat+HRV system &         Additional features (special energy efficient items, etc.)       Energy efficiency appears to be good (no rating provided).       Subject has oil fired, in-floor ratiant heat+HRV system &         Additional features (condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)       C3, Kitchen-updated-eleven to fifteen years         Aggo/Balhrooms-updated-eleven to fifteen years ago/The subject improvementa are considered to be in good, marketable condition which corresponds withe estimation appeal         Are there are overed trax deck, the primary suite bath features travertine tile floors & jetted tub+extra shower stall. The other 3 BR's all feature private yessel style sinks builtion home was observed to have good quality finishes throughout wigood overall appeal					
Finished       Heated       Individual       X Other HRV       Pool None       Other None       Att.       Det.       X to the propertion of the properties and the		Welconserve and a submer while we wanted a			
Image: Contains:       7       Range/Oven       X Dishwasher       Disposal       X Microwave       Washer/Dryer       X Other (describe)       Fridge, W/D=Personal Propersing the second					
Inished area above grade contains:     7 Rooms     4 Bedrooms     2.1 Bath(s)     2.103 Square Feet of Gross Living Area Above Grade     Midditorial features (special energy efficient items, etc.)     Energy efficiency appears to be good (no rating provided). Subject has oil fired, in-floor radiant healt-HRV system &     aane windows Addn' quartz counters, soft-close cabinets, kitchen bar, vaulted ceilings, T&G, cast iron stove, mirrored closet doors, jetted tub, trex decks, generator switch     bescribe the condition of the property (including needed repairs, deterioration, renovations, removations, rem					
Additional features (special energy efficient items, etc.). Energy efficiency appears to be good (no rating provided). Subject has oil fired, in-floor radiant heat+HRV system & same windows. Addn't guartz counters, soft-close cabinets, kitchen bar, vaulted ceilings, T&G, cast iron stove, mirrored closet doors, jetted tub, trex decks, generator switch become the condition of the property (including needed repairs, deterioration, renovations, removations, removations, removations, the condition of the property (including needed repairs, deterioration, renovations, removations, removations, the condition of the property (including needed repairs, deterioration, removations, removations, etc.). C3, Kitchen-updated-eleven to fifteen years ago, Balthrooms-updated-eleven to fifteen years ago, the subject improvements are considered to be in good, marketable condition which corresponds with estimation ago and the rear covered trax deck, the primary suite bath features travertine title floors & jetted tub-extra shower statt. The other 3 BR's att feature private vessel style sinks built-in nome was observed to haves conditions that affect the livability, soundness, or structural integrity of the property? Yes X No If Yes, describe the acope of work for this appraisal included an intenior & exterior inspection of the subject property. The scope of the inspection included observation of readity observable condutions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is fir	-				
pane windows Addn1 guartz counters, soft-close cabinets, kitchen bar, vaulted ceilings, T&G, cast iron stove, mirrored closet doors, jetted tub, trex decks, generator switch Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3, Kitchen-updated-eleven to fifteen years ago, Bathrooms-updated-eleven to fifteen years ago, The subject improvements are considered to be in good, marketable condition which corresponds withe estim effective age. Kitchen features quartz counters, soft close cabinets, custom "retro" appliances, kitchen bar & breakfast nook. Primary bedroom suite has abding glass door in the rear covered trex deck, the primary suite bath features travertine tile floors & jetted tub-extra shower stall. The other 3 BR's att feature private vessel style sinks built- in home was observed to have good quality finishes throughout w/good overall appeal we there any physical deficiencies or adverse conditions that affect the kinability, soundless, or structural integrity of the property? Yes X No. If Yes, describe The acope of work for this appraisal included an interior & exterior inspection performed by a professional home inspector. The appraiser does not guarantee the Property is fin		1.1			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3, Kitchen-updated-eleven to fifteen years ago, Balhrooms-updated-eleven to fifteen years ago, The subject improvements are considered to be in good, marketable condition which corresponds withe estim effective age. Kitchen features quartz counters, soft close cabinets, custom "retro" appliances, kitchen bar & breakfast nook. Primary bedroom suite has stiding glass door in the rear covered tex deck, the primary suite bath features travertine tile floors & jetted tube-axtra shower stall. The other 3 BR's all feature private vessel style sinks built-in home was observed to have good quality finishes throughout w/good overall appeal. We there any physical deficiencies or adverse conditions that affect the kinability, soundless, or structural integrity of the property? The scope of the inspection included observation of readity observable conditions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is fin					
ago, Bathrooms-updated-eleven to fifteen years ago, The subject improvements are considered to be in good, marketable condition which corresponds withe estim effective age. Kitchen features quartz counters, soft close cabinets, custom "retro" appliances, kitchen bar & breakfast nook. Primary bedroom suite has stiding glass door is the rear covered trex deck, the primary suite bath features travertine tile floors & jetted tub-extra shower stall. The other 3 BR's all feature private vessel style sinks built-in home was observed to have good quality finishes throughout w/good overall appeal. Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? The scope of work for this appraisal included an interior & exterior inspection of the subject property. The scope of the inspection included observation of readity observable conditions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is fr			M b b		
effective age _Kitchen features quartz counters, soft close cabinets, custom "retro" appliances, kitchen bar & breakfast nook Primary bedroom suite has sliding glass door of the rear covered trex deck, the primary suite bath features travertine tile floors & jetted tub-extra shower stall. The other 3 Br's all feature private vessel style sinks built-in home was observed to have good quality finishes throughout w/good overall appeal. Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes X No. If Yes, describe The acope of work for this appraisal included an interior & exterior inspection of the subject property. The scope of the inspection included observation of readity observable conditions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is find.					
the rear covered trex deck, the primary suite bath features travertine tile floors & jetted tub+extra shower stall. The other 3 BR's all feature private vessel style sinks built-in home was observed to have good quality finishes throughout w/good overall appeal. Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes X No. If Yes, describe The scope of work for this appraisal included an interior & exterior inspection of the subject property. The scope of the inspection included observation of readity observable conditions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is finded.					
home was observed to have good quality finishes throughout w/good overall appeal Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? The scope of work for this appraisal included an interior & exterior inspection of the subject property. The scope of the inspection included observation of readity observable conditions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is fr	effective age . Kitchen features quartz coun	lers, soft close cabinets, custom "retro" applia	ances, kitchen bar & breakfast nook. Primary	bedroom suite has sliding glass door ac	
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes X No If Yes, describe The acope of work for this appraisal included an interior & exterior inspection of the subject property. The scope of the inspection included observation of readily observable conditions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property Is for	the rear covered trex deck, the primary suit	e bath features travertine tile floors & jetted to	ib+extra shower statl. The other 3 BR's all fe	ature private vessel style sinks built-in. T	
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes 🔀 No If Yes, describe The acope of work for this appraisal included an interior & exterior inspection of the subject property. The scope of the inspection included observation of readily observable conditions, the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is fr					
The scope of work for this appraisal included an interior & exterior inspection of the subject property. The scope of the inspection included observation of readily observable conditions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is fr			uctural integrity of the property?	Yes 🗙 No If Yes, describe	
conditions; the scope of the inspection was not equivalent to an inspection performed by a professional home inspector. The appraiser does not guarantee the Property is fr		(			
		d an interior & exterior inspection of the subie	ct property. The scope of the inspection inclu		
and the second	The scope of work for this appraisal include				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? X Yes, 🗋 No # No. describe	The scope of work for this appraisal include conditions; the scope of the inspection was	not equivalent to an inspection performed by			
	The scope of work for this appraisal include conditions; the scope of the inspection was defects. The appraisal establishes the value	not equivalent to an inspection performed by a of the Property for mortgage purposes only	a professional home inspector. The appraise	r does not guarantee the Property is free	
	The scope of work for this appraisal include conditions; the scope of the inspection was defects. The appraisal establishes the value	not equivalent to an inspection performed by a of the Property for mortgage purposes only	a professional home inspector. The appraise	r does not guarantee the Property is fre	
	The scope of work for this appraisal include conditions, the scope of the inspection was defects. The appraisal establishes the value	not equivalent to an inspection performed by a of the Property for mortgage purposes only	a professional home inspector. The appraise	r does not guarantee the Property is free	

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 1 of 6

Fannie Mae Form 1004 March 2005

Form 1004UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

### Public Notice of Proposed Release of a Deed Restriction

Pursuant to Kenai Peninsula Borough (KPB) Code of Ordinances, Chapter 17.10.130(f), the Kenai Peninsula Borough is considering release of a deed restriction on the use of a parcel of land owned by the Shirley Ann Kuznicki described as Tract D-2, Quartz Creek Subdivision James Addition.

The Borough encourages you to review the proposed ordinance and submit written comments. Written comments must be received no later than close of business August 3, 2022, to be included in the Planning Commission packet for its public hearing. Written comments may be sent to the following address: Kenai Peninsula Borough, Land Management Division 144 N. Binkley Street, Soldotna, AK 99669-7599

**Description of Property:** 21899 Sterling Highway, Cooper Landing, AK 99572 and being legally described as:

Tract D-2, Quartz Creek Subdivision James Addition, according to the official plat thereof, filed under Plat Number 2005-14, Records of the Seward Recording District, Third Judicial District, State of Alaska. (KPB Parcel ID: 119-124-21)

**Basis For Proposed Action:** Parcel No. 119-124-21 was deeded from the Kenai Peninsula Borough on August 21, 2000 as Book 102, Page 68 in the Seward Recording District, pursuant to KPB Ordinance 99-55, subject to the following Commercial Deed Restriction:

"FURTHER SUBJECT TO The real property described in this conveyance instrument shall be used primarily for commercial purposes, and any other uses shall be compatible with commercial uses. The use of the land for any other purpose, incompatible with commercial use, is prohibited."

Shirley Ann Kuznicki, the current owner of Tract D-2, and Onie Ray Wilkes, an interested party, have petitioned the Kenai Peninsula Borough to release the above commercial deed restriction in order to provide for residential use and lending.

The proposed action by would remove the commercial use deed restriction on Tract D-2, allowing the petitioner unrestricted use.

The public is invited to give testimony at the following meetings. Public meetings will be held as shown unless otherwise advertised.

<u>Cooper Landing Advisory Planning Commission Public Hearing</u>: August 3, 2022, 6:00 p.m. at the Cooper Landing Community Hall or Via Zoom <u>https://us06web.zoom.us/j/2045581076</u>

<u>KPB Planning Commission Public Hearing</u>: August 8, 2022, 7:30 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669 or via Zoom https://kpb.legistar.com/Calendar.aspx

<u>KPB Assembly Meeting</u>: August 23, 2022, 6:00 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669. https://kpb.legistar.com/Calendar.aspx

**Additional Information**: For further information contact Aaron Hughes, Land Management Division at 907-714-2205, or toll free within the Borough 1-800-478-4441, ext. 2205.

The Kenai Peninsula Borough reserves the right to waive technical defects in this publication.

# Kuznicki / Wilkes Petition for Release of Commercial Deed Restriction (Tract D-2)

