



## **KENAI PENINSULA BOROUGH**

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

JOHN J. WILLIAMS  
MAYOR

December 18, 2006

LeRoy and Doric Cabana  
P.O. Box 607  
Homer, AK 99603-0607

Subject: KPB Assessor Parcel No. 173-160-45

Dear Mr. and Mrs. Cabana:

The University of Alaska (UA) owns Assessor Parcel No. 173-160-45 and the land under the Sterling Highway right-of-way. The Kenai Peninsula Borough (KPB) is in the process of purchasing this land from UA. You have indicated a desire to purchase that portion of 173-160-45 that is situated between your property and the Sterling Highway. Please reference the enclosed State Right-of-Way Base Map.

The proposed terms of the sale of that portion of 173-160-45 situated between your property and the Sterling Highway would be:

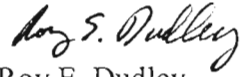
- Sale price at market value as estimated by David Derry, MAI.
- Buyer will pay prorated costs of appraisal, platting and closing costs.
- You will be required to sign the subdivision plat, which will:
  - Join the land sold to you with your current property.
  - Dedicate the land under the Sterling Highway right-of-way to the State of Alaska.
- Remove any personal property off adjacent borough land.

Upon completion of the appraisal the KPB will have you sign a Purchase Agreement. The KPB Assembly will need to authorize by ordinance the sale of this parcel to you prior to the Mayor signing the Purchase Agreement. Closing will take place after the subdivision plat has been recorded.

Please indicate your interest in purchasing the subject parcel from the KPB on the terms described in this letter by signing below. A return envelope is enclosed for your use. The KPB needs your confirmation not later than December 29, 2006 to include this parcel in the appraisal assignment to Mr. Derry.

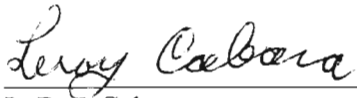
Please contact me at (907) 714-2212 if you have any questions.

Sincerely,

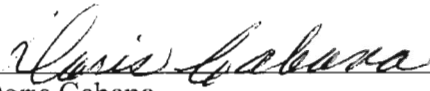


Roy E. Dudley  
Land Management Agent

We are interested in purchasing that portion of 173-160-45 that is situated between our property and the Sterling Highway from the KPB for market value as estimated by David Derry, MAI.



LeRoy Cabana



Doris Cabana