

E. NEW BUSINESS

- 5. Ordinance 2022-19-17: Authorizing the acquisition of real property located at 3964 Bartlett Street, Homer, Alaska on behalf of the South Peninsula Hospital Service Area, appropriating \$640,000.00 from the South Peninsula Hospital Plant Replacement & Expansion Fund for the purchase, and authorizing a third amendment to the operating agreement with SPH, Inc.**

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor *CR for CP*
Brandi Harbaugh, Finance Director *BH*
Robert Ruffner, Planning Director *RR*
Marcus Mueller, Land Management Officer *mam*

FROM: Aaron Hughes, Land Management Agent *AH*

DATE: September 8, 2022

RE: Ordinance 2022-19-____, Authorizing the Acquisition of Real Property Located at 3964 Bartlett Street, Homer, Alaska on Behalf of the South Peninsula Hospital Service Area, Appropriating \$640,000 from the South Peninsula Hospital Plant Replacement and Expansion Fund for the Purchase, and Authorizing a Third Amendment to the Operating Agreement with South Peninsula Hospital, Inc. (Mayor)

South Peninsula Hospital ("SPH") currently owns or leases 25 residential rental properties for the benefit of their employees and contractors at an approximate monthly cost of \$35,000.00. An existing six-bedroom residential property near the SPH main hospital campus, commonly referred to as 3964 Bartlett Street, Homer (the "Property"), has become available for purchase. Acquiring the Property would support SPH operations by securing short-term housing options for SPH employees and contractors.

The proposed purchase price is \$570,000.00, which is the independently appraised fair market value. An additional \$50,000.00 is being proposed as consideration for all furnishings and related personal property identified in Exhibit A attached to the Purchase Agreement and up to \$20,000 for closing costs. Prior to completing the purchase, the Property would be inspected for structural and environmental conditions. The Purchase Agreement provides up to 90 days to close with the Borough being responsible for buyer-related closing costs.

This ordinance authorizes the purchase of the Property and appropriates \$640,000.00 from the SPH Plant Replacement and Expansion Fund to cover the costs associated with the purchase. The ordinance also provides for a third amendment to the SPH Operating Agreement ("Operating Agreement") to add the Property to the list of property leased to SPH, Inc. under the Operating Agreement.

Your consideration of the ordinance is appreciated.

E5-1

FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED	
Account No. :	<u>491.20602</u>
Amount:	<u>\$640,000</u>
By: <i>CH</i>	Date: <u>9/8/2022</u>

Introduced by:	Mayor
Date:	09/20/22
Hearing:	10/11/22
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 2022-19-**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY
LOCATED AT 3964 BARTLETT STREET, HOMER, ALASKA ON BEHALF OF THE
SOUTH PENINSULA HOSPITAL SERVICE AREA, APPROPRIATING \$640,000 FROM
THE SOUTH PENINSULA HOSPITAL PLANT REPLACEMENT AND EXPANSION
FUND FOR THE PURCHASE, AND AUTHORIZING A THIRD AMENDMENT TO
THE OPERATING AGREEMENT WITH SOUTH PENINSULA HOSPITAL, INC.**

WHEREAS, the Kenai Peninsula Borough ("Borough") owns and provides for the operation of South Peninsula Hospital ("Hospital") through the South Kenai Peninsula Hospital Service Area, ("Service Area"); and

WHEREAS, the Borough has entered into an operating agreement with South Peninsula Hospital, Inc. ("SPHI") for the lease and operation of the Hospital and other medical facilities, to operate these medical facilities on a nonprofit basis in order to ensure the continued availability of the medical services to the service area residents and visitors; and

WHEREAS, SPHI learned through a real estate agent of an opportunity to purchase the property located at 3964 Bartlett Street, Homer, Alaska (the "Property"), as a way to address short-term housing challenges confronting SPHI for its employees and contractors; and

WHEREAS, an independent fair market value appraisal was completed by Appraisal Specialist of Kenai on August 3, 2022, who provided an appraised value determination of \$570,000.00; and

WHEREAS, SPHI currently occupies 25 residential rental properties at a monthly cost of approximately \$35,000.00, which are being used for short-term, transitional housing for contractors, visiting physicians and new staff recruits; and

WHEREAS, the Property consists of a .17 acre lot and a 2,404 square foot, six-bedroom residential building; and

WHEREAS, upon purchase it is appropriate to amend the Operating Agreement with SPHI to include the Property; and

WHEREAS, the South Peninsula Hospital Plant Replacement and Expansion Fund has a current balance of approximately \$5.9 million; and

WHEREAS, the SPHI Board of Directors at its meeting of July 27, 2022, adopted Board Resolution 2022-10 approving the purchase of the Property; and

WHEREAS, the Service Area Board, at its meeting of August 11, 2022, recommended approval of the acquisition; and

WHEREAS, the Kenai Peninsula Borough Planning Commission, at its regular meeting of September 26, 2022 recommended _____;

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

SECTION 1. That the assembly finds that purchasing the Property, described below, pursuant to KPB 17.10.040 is in the best interests of the Borough as it furthers the purposes of the Service Area to provide health care services:

LOT TWENTY-SEVEN-C ONE (27-C1) BUNNELL'S
SUBDIVISION FORTIN REPLAT, according to Plat No. 2006-
65, in the Homer Recording District, Third Judicial District, State
of Alaska. (PARCEL NO. 175-133-42)

SECTION 2. That the terms and conditions substantially in the form of the Purchase Agreement accompanying this ordinance are hereby approved. The purchase price shall be \$570,000.00 for the real property, \$50,000.00 for all included furnishings and other related personal property as defined in the Purchase Agreement, plus closing and due diligence costs not to exceed \$20,000.

SECTION 3. That this acquisition is for the purposes of short-term housing for SPHI employees and contractors.

SECTION 4. That the above-described land is zoned "Medical" pursuant to the City of Homer zoning code and therefore is not proposed to be further classified under KPB 17.10.080.

SECTION 5. That the mayor, or his designee, is authorized to execute any and all documents necessary to purchase the Property described in Section 1 in accordance with the terms and conditions contained in this ordinance and the accompanying Purchase Agreement, consistent with applicable provisions of KPB Chapter 17.10.

SECTION 6. That \$640,000.00 is appropriated from the SPH Plant Replacement and Expansion Fund Account No. 491.20602 to Account No. 491.81210.23HOU.49999 for the purchase of the Property, and estimated closing costs.

SECTION 7. That upon closing on the Property described in Section 1, the mayor, or his designee, is authorized to execute an amendment to the SPH Operating Agreement with SPHI substantially in the form of the Third Amendment to the Operating Agreement attached hereto and incorporated herein by reference. This document amends Exhibit A of the Operating Agreement to include the Property described in Section 1 of this ordinance.

SECTION 8. That the appropriations made in this ordinance are of a project length nature and as such do not lapse at the end of any particular fiscal year.

SECTION 9. That this ordinance shall be 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

SPH Acquisition of 3964 Bartlett Street, Homer



Legend

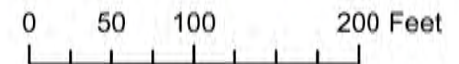


Subject Property



Tax Parcels

E5-5



08/03/2022

Angela Hinnegan
South Peninsula Hospital
4300 Bartlett Street
Homer, AK, 99603

File Number: 22109 Bartlett

Dear Client,

In accordance with your request, I have appraised the real property at:

3964 Bartlett St
Homer, AK 99603

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of August 2, 2022 is:

\$570,000
Five Hundred Seventy Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Mark W. Webb
Alaska Certified General Appraiser No. 414

Appraisal Specialist, 1605 Toyon Way, Kenai AK 99611

Cell: 907-394-2617, email: webbmw17@gmail.com

**SOUTH KENAI PENINSULA HOSPITAL
SERVICE AREA BOARD**

RESOLUTION 2022-08

**A Resolution of the South Kenai Peninsula Hospital Service Area Board
Recommending Approval of the
Purchase of Properties for South Peninsula Hospital Staff Housing**

WHEREAS South Peninsula Hospital is currently leasing 25 individual properties throughout the Homer area to provide temporary housing for contract staff and physicians and for new hire relocation; and

WHEREAS the ability to recruit and retain professional staff has been impeded by seasonal housing shortages and high housing costs; and

WHEREAS current SPH facilities do not provide for staff housing nor do future expansion projects; and

WHEREAS the properties located in Homer, AK, at 3964 Bartlett Street, Kenai Peninsula Borough (KPB) Parcel number 17513342, and at 135/151 W. Bayview Avenue, KPB Parcel numbers 17505405/17505406, are for sale; and

WHEREAS these properties respectively consist of 0.17 acres and 0.56 acres (two parcels each of 0.28 acres) and together contain housing which would accommodate a minimum of 11 staff in a location near the hospital campus; and

WHEREAS an independent appraisal will be performed prior to purchase in order to determine the fair market value of the final property purchases, which is currently estimated at \$699,000 for the Bartlett Street property and \$749,000 for the West Bayview properties; and

WHEREAS estimated closing costs for each property would be approximately \$20,000 to \$25,000; and

WHEREAS SPH Management performed a Return on Investment analysis and completed the KPB Real Property Need Questionnaire (RPNQ) for both properties; and

WHEREAS South Peninsula Hospital currently has over \$5.7 million dollars of unobligated Plant Replacement and Expansion Funds (PREF) being held at the Kenai Peninsula Borough; and

WHEREAS SPH Management would like to use up to \$1,500,000 of the unobligated Plant Replacement and Expansion Funds to purchase property which may be used as SPH staff housing; and

WHEREAS, while the properties located at 3964 Bartlett Street and 135/151 W. Bayview Avenue are ideal locations for staff housing, it is understood by SPH Management that purchase of these properties is based upon the successful negotiation of a purchase agreement with the seller and may not be accepted; and

WHEREAS SPH Management would like the opportunity to act upon a comparable property should either or both of these property purchases fall through; and

WHEREAS the South Peninsula Hospital Board Resolution 2022-10 was discussed at the Board of Directors Finance Committee on July 21, 2022, and

WHEREAS the South Peninsula Hospital Board of Directors at their meeting on July 27, 2022 approved South Peninsula Hospital Board Resolution 2022-10, which approved the use of up to \$1,500,000 in unobligated Plant Replacement and Expansion Funds to purchase property located at 3964 Bartlett Street and/or 135/151 W. Bayview Ave, Homer, AK, or other comparable property; and

WHEREAS the South Peninsula Hospital Board of Directors approved at their meeting on July 27, 2022 approved South Peninsula Hospital Board Resolution 2022-10, which requested that the Kenai Peninsula Borough execute a purchase agreement on behalf of South Peninsula Hospital in an amount estimated at \$699,000 for purchase price and up to \$20,000 for closing costs on the property located at 3964 Bartlett Street, Homer AK, or another comparable property; and

WHEREAS the South Peninsula Hospital Board of Directors at their meeting on July 27, 2022 approved South Peninsula Hospital Board Resolution 2022-10, which requested that the Kenai Peninsula Borough execute a purchase agreement on behalf of South Peninsula Hospital in an amount estimated at \$749,000 for purchase price and up to \$25,000 for closing costs on the property located at 135/151 W. Bayview Ave, Homer AK, or another comparable property; and

WHEREAS the South Kenai Peninsula Hospital Service Area Board has reviewed this Service Area Board Resolution 2022-08 at its meeting of August 11, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA BOARD:

- 1 That the South Kenai Peninsula Hospital Service Area Board recommends approval for the Kenai Peninsula Borough to use up to \$1,500,000 in unobligated Plant Replacement and Expansion Funds to purchase property located at 3964 Bartlett Street and/or 135/151 W. Bayview Ave, Homer, AK, or other comparable property;

- 2 That the South Kenai Peninsula Hospital Service Area Board recommends that the Kenai Peninsula Borough execute a purchase agreement on behalf of South Peninsula Hospital in an amount estimated at \$699,000 for purchase price and up to \$20,000 for closing costs on the property located at 3964 Bartlett Street, Homer AK, or another comparable property;
- 3 That the South Kenai Peninsula Hospital Service Area Board recommends that the Kenai Peninsula Borough execute a purchase agreement on behalf of South Peninsula Hospital in an amount estimated at \$749,000 for purchase price and up to \$25,000 for closing costs on the property located at 135/151 W. Bayview Ave, Homer AK, or another comparable property

**PASSED AND ADOPTED BY THE SOUTH KENAI PENINSULA HOSPITAL
SERVICE AREA BOARD AT ITS MEETING HELD ON THIS 11TH DAY OF AUGUST
2022.**

ATTEST:

A handwritten signature in dark ink, appearing to read "Helen Armstrong", is written over a horizontal line.

Helen Armstrong, Chair

South Kenai Peninsula Hospital Service Area Board

Introduced by: Administration
Date: July 27, 2022
Action: Approved
Vote: Yes - 9, No - 0, Excused
- 2

**SOUTH PENINSULA HOSPITAL
BOARD RESOLUTION
2022-10**

**A RESOLUTION OF THE SOUTH PENINSULA HOSPITAL BOARD OF DIRECTORS
APPROVING THE PURCHASE OF PROPERTY FOR STAFF HOUSING**

WHEREAS, South Peninsula Hospital (the Hospital) is currently leasing 25 individual properties throughout the Homer area to provide temporary housing for contract staff and physicians, and new hire relocation, and

WHEREAS, the ability to recruit and retain professional staff has been impeded by seasonal housing shortages and high housing costs, and

WHEREAS, our current facilities do not provide for staff housing nor do our future expansion projects, and

WHEREAS, the properties located at 3964 Bartlett, Homer, AK 99603, KPB Parcel number: 17513342, 135/151 W. Bayview Avenue, Homer, AK 99603, KPB Parcel numbers: 17505405/17505406 are available for sale, and

WHEREAS, these properties consists of .17 acres and .58 acres and both contain staff housing which would accommodate a minimum of 11 staff in a location that is located near the hospital campus; and

WHEREAS, an independent appraisal will be performed prior to purchase in order to determine the fair market value of the final property purchases which is currently estimated at \$699,000 for the Bartlett Street property and \$749,000 for the West Bayview property; and

WHEREAS, the estimated closing costs for each property would be approximately \$20,000 to \$25,000, and

WHEREAS, SPH Management performed a Return on Investment analysis, and completed the KPB Real Property Need Questionnaire (RPNQ) for both properties; and

WHEREAS, South Peninsula Hospital currently has over \$5.7 million dollars of unobligated Plant Replacement and Expansion Funds (PREF) being held at the borough; and

WHEREAS, SPH Management would like to use up to \$1,500,000 of the unobligated Plant Replacement funds to purchase property which may be used as Staff Housing; and

WHEREAS, While the properties located at 3964 Bartlett Street, Homer and 135/151 W. Bayview Ave, Homer are ideal locations for staff housing it is understood by management that the purchase of these

properties is based upon the successful negotiation of a purchase agreement with the seller and may not be accepted,

WHEREAS, SPH Management would like the opportunity to act upon a comparable property should either or both of these property purchases fall through; and

WHEREAS, this resolution was discussed at Finance Committee on July 21, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTH PENINSULA HOSPITAL:

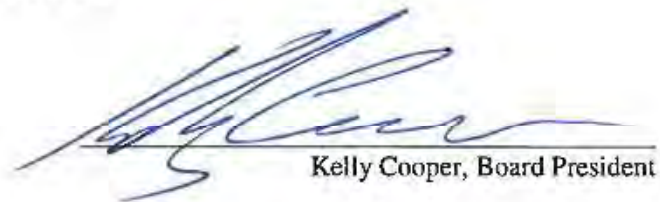
1. That the South Peninsula Hospital Board of Directors approves the use of up to \$1,500,000 in unobligated Plant Replacement and Expansion Funds to purchase the property located at 3964 Bartlett Street and/or 135/151 W. Bayview Ave, Homer, AK 99603 or another comparable property.
2. That the South Kenai Peninsula Hospital Service Area Board please review this resolution and make a recommendation for approval to the Kenai Peninsula Borough Assembly.
3. That the South Peninsula Hospital Board of Directors requests that the Kenai Peninsula Borough execute a purchase agreement on behalf of South Peninsula Hospital in an amount estimated at \$699,000 for purchase price and up to \$20,000 for closing costs on the property located at 3964 Bartlett Street, Homer AK 99603, or another comparable property.
4. That the South Peninsula Hospital Board of Directors requests that the Kenai Peninsula Borough execute a purchase agreement on behalf of South Peninsula Hospital in an amount estimated at \$749,000 for purchase price and up to \$25,000 for closing costs on the property located at 135/151 W. Bayview Ave, Homer AK 99603, or another comparable property.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF SOUTH PENINSULA AT ITS MEETING HELD ON THIS 27th DAY OF JULY, 2022.

ATTEST:



Julie Woodworth, Board Secretary


Kelly Cooper, Board President



Land Management

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2205 • (907) 714-2378 Fax
A Division of the Planning Department

Real Property Need Questionnaire (Part One)

LMD#: 20-05

KPB Agency: South Peninsula Hospital & LTC

Agency Contact: Ryan Smith, CEO

Phone Number: 907-235-0241 Contact Email: rsmith@sphosp.org

Agency Representative Signature: Ryan Smith Date: 7/1/22

1. Is this a new operational need? ☒ Yes ☐ No
2. If "No", does the agency propose to: ☐ Extend ☐ Replace ☐ Expand
3. Need Type: ☐ Land Only ☐ Facility Space Only ☒ Land & Facility
4. Interest Type: ☒ Fee Title ☐ Lease ☐ Permit ☐ Easement
5. Is this acquisition supported by a campus plan? ☒ Yes ☐ No
6. Is this acquisition to support a planned capital improvement? ☐ Yes ☒ No
7. Briefly describe the purpose and need for the property/facility:

The purpose of this property is to supply staff housing close to campus and relieve us of the burden of managing numerous individual properties for temporary staff.

8. What is the projected timeframe to meet the purpose and need?

Urgent.

9. Term of Need:

Indefinite.

10. Has the agency board taken any formal actions in support of this proposed acquisition?

Yes ☐

No ☒

(If yes, please attach documentation - i.e. meeting minutes, resolution, etc...)

11. Will fulfilling this need result in a surplus real property or a move? ☐ Yes ☒ No

a. How much has been / will be budgeted for the real property? 725,000

b. Initial cost estimate for property type (completed by Land Management):

\$ 725,000 Listed 699,000, Subject to Appraisal, closing ^{25K}

c. Funding plan: (recommendation: discuss the funding plan with the Finance Dept. in advance)

Operating Fund - Fund Balance:

Capital Fund - Fund Balance:

5.7m in unobligated PREF/NO

appropriation
to Date
184

Capital Fund Project #:

public

Operating Fund Account Code:

External Source - Grant:

any provider

External Source - Other:

TBD

To be determined:

LTIF Inter-fund Loan
(10 Years @ Prime Rate)

12. Interim Project Account: ☐ N/A 250.21210. .49999
(Project #)

ROUTING & ACKNOWLEDGEMENT:

Land Mgmt *MT*
Probable Cost
(2, 3, 4, 8)

Finance *BT*
Funding Plan & Project #
(11c & 12)
NO funds appropriated.

Grant Administration *N/A*
Eligible Expense
(11c Grant Info Only)
No Grants listed federal or otherwise - possible grant notice, resubmit if they are grant funds. PL

Capital Projects *PL*
Project Identified
(6, 7, 8, 11, 12)

Mayor *de*
Purpose & Plan
(All)

for signature
If you have any questions regarding this form please contact the Land Management Division.

Please Return to Land Management



Land Management

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2205 • (907) 714-2378 Fax
A Division of the Planning Department

Real Property Need Questionnaire (Part Two)

LMD#: 20-05

KPB Agency: South Peninsula Hospital & LTC

Agency Contact: Ryan Smith, CEO

Phone Number: 907-235-0241

Email Address: ahinnegan@sphosp.org

13. Has a potential property/facility been identified? Yes ☐ No ☐

If yes, please provide the following:

Physical Address: 3964 Bartlett Street, Homer, AK 99603

Parcel Identification Number(s) (PIN-8 digits): 17513342

Lot/Building Size: 7405SF lot / 2405SF bldg

Age of Building: 19 yrs - 2003

Condition of Building: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Is remodeling needed? ☐ Yes ☒ No

If yes, briefly describe proposed remodeling:

This property has been used as a 6br airbnb and is furnished and turnkey. It could be used immediately.

Owner/Agent Contact: Chris Story, Agent 907-299-7653

Phone: 907-299-7653

Email: alaskamattersradio@gmail.com

Mailing Address: www.ILoveHomerAlaska.com

If this site is not available do you wish to pursue other properties? Yes ☒ No ☐

If yes complete questions 14 & 15

If numerous properties/facilities have been identified attach additional sheets with the above information.

14. Location Needs:

Please provide a map showing the target geographic boundary area.

Road Access (check all that apply):

Road Type

☐ Major Highway Frontage

☐ Side Street

☒ Either

Road Surface

☐ Paved

☐ Gravel

☒ Either

Road Maintenance

☐ Maintained Road

☐ Unmaintained Road

☒ Either

Utility Requirements (check all that apply):

☒ Heating (fuel type):

oil or gas

☒ Water/Sewer (on site or public):

public

☒ Electricity

☒ Phone

☒ Internet (specification):

any provider

Location Characteristics:

On Bartlett Street near the hospital

Zoning Considerations:

Housing

Environmental Considerations:

Must be safe and able to provide for private bedrooms for staff.

15. Facility Criteria

Interior Requirements:

Required Square Footage:

ADA/Accessibility Requirement: ☐ Yes ☐ No

Types of rooms needed (check all that apply):

☐ Office(s): Number/Size

☐ Bathroom(s): Number/Size

TBD

- ☐ Reception Area(s): Number/Size
- ☐ Conference Room(s): Number/Size
- ☒ Kitchen/Break Area(s): Number/Size
- ☐ Training Room(s): Number/Size
- ☐ Storage Room(s): Number/Size
- ☐ Garage Bay(s): Number/Size
- ☐ Other: Number/Size

Exterior Requirements:

Required Square Footage: Type of areas needed (check all that apply):

- ☒ Parking (number of vehicles):
- ☐ Outside Storage (area size/type)
- ☐ Outside Training Area (area size required):
- ☒ Fenced/Gated Area (area size required):

Required Services/Amenities (check all that apply):

☐ Janitorial ☐ Building Maintenance ☐ Ground Maintenance ☐ Snow Removal ☐ Security Alarm

16. Please describe any additional criteria or considerations:

This building will serve as staff housing to alleviate the strain of leasing/maintaining/cleaning multiple properties throughout Homer. We like the idea of multi-family units/apartment complex. This Airbnb does have some shared living/dining spaces, but individual locking bedrooms. It will work well with single contract staffing and new recruits.

ACQUISITION BUDGET WORKSHEET

LMD #: _____

Check All That Apply	Assigned	Option 1:	Option 2:	Option 3:
Sale Price		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental - Annual		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INVESTIGATORY				
Appraisal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Survey		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Inspection		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preliminary Title Report		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Structural Inspections		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soils Investigation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Systems Inspections		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSING				
Title Services		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prorated Taxes		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recording Fees		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEVELOPMENT				
Project Management		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Preparation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permits		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architect Services		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility Development		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Remodeling		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demolition		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Correction of Deficiencies		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OPERATIONS & MANAGEMENT				
Utilities		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Janitorial		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snow Removal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MISC				
Revenue Potential		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moving Costs		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Contingencies		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL ONE TIME		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL - ANNUAL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taxes Due Oct 15th		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[Back](#) [Contact Agent](#)

3964 Bartlett Street

Homer, AK 99603

6 beds 4 baths 2,404 SF • #22-7103

ACTIVE

\$699,000



1 / 42



Overview

Description

In the Heartbeat of the Medical District, these TownHomes offer you office or residential opportunity or mixed use office/res. Elegant design and thoughtful layouts, just as you'd have planned. Remember...they ain't making any more land in the Medical District. Act now before this is snatched up. Income potential plus appreciation going forward equals Opportunity Knocking!

Features

Reports

ADOM

34

Location, Tax and Legal

Region

HIDE

SAVE

SHARE

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of subdivision, and by my free consent grant all easements to the use shown (excepting easements formerly granted by others).

NOTARY'S ACKNOWLEDGEMENT

For Lana Arlene Fortin

Subscribed and sworn to before me this

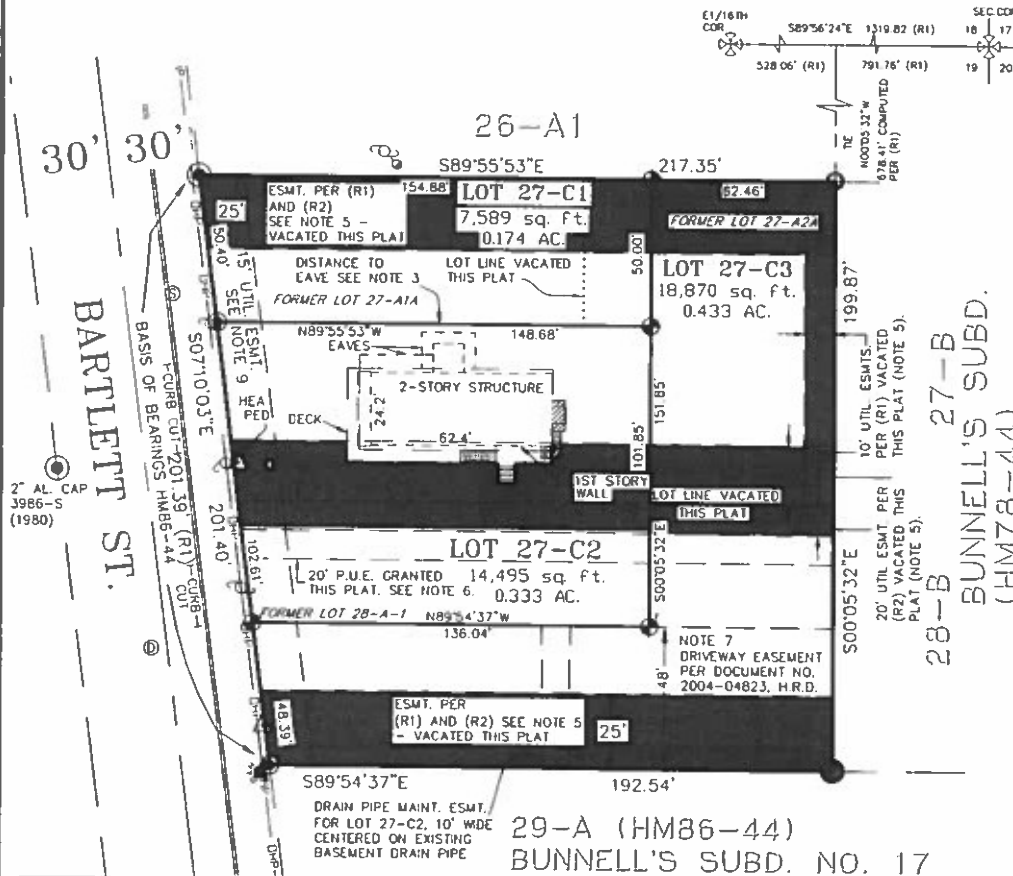
12th day of July, 2006.

Notary public for Alaska My Commission Expires



NOTES

1. DEVELOPMENT ON THESE LOTS IS SUBJECT TO HOMER CITY CODE
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. DISTANCE FROM FIRST STORY EAVE CORNERS OF HOUSE PERPENDICULAR TO NORTH PROPERTY LINE IS 3 FEET.
4. PER PARENT PLAT HMB6-44, NOTE #6, UTILITY AND RIGHT-OF-WAY EASEMENTS GRANTED TO THE CITY OF HOMER, GLACIER STATE TELEPHONE AND OTHER PUBLIC UTILITY AGENCIES THAT WERE GRANTED IN THE 15 FEET ADJACENT TO THE OLD RIGHT-OF-WAY LINE ARE NOT SHOWN AS THEY HAVE BEEN MERGED WITH THE FULL DEDICATION OF A 60 FOOT RIGHT-OF-WAY FOR BARTLETT STREET.
5. THIS PLAT VACATES THE 20 FOOT WIDE PUBLIC UTILITY EASEMENT PER HM78-44 AND THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT PER HMB6-44, BOTH EASEMENTS BEING ADJACENT TO THE PROPERTY LINE COMMON TO LOTS 28-A-1 AND 27-A2A BEING VACATED THIS PLAT. THIS PLAT ALSO VACATES INGRESS-EGRESS EASEMENTS ACROSS THE NORTHERLY 25 FEET AND THE SOUTHERLY 25 FEET OF THIS REPLAT. SAID EASEMENTS WERE GRANTED ON PLAT #78-44 AND ALSO SHOWN ON PLAT #86-44 (#32 IN TABLE OF RECORDED EASEMENTS). THE EASEMENT VACATIONS SHOWN ON THIS PLAT WERE APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION ON 7/17/2006.
6. A NEW 20 FOOT WIDE PUBLIC UTILITY EASEMENT IS GRANTED PER THIS PLAT. THE SOUTH BOUNDARY OF SAID EASEMENT BEING PARALLEL TO AND 21.87 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY OF THE SOUTH BOUNDARY OF LOT 27-C2 AND PROJECTS TO THE EAST BOUNDARY OF LOT 27-C3.
7. REFER TO DOCUMENT NO. 2004-04823 H.R.D., WHICH CLAIMS A 15 FOOT DRIVEWAY EASEMENT TO BE LOCATED WITHIN A 48 FEET WIDE AREA, NOW BEING THE SOUTHERLY 48 FEET OF LOT 27-C3.
8. PLAT 78-44 CITES A 35 FOOT BUILDING SETBACK ALONG THE (FORMER) BARTLETT STREET RIGHT-OF-WAY. PLAT 86-44 DEDICATED AN ADDITIONAL 15 FEET OF THE PREEXISTING 35 FEET BUILDING SETBACK AS RIGHT-OF-WAY.
9. THERE SHALL BE A 15 FEET WIDE UTILITY EASEMENT ADJACENT TO THE BARTLETT STREET RIGHT-OF-WAY.



LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> SET 2" AL. CAP 5/8" REBAR FOUND 2" AL. CAP. 3686-S, 1983 FOUND YELLOW PLASTIC CAP FOUND 1/2" REBAR POWER POLE POWER POLE ANCHOR PHONE PEDESTAL | <ul style="list-style-type: none"> OHP OVERHEAD POWER RAILROAD SPIKE PER HM91-67 FIRE HYDRANT SEWER MANHOLE STORM DRAIN MANHOLE (R1) RECORD DATA PER HM86-44 (R2) RECORD DATA PER HM78-44 |
|--|--|

WASTEWATER DISPOSAL PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS, ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Gary D. Nelson
Surveyor

7610-S
LICENSE #

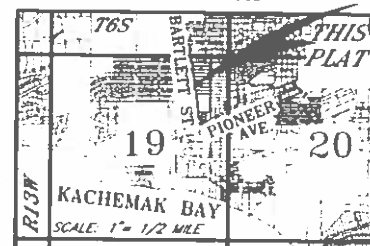
9-18-2006
DATE

PLAT APPROVAL

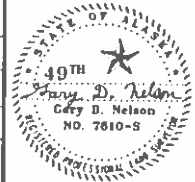
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meetings of 6-12-06 and 7-17-2006.
KENAI PENINSULA BOROUGH

By *Mary G. Oud*
Authorized Official

VICINITY MAP



DATE 7-18-2006
SCALE 1" = 30'
GRID No. AR-73
JOB No. 4021
DRAWING: 4021-FLAG.dwg



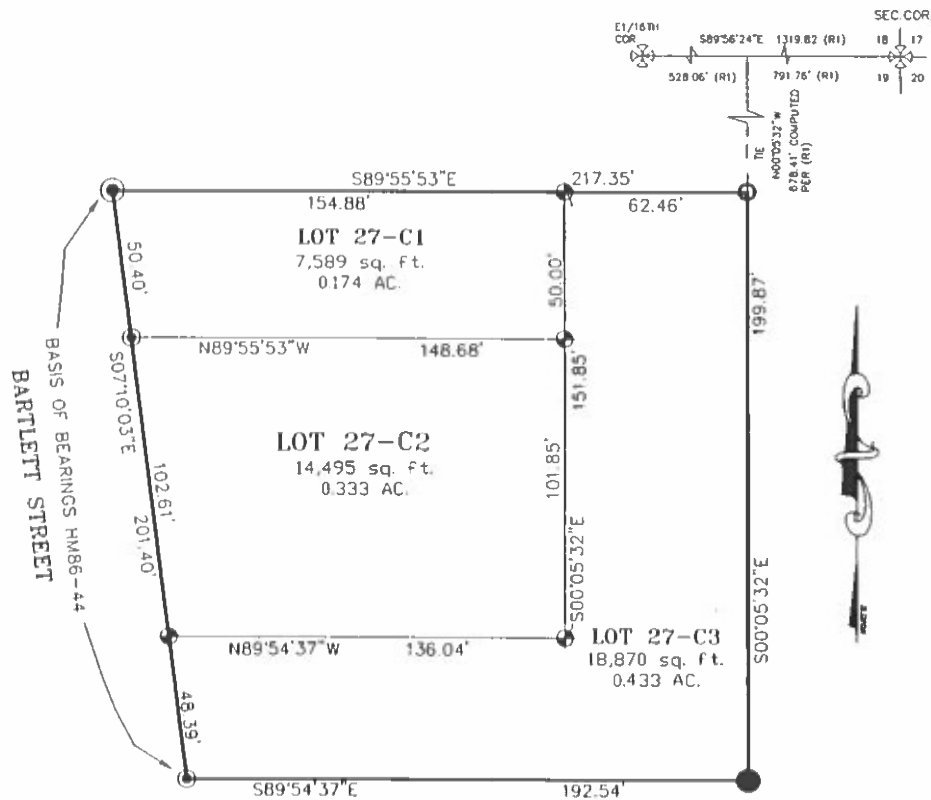
BUNNELL'S SUBDIVISION FORTIN REPLAT

A REPLAT OF LOTS 27-A1A, 27-A2A AND 28-A1, BUNNELL'S SUBD. NO. 17 (HM86-44), WITHIN THE NE1/4 SEC. 19, T6S, R13W, S.M., CITY OF HOMER, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA, CONTAINING 0.940 ACRES

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DEWEY AVE., HOMER ALASKA 99603

SHEET 1 OF 2
KPB FILE NO. 2006-130



SHEET 2 OF 2 IS ONLY TO CLEARLY SHOW THIS PROPERTY LINE DIAGRAM.

2006-65
HOMER
10-5-06
21-10-06
REPLY

SHEET 2 OF 2
KPB FILE No. 2006-130

DATE	7-18-2006	
SCALE	1" = 30'	
GRID No.	AR-73	
JOB No.	4021	
DRAWING	4021-FLAG 2 OF 2.dwg	
BUNNELL'S SUBDIVISION FORTIN REPLAT A REPLAT OF LOTS 27-A1A, 27-A2A AND 28-A1, BUNNELL'S SUBD. NO. 17 (HM86-44), WITHIN THE NE1/4 SEC. 19, T6S, R13W, S.M., CITY OF HOMER, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA, CONTAINING 0.940 ACRES		
ABILITY SURVEYS GARY NELSON, PLS (907) 235-8440 152 DEHEL AVE., HOMER ALASKA 99603		



PARCEL REPORT

7/1/2022 10:14

PARCEL ID: 17513342

Total Acreage:

0.17



LEGAL DESCRIPTION:

T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C1

ALL PHYSICAL ADDRESSES ON THIS PARCEL:

3964 BARTLETT ST

LAND VALUE: \$36,700

ASSESSED VALUE: \$291,600

IMPROVEMENT VALUE: \$254,900

TAXABLE VALUE: \$291,600

BUILDINGS ON THIS PARCEL:

Building Type	Square Footage	Year Built
DUPLEX	2,404	2003

OWNERS:

Name:

HUEPER DONALD

Address:

PO BOX 301

HOMER, AK 99603

Name:

HUEPER LORRAINE

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



Address:

PO BOX 301
HOMER, AK 99603

Name:

HUEPER MARILYN

Address:

895 OCEAN DRIVE LOOP
HOMER, AK 99603

Name:

HUEPER PAUL




Address:


895 OCEAN DRIVE LOOP
HOMER, AK 99603

Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Charlie Pierce, Mayor

THRU: John Hedges, Purchasing & Contracting Director 
Rachel Chaffee, Community and Fiscal Projects Manager
Brandi Harbaugh, Finance Director 
Robert Ruffner, Planning Director 

FROM: Marcus A. Mueller, Land Management Officer 

DATE: July 1, 2022

RE: Real Property Acquisition Proposal- SPH: 3964 Bartlett St, Homer

Enclosed is a Real Property Need Questionnaire (RPNQ) submitted by South Peninsula Hospital Inc (SPHI) to request initiating acquisition of a 6 Bedroom Residential Rental located at 3964 Bartlett Street in Homer. SPH reports that the property is situated to be immediately useful for staff housing needs. The property has recently been listed on the market for sale with Story Real Estate. If approved to proceed with acquisition, SPHI would engage an independent appraisal. A purchase price may be negotiated, subject to the appraisal, all of which would be subject to mayoral and assembly approval and appropriation of funds.

The RPNQ is to provide initial project scoping, interdepartmental coordination, and to establish direction at the beginning of a potential real property acquisition.

Please review and initial the RPNQ, and finally return the form to Land Management to initiate work on the property acquisition process.

PURCHASE AGREEMENT

This Purchase Agreement ("Agreement") is made by and between PAUL HUEPER AND MARILYN HUEPER, husband and wife, and DONALD HUEPER AND LORRAINE HUEPER, husband and wife, as sellers, whose address is PO Box 301, Homer, Alaska 99603, (jointly, "Sellers") and the KENAI PENINSULA BOROUGH, an Alaska municipal corporation, as buyer, whose address is 144 North Binkley Street, Soldotna, Alaska 99669 ("KPB").

WHEREAS, Sellers are the owners of that real property located in the Homer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

LOT TWENTY-SEVEN-C ONE (27-C1) BUNNELL'S SUBDIVISION
FORTIN REPLAT, according to Plat No. 2006-65, in the Homer Recording
District, Third Judicial District, State of Alaska.
(PARCEL NO. 175-133-42) ("the Property")

WHEREAS, KPB has offered to buy, and Sellers are willing to sell the Property as evidenced by this Agreement; and

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

1. PURCHASE PRICE

The purchase price of the Property is Five Hundred Seventy Thousand Dollars and NO cents (\$570,000.00), subject to independent appraisal, completed as-built survey, and satisfactory inspection. 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 approval by the KPB Assembly.

In addition to the purchase price referenced above, KPB has agreed to purchase all personal property, fixtures and furniture currently on the Property for Fifty Thousand Dollars and NO cents (\$50,000.00). A detailed inventory of the included personal property is attached to this offer as Exhibit A. All personal property shall be conveyed by bill of sale at the time of closing free of any claims or encumbrances.

2. EXPIRATION OF OFFER

Sellers shall sign and return this Agreement to KPB on or before **August 29, 2022**; otherwise, this offer shall terminate.

3. TITLE

Title shall be delivered at time of closing by statutory warranty deed, which shall be issued to KPB. Sellers warrant and covenant that at the time of closing there shall be no liens or judgments recorded against Sellers in the same recording district in which the Property subject to this 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 as agreed to by buyer.

4. ESCROW AND CLOSING COSTS

Except as described in this Section, in addition to the purchase price, KPB agrees to pay for buyer-related closing costs in connection with this Agreement, including appraisal and inspection fees. Sellers agree to pay for seller-related closing costs, including the ALTA owner's policy of title insurance and as-built survey. Property taxes for the current year, if any, will be prorated to the date of closing. Sellers are responsible for realtor's commission, if any; all unpaid taxes for prior years, if any; and all unpaid outstanding assessments, if any. 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, or as specifically agreed to by both parties. At closing, KPB will pay the balance of the purchase price. Both parties will execute all documents required to complete the Agreement and, if applicable, establish an escrow account.

6. POSSESSION

Possession shall be delivered to KPB at time of recording unless otherwise agreed to in writing by all parties.

7. KENAI PENINSULA BOROUGH ASSEMBLY APPROVAL

Purchase of the Property by KPB is subject to authorization by the KPB Assembly and appropriation of funds. If the KPB Assembly fails to authorize the purchase of the subject land and appropriate funds, this Agreement shall be terminated without penalty.

8. DISCLOSURES

Sellers hereby agree to provide property disclosures including any and all information regarding known defects, deficiencies, legal matters, environmental issues or hazards, that may be personally known by the Sellers in writing. If said disclosure presents a matter unsatisfactory to KPB, KPB may terminate this agreement without penalty.

9. CONTINGENT ON INSPECTION

This offer and Agreement are contingent upon the completion of a property inspection satisfactory to KPB for its use and at KPB's expense. Sellers shall, upon reasonable notice, provide access to the property for inspection purposes to KPB and its representatives. Any

invasive inspection procedures shall require Sellers' express permission and shall be promptly repaired or replaced by KPB in a workman-like manner. KPB shall have 60 days from the execution of this Agreement to complete inspections and determine its satisfaction unless otherwise provided in writing.

10. HAZARDOUS MATERIAL

Sellers covenant 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 underground 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 owned or leased by the 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.

11. ENVIRONMENTAL CONTINGENCY

If during the course of KPB's due diligence inspection of the Property pursuant to Section 9, KPB discovers the presence of environmental hazards on or released from the Property in any quantity or concentration exceeding the limits allowed by applicable law, or that are deemed undesirable by KPB, KPB shall have the right to give notice to Sellers, accompanied by a copy or copies of the Third-Party Report(s) disclosing and confirming the presence of such hazardous materials. The notice and accompanying Third-Party Report must be given no later than 60 days from receipt of said report. The notice under this section shall state:

- (i) that KPB is terminating this Agreement due to the presence of such hazardous materials on or adversely affecting the Property; OR
- (ii) provide Sellers 30 days from notice to provide a mitigation plan outlining steps taken by seller to remedy said hazards to KPB satisfaction at seller's expense.

Following KPB sending the notice and report described in this Section, the parties may negotiate other resolutions as may be agreeable to both parties in writing to be included as a part of this Agreement. In the event the parties cannot agree in writing on a resolution to remedy any environmental concerns within 90 days of the notice, this Agreement shall automatically terminate.

It is expressly understood that, by execution of this Agreement, Sellers hereby indemnify KPB for any and all CERCLA-related claims, liabilities or matters, unless otherwise provided for in this Agreement. Said indemnification shall survive closing and termination of this Agreement. Upon successful close of escrow said indemnification shall continue for a period of not less than 12 months, from the date of closing unless otherwise provided for in this Agreement.

If this Agreement is terminated pursuant to any report detailing environmental conditions that may or may not exist on the Property, such report(s) shall remain confidential and proprietary. The report(s) will be marked as confidential and will not be released to a private individual, entity, or non-profit without express agreement of the parties hereto. Notwithstanding, the report will be released pursuant to a valid court order and may be released to the State of Alaska upon request.

12. 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 Sellers 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 shall continue in full force and effect until the purchase price is paid in full or this Agreement is earlier terminated.

13. BREACH REMEDY

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

14. 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 Sellers and the KPB mayor. This Agreement is subject to cancellation in whole or in part if improperly issued through error in procedure or with respect to material facts. KPB may cancel this Agreement without penalty in the event additional contracts required of this project are not secured.
- 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 construed 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. Any lawsuit brought arising from this Agreement shall be filed in the court of the Third Judicial District, State of Alaska, located in the City of Homer, Alaska.. The

titles of sections in this Agreement are not to be construed as limitations of definitions but are for identification purposes only.


- E. Condition of Property.
Sellers shall deliver the Property in its as-is condition.
- F. Confidentiality. This Agreement shall be considered proprietary to the parties until closing occurs. Following closing, this Agreement may be considered a public record.
- G. Counterparts. This Agreement may be executed in counterpart, and may be executed by way of copy, facsimile or verified electronic signature in compliance with AS 09.80, and if so, each of which shall be deemed an original but all of which together will constitute one and the same instrument

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

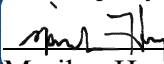
KENAI PENINSULA BOROUGH:

SELLERS:

Charlie Pierce, Mayor


DocuSigned by:


270F0688F524458...
Paul Hueper

DocuSigned by:


Marilyn Hueper

Donald Hueper

DocuSigned by:


Lorraine Hueper

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Johni Blankenship,
Borough Clerk

A. Walker Steinhage
Deputy Borough Attorney

Kenai Peninsula Borough, Alaska

Hueper / KPB – Purchase Agreement

Page 5 of 5

Exhibit A

Evergreen Townhouses Furnishings Inventory

Townhouse West:

<u>Bedroom #1:</u>	<u>Replacement Value</u>
Bed set with headboard	2600
Mattress	1500
Bedside Stands-2	800
Dresser	1200
Loveseat	1400
32' Flatscreen TV	400
Wall mirror	300
Designer Lamp Shades	300
Custom Floor Rug	500
Small decorative wall mirror	200
Patio furniture set	400
Large/oversize bathroom mirror	400
End stand/foot of bed	300
Foot controlled garbage can	100
Bedding-Comforter, 2 sets of sheets	300
Custom Pillow set-6	200
 <u>Bedroom #2:</u>	
Bed Set with headboard	2500
Mattress	1500
Dresser	1200
Designer lamp shades	400
Patio Furniture set	700
Custom original painting #1	700
Custom original painting #2	600
Decorative vase set	200
Comforter and sheet sets-2	300
Custom Pillow set-6	300
Unattached blackout curtains	700

(Cont.)

<u>Bedroom #3-</u>	<u>Replacement Value:</u>
Bed Set with Headboard	2700
Mattress	1500
Comforter and sheet sets	300
Decorative Mirror	300
Night Stands	600
Custom Lamps	400
Black Out curtains- removable	500
Custom pillow set-6	300
 <u>Living Room/Dining Room-</u>	
Dining Set with tall chairs	1600
Sofa w/sleeper function	1500
Floor hutch	900
Oversized Mirror	400
28" Samsung TV with wall mount	400
Metal sculpture in entry	300
Lupin painting-original	700
Homer spit painting-original	900
Salmon painting- Reidel original	900
2 additional stools	500
 <u>Kitchen Area-</u>	
Refrigerator-Whirlpool	1400
Microwave	400
Dish Washer-Amanda	700
Dishes and utensils and glassware	600
Cooking Items	500
Bella Coffee Maker/Electric tea pot/toaster	200

Total-Townhouse West: \$38,500

Townhouse East:

Replacement Value:Bedroom #1-

Custom bed set	3200
Mattress	1500
Dresser	1200
Bed side stands	800
Designer lamp shades	500
Comforter and sheet sets	300
Patio furniture on deck	400
Designer Lamp-dresser	500
Unattached black out curtains	700
Custom pillow set-6	300

Bedroom #2-

Custom Bed set	2900
Mattress	1500
Dresser	1200
Bed Side stands	1100
In-room table set	900
Custom Persian Rug	1300
Table top lamp	300
Non-permanent black out curtains	700
Fireweed wall painting	600
Love seat and Ottoman	1200
32" Samsung Flat Screen TV	400
Custom Pillow set-6	300
Comforter and sheet sets	300
Patio Furniture on private deck	700
Foot controlled garbage can	100
Decorative corner stand	300

Upstairs Hallway & Bathroom-Replacement Value:

Master Hutch	1500
Bathroom Floor Cabinet	300
Custom Lamp	400
Oversized Mirror	400
Bowls w/Japanese fishing balls	300
Floor dresser/hutch	500
Mariner-style lamp	400

Bedroom #3-

Bed set w/built-in drawer set	2700
Mattress	1500
Bedside stand	400
Blackout curtains/removable/custom rods	700
Mariner-style lamp	400
Floor dresser	400
Comforter and sheet sets	300
Custom pillow set-6	300

Kitchen/Dining Area-

Refrigerator	1400
Switzer limited edition print	800
Reidel original flower painting	1200
Lounging area table/chair set	1100
Custom bird lamp	500
Dining Room set	2200
Front Deck patio furniture	700
Closet storage hut	600
Reidel original painting #2	900
Dishes and utensils	400
Cooking items, coffee maker, etc.	600
Microwave	300

Living Room-

Sofa with pull out sleeper	1600
Floor cabinet	600

Custom Wooden Lamp	500
Entertainment center	1400
32" Samsung flat screen TV	400
Flower set	200
Ottoman	400
2nd floor cabinet	600
2nd Custom Wooden Lamp	500
Shag floor rug	400
Oversized decorative mirror	600

Total- Townhouse East: \$52,100

Utility Room:

Washer/Dryer set	1500
Guest Towel sets	400
Vacuum	200
Extra sheets for all bedrooms	900
Small tools, cleaners, supplies	400
Internet system with modem	400
Shelving system for storage	300

Total- Utility Room: \$4100

Total- Replacement Value of Furnishings: \$94,700