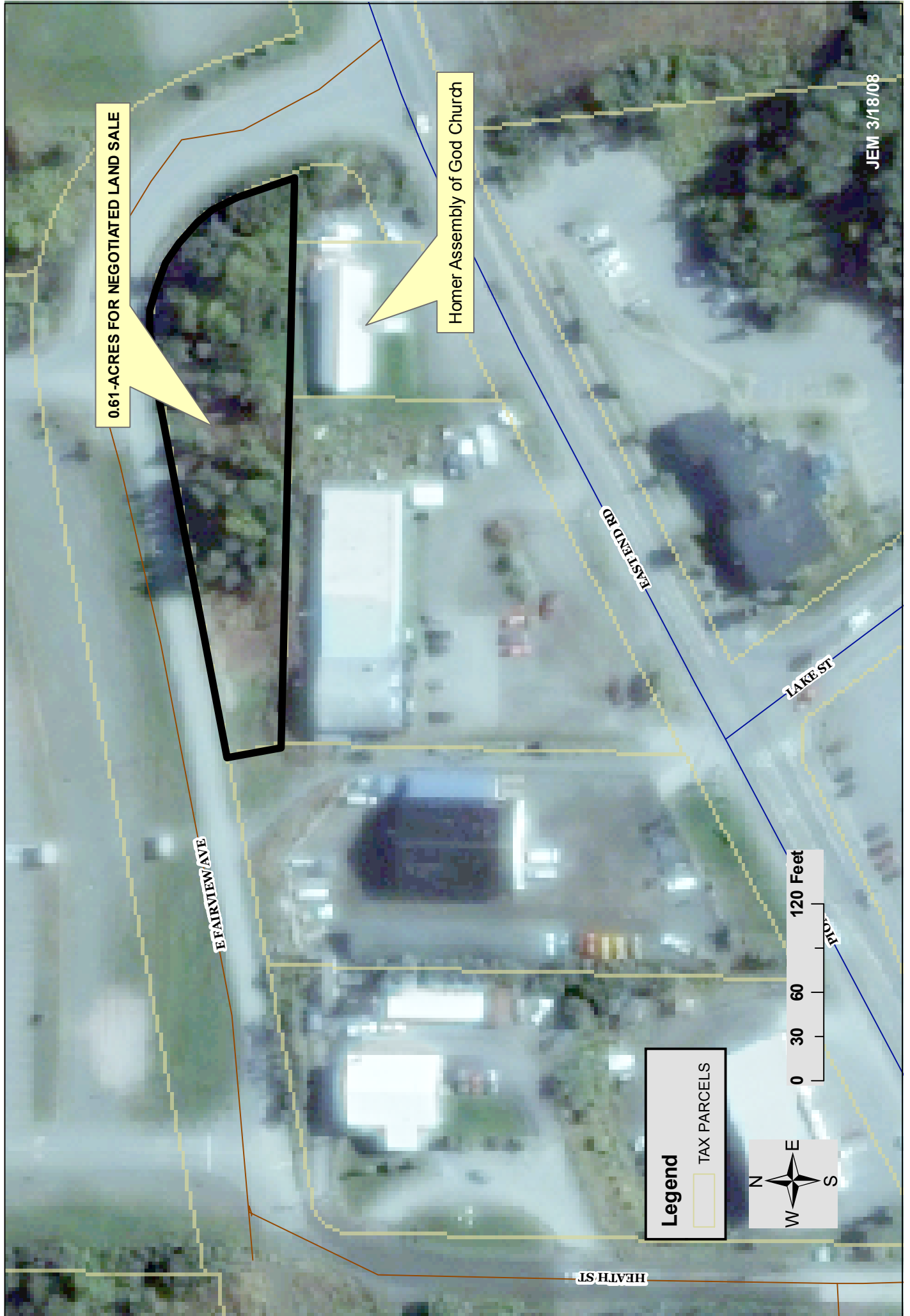





**HOMER ASSEMBLY OF GOD NEGOTIATED LAND SALE
PARCEL #: 177-020-55**

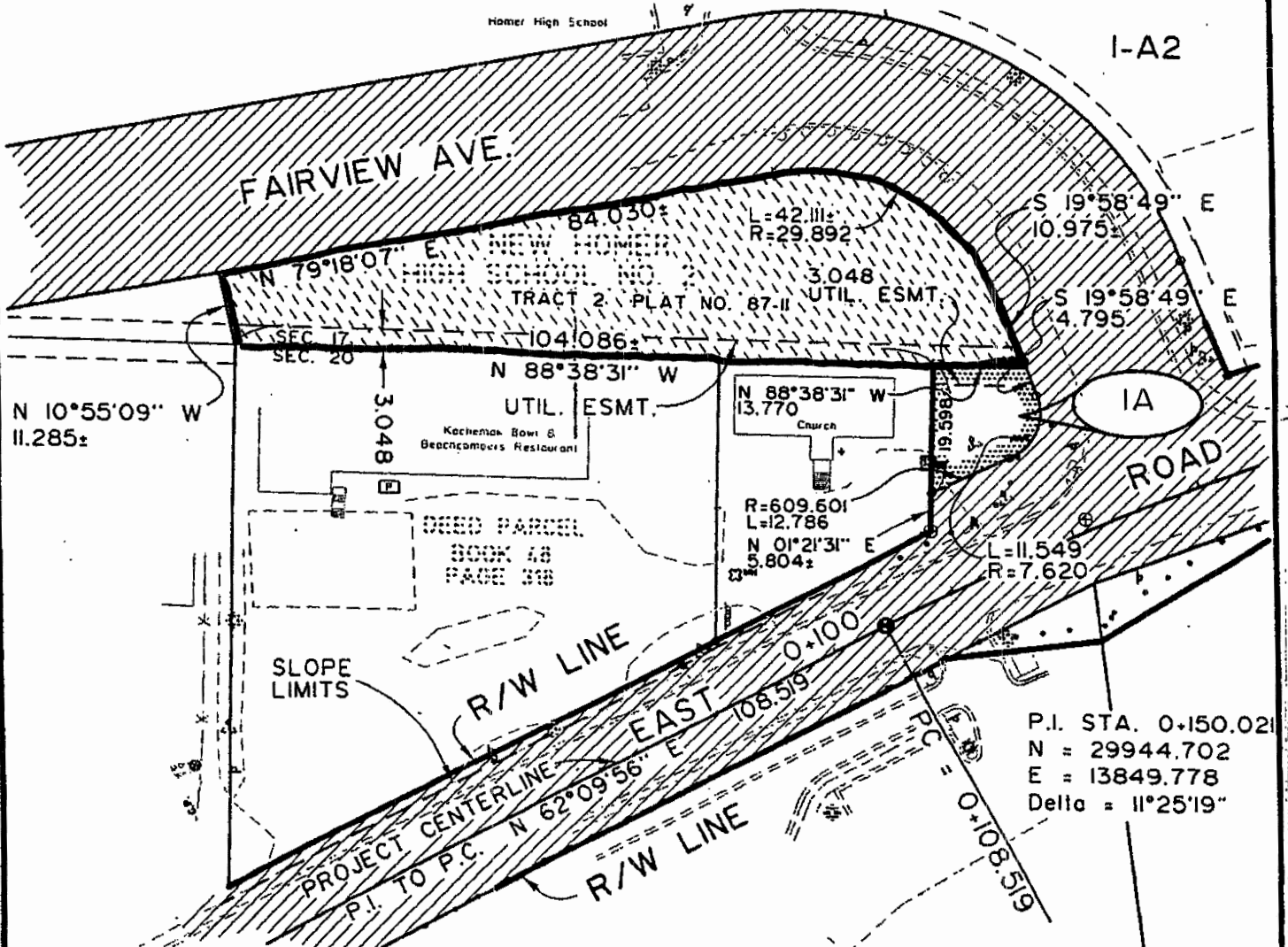


-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  REMAIN

DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED.
BEARINGS ARE STATE PLANE, ZONE 4

BK00320PG0040

T68R13W
S. 14.
SEC. 17 & 20



| | | | |
|--|------------------------------|---|---------------------------|
| STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES | | RIGHT OF WAY REQUIRED FOR HOMER EAST ROAD M.P. 0-3.75 LAKE STREET TO KACHEMAK BAY DRIVE STP-0414(9) | |
| OWNER'S INITIAL <u>DLB</u> | GROSS TAKE <u>0.02430 ha</u> | NET TAKE <u>0.02430 ha</u> | REMAIN <u>0.24842 ha±</u> |
| ATTACHED TO <u>QUITCLAIM DEED</u> | DRAWN BY <u>RK</u> | | |
| PAGE <u>3</u> OF <u>3</u> DATED | SCALE <u>1:1000</u> | DATE <u>4/10/01</u> | PARCEL NO. <u>1A</u> |





KENAI PENINSULA BOROUGH

144 N. BINKLEY · SOLDOTNA, ALASKA · 99669-7520
BUSINESS (907) 262-4441 FAX (907) 262-1892

JOHN J. WILLIAMS
MAYOR

MEMORANDUM

DATE: May 19, 2008
TO: Marcus A. Mueller, Land Management Officer
THRU:  Shane Horan, Director of Assessing
FROM:  Paul Knight, Lead Appraiser
SUBJECT: **Appraisal of a .61 Acre Parcel in Homer
Parcel # 177-020-55**

In accordance with your request dated May 12, 2008, a review of sales was conducted in the vicinity of the subject parcel to determine its fair market value.

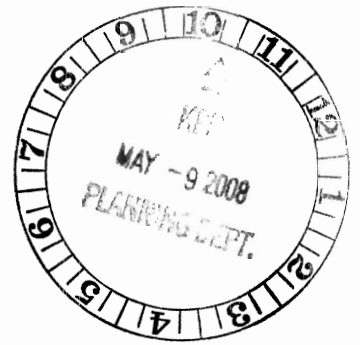
Upon investigation and analysis of the above referenced property, it is estimated that the fair market value of the subject property is as follows:

\$32,200

(Thirty Two Thousand Two Hundred Dollars)

**KENAI PENINSULA BOROUGH
RESOURCE PLANNING DEPARTMENT
LAND MANAGEMENT DIVISION**

144 North Binkley Street
Soldotna, Alaska 99669



**APPLICATION TO REQUEST THE NEGOTIATED PURCHASE, LEASE, OR
EXCHANGE OF BOROUGH OWNED LAND**

A \$200 FEE MUST BE SUBMITTED WITH THIS APPLICATION. THE \$200 IS NOT APPLIED TO THE PURCHASE PRICE AND IS REFUNDED ONLY IF THE APPLICATION IS NOT FOUND TO BE IN THE PUBLIC'S BEST INTEREST. IF APPROVED BY THE BOROUGH ASSEMBLY, A \$1,000 EARNEST MONEY PAYMENT MUST BE SUBMITTED WITHIN SEVEN DAYS OF AFFIRMATIVE ASSEMBLY ACTION.

THIS FORM IS TO BE COMPLETED BY INDIVIDUAL(S) OR ORGANIZATION(S) WISHING TO PURCHASE, LEASE OR EXCHANGE BOROUGH LAND PURSUANT TO KPB 17.10.100(C) or (I). IT IS TO BE COMPLETED, IN FULL, TO THE BEST OF KNOWLEDGE OF THE INDIVIDUAL OR AUTHORIZED REPRESENTATIVE. IF REQUESTED, PROPRIETARY AND FINANCIAL INFORMATION OF APPLICANTS THAT IS SO MARKED, WILL BE KEPT CONFIDENTIAL. THE ASSEMBLY MUST APPROVE, BY ORDINANCE, ANY DISPOSITION OF BOROUGH LAND.

ATTACH SEPARATE SHEETS IF MORE SPACE IS NEEDED FOR EXPLANATION. IF A SECTION (or, portion thereof) IS NOT APPLICABLE, MARK WITH THE ABBREVIATION "N/A". ASK KPB LAND MANAGEMENT STAFF IF YOU HAVE ANY QUESTIONS ABOUT THE INFORMATION REQUESTED. PLEASE TYPE OR PRINT.

1. NAME OF INDIVIDUAL COMPLETING APPLICATION FORM:

Name Greg Newell Phone # (907) 235-8874

Mailing Address 736 East End Rd. Homer, AK 99603

Physical Address 736 East End Rd. Homer, AK 99603

2. OTHER INDIVIDUAL(S) OR ORGANIZATION(S) PARTY TO THIS APPLICATION:

a) Name N/A Phone # () _____

Mailing Address _____

Physical Address _____

Relationship to applicant(s) _____

b) Organization name Homer Assembly of God

Mailing Address 736 East End Rd. Homer, AK 99603

Physical Address 736 East End Rd. Homer, AK 99603

Primary Contact: Greg Newell Title: Pastor

Phone # (907) 235-8874

3. TYPE OF ORGANIZATION: (CHECK ONE)

- | | | | |
|---------------------------|--------------------------|------------------------|-------------------------------------|
| Individual | <input type="checkbox"/> | Sole Proprietorship | <input type="checkbox"/> |
| General Partnership | <input type="checkbox"/> | Non-Profit Corporation | <input checked="" type="checkbox"/> |
| Limited Partnership | <input type="checkbox"/> | Non-Profit Association | <input type="checkbox"/> |
| Other <u>Local Church</u> | | Corporation | <input type="checkbox"/> |

Note: Please submit, as appropriate, the following items with this application: 1) current Alaska business license; 2) designation of signatory authority to act for organization or individuals. If non-profit, has IRS Tax Exempt Status been obtained? Yes No If yes, attach letter of determination. If no, please attach certificate, articles of incorporation, by-laws, or other appropriate documentation. *See Attachments A, B, C*

4. LEGAL DESCRIPTION:

Township T06S, Range R13W, Section 17&20, Seward HM Meridian

Lot/Block/Subdivision _____

Plat Number _____ Recording District Homer

Assessors Parcel Number(s) 17702055 Size/Acreage .61

Other description See attachments for further details (attachment 3).

5. THIS APPLICATION IS BEING MADE FOR THE FOLLOWING: (CHECK ONE)

- Purchase Lease Exchange

Other (specify): _____

6. PROPOSAL:

a) Purchase Price: \$28,500

b) Down Payment Amount (Minimum 10% of Purchase Price): \$2,850

c) Payment Terms (Maximum 10 years; except for agricultural land where maximum is 20 years) :
Will pay cash for remaining balance within 30 days of purchase agreement.

d) Interest Rate (Minimum: prime plus 2%): N/A

OTHER TERMS AND CONDITIONS: _____

See section C.

ARE THERE ANY CONTINGENCIES TO THIS TRANSACTION: YES NO IF YES, LIST:

Church will need a full 30 days to secure funds if seller agrees to sell the land.

7. PLEASE DESCRIBE ALL SPECIAL CIRCUMSTANCES AND ANY OTHER REASONS YOU BELIEVE THE BOROUGH SHOULD SELL THIS LAND TO YOU ON YOUR PROPOSED TERMS. BE SPECIFIC.

1. Unable to comply with handicap access laws.

2. Insufficient Parking.

3. Additional storage needed but current lot restrictions will not allow.

* See photographs and attachment 2 for more information. *

8. IF PROPOSAL IS OTHER THAN FAIR MARKET VALUE, PLEASE STATE WHY IT WOULD BE IN THE "BEST PUBLIC INTEREST" TO APPROVE THIS PROPOSAL. INCLUDE ALL SUPPORTING FACTS AND DOCUMENTS.

N/A

9. LAND STATUS: DESCRIBE ANY EXISTING IMPROVEMENTS; PROVIDE PHOTOGRAPHS IF AVAILABLE.

N/A

10. ATTACH SITE PLAN DEPICTING THE PROPOSED USE OF THE PROPERTY.

See attachment 1

11. LIST THREE (3) CREDIT REFERENCES. IN ADDITION, AN ACTUAL CREDIT REPORT FROM A LOCAL PROVIDER IS REQUESTED IF BALANCE TO BE FINANCED BY THE BOROUGH EXCEEDS \$50,000.

| NAME | ADDRESS | PHONE # |
|------|---------|---------|
| N/A | | () |
| | | () |
| | | () |

12. HAS APPLICANT OR AFFILIATED ENTITY PREVIOUSLY PURCHASED OR LEASED BOROUGH OWNED LAND OR RESOURCES ? YES NO IF YES, PROVIDE LEGAL DESCRIPTION; TYPE OF PURCHASE OR LEASE; AND CURRENT STATUS:

13. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS ? YES NO IF YES , EXPLAIN, INCLUDING DATES:

14. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OR LIEN ? YES NO IF YES EXPLAIN:

15. COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION. ATTACH ADDITIONAL STATEMENTS AS NECESSARY.

APPLICANT/BIDDER QUALIFICATION STATEMENT

I Greg Newell,
(printed name)

of 736 East End Rd. _____
(address)

Homer, AK 99603 _____
(city, state)

do hereby swear and affirm

I am eighteen years of age or older; and

I am a citizen of the United States; a permanent resident; or a representative of a group, association or corporation which is authorized to conduct business under the laws of Alaska; and

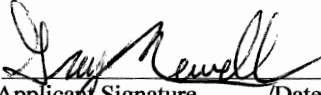
I am not delinquent on any deposit or payment of any obligation to the Borough; and

I am not in breach or default on any contract or lease involving land in which the Borough has an interest; and

I have not failed to perform under a contract or lease involving Borough land in the previous five years and the Borough has not acted to terminate the contract or lease or to initiate legal action.

Unless agreed otherwise in writing and signed by the Borough Mayor, I agree to pay recording fees, closing fees, escrow setup fees, annual escrow fees, collection fees, surveying fees, and acquisition of title insurance. If my proposal is to lease the land, I agree to provide a performance bond, general liability insurance, provide a damage deposit, and pay for remote site inspection, if applicable.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 5-6-08
Applicant Signature /Date

Applicant Signature /Date

Greg Newell
Print name

Print name

i:roy\applicat.frm - rev 11/96

Kenai Peninsula Borough



144 N. Binkley
Soldotna, Alaska 99669-7599

BUSINESS: (907) 714-2197 or (907) 714-2175
FAX: (907) 714-2376

TAX COMPLIANCE CERTIFICATION

FILL IN ALL INFORMATION REQUESTED, SIGN AND DATE, AND SUBMIT WITH BID OR PROPOSAL

Reason for Certificate: Purchase of property For (Dept.): _____
 Date Rec'd by Finance: _____ Business Name: _____
 Owner Name(s): Homer Assembly of God Church a. Individual _____
 Business Mailing Address: 736 E. End Road, Homer AK 99603 call b. Corporation X
 Telephone: 907-235-8874 Fax: 907-235-8682 first c. Partnership _____

As a business or individual, have you ever conducted business or owned real or personal property within the Kenai Peninsula Borough? Yes X No _____ (If yes, please supply the following account numbers and sign below. If no, please sign below.)
 Kenai Peninsula Borough Code of Ordinances, Chapter 5.28.140, requires that businesses/individuals contracting to do business with the Kenai Peninsula Borough be in compliance with Borough tax provisions. No contract will be awarded to any individual or business who is found to be in violation of the Borough Code of Ordinances in the several areas of taxation.

SALES TAX ACCOUNTS

| Number | Account Name |
|--------|--------------|
| | |
| | |
| | |
| | |

PERSONAL PROPERTY/BUSINESS PROPERTY ACCOUNTS

| Number | Account Name |
|--------|--------------|
| | |
| | |
| | |
| | |

REAL PROPERTY ACCOUNTS

| Number | Account Name |
|-----------------|---|
| <u>17711019</u> | <u>Gen Council of Assemblies of God</u> |
| <u>17907011</u> | <u>Homer Assembly of God</u> |
| | |
| | |
| | |

TAX ACCOUNTS/STATUS

(TO BE COMPLETED BY BOROUGH PERSONNEL)

| FILED THRU | M/F's | BALANCE DUE | IN COMPLIANCE | |
|------------|-------|-------------|---------------|----|
| | | | Yes | No |
| | | | Yes | No |
| | | | Yes | No |
| | | | Yes | No |

| YEAR LAST PAID | BALANCE DUE | IN COMPLIANCE | |
|----------------|-------------|---------------|----|
| | | Yes | No |
| | | Yes | No |
| | | Yes | No |
| | | Yes | No |

| YEAR LAST PAID | BALANCE DUE | IN COMPLIANCE | |
|----------------|-------------|---------------|----|
| | | Yes | No |
| | | Yes | No |
| | | Yes | No |
| | | Yes | No |
| | | Yes | No |
| | | Yes | No |

I, Grey Newell, the President, hereby certify that, to the best of my knowledge, the above information is correct as of 4/9/08 (Date).

(TO BE COMPLETED BY BOROUGH PERSONNEL)

I hereby certify that, to the best of my knowledge, the above business is:

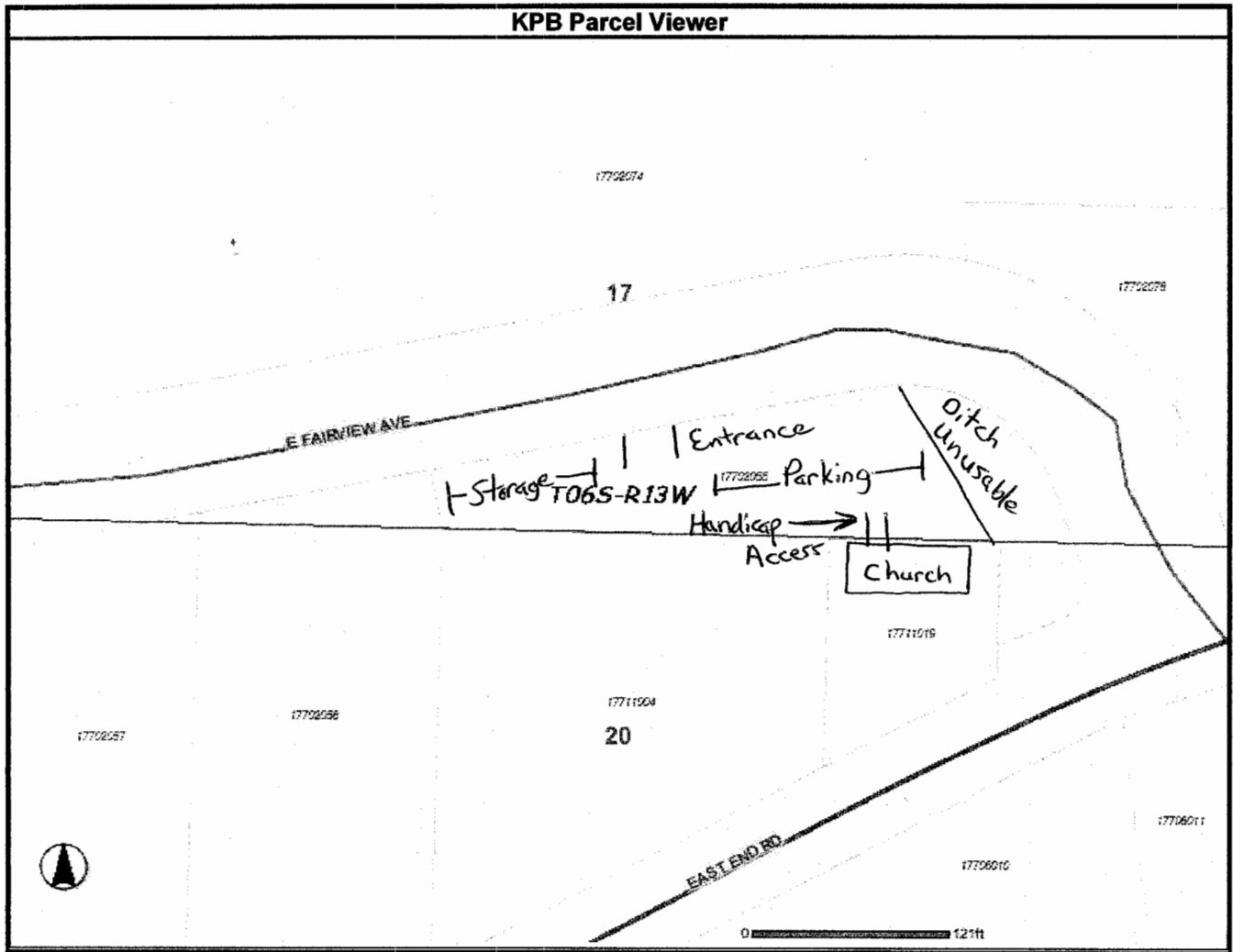
- A. _____ IN COMPLIANCE WITH ALL BOROUGH TAX PROVISIONS.
- B. _____ NOT IN COMPLIANCE WITH ALL BOROUGH TAX PROVISIONS.

Kenai Peninsula Borough Finance Department (Signature Required)

Date

***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.**

Attachment-1 (Site Plan)



* Not to Scale *



Driveway
entrance / exit

Storage



Handicap Access



Area with trees above can not be used due to a large drainage ditch

Current Storage on bowling alley land
with written permission



* Church has no more room on current lot for anything.



Handicap Access

Parking