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| Introduced by: | Mayor |
| Date: | 07/18/00 |
| Hearing: | 08/15/00 |
| Action: | Adopted as Amended |
| Vote: | 8 Yes, 0 No, 1 Absent |

**KENAI PENINSULA BOROUGH
ORDINANCE 2000-31**

**AN ORDINANCE AUTHORIZING THE MARKET VALUE SALE OF EIGHT (8)
PARCELS OF BOROUGH LAND BY SEALED BID**

WHEREAS, the Borough has received patent to the land listed on Attachment A of this ordinance;
and

WHEREAS, the land has been appropriately classified for deposit into the land bank; and

WHEREAS, the land has been deposited into the land bank pursuant to KPB 17.10.060(B); and

WHEREAS, the Planning Commission conducted a public hearing and recommended do pass by
unanimous consent during the regularly scheduled July 10, 2000 meeting;

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

SECTION 1. The parcels listed on Attachment A are authorized for sale at fair market value as
established by the Assessing Department.

SECTION 2. The method of disposal shall be by sealed bid pursuant to KPB 17.10.100(F) with the
bid opening date being September 19, 2000.

SECTION 3. All parcels will be conveyed by Quitclaim Deed. Either title insurance or another
similar report must be obtained for all Borough-financed sales, at the Buyer's
expense, showing the condition of title and that there are no unsatisfied judgments
or liens against the Buyer at the time of closing, the latter of which shall also be
verified by the Buyer. In the event a title report showing a reasonably acceptable
condition of title cannot be obtained, then either the Buyer or the KPB may elect to
terminate the purchase contract, in which case all monies on deposit will be refunded
to the Buyer.

SECTION 4. Upon successfully bidding or entering into an agreement to acquire the land, down
payment of ten percent (10%) of the sale price shall be made and the applicable terms
and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply.

SECTION 5. The mayor is authorized to sign any documents necessary to effectuate the ordinance.

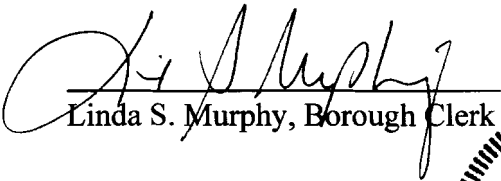
SECTION 6. The ordinance shall become effective immediately upon enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 15TH DAY OF AUGUST, 2000.

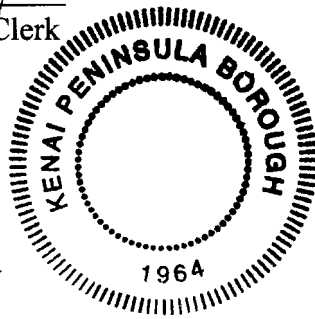


William Popp, Assembly President

ATTEST:



Linda S. Murphy, Borough Clerk



ORDINANCE 2000-31 ATTACHMENT A

| Tax Parcel No. | General Location | Legal Description | Classification | Minimum Bid |
|-----------------------|-------------------------|--|-----------------------|--------------------|
| 039-010-55 | Kenai | Tract A1-A, Shoreline Heights Subdivision No. 3, Plat No. 99-05, Kenai Recording District, containing 40.52 acres more or less. | Residential | \$425,000.00 |
| 045-070-01 | Kenai | NW 1/4 SW 1/4 NW 1/4, Section 34, T6N, R11W, S.M., containing 10.00 acres more or less. | Residential | \$56,000.00 |
| 045-070-02 | Kenai | Government Lot 38, Section 34, T6N, R11W, S.M., containing 2.50 acres more or less. | Residential | \$12,600.00 |
| 055-290-75 | K-Beach | Tract 2B-1, Kalbea Subdivision Seawatch Addition, Plat No. 98-96, Kenai Recording District, containing 7.22 acres more or less. | Residential | \$144,500.00 |
| 055-540-17 | K-Beach | Tract E, Karluk Reef Subdivision, Addition No. 1, Plat No. 85-67, Kenai Recording District, containing 2.35 acres more or less. | Residential | \$20,000.00 |
| 055-540-18 | K-Beach | Tract F, Karluk Reef Subdivision, Addition No. 1, Plat No. 85-67, Kenai Recording District, containing 1.49 acres more or less. | Residential | \$16,000.00 |
| 131-070-11 | K-Beach | That portion of the NW1/4 SE1/4 lying east of Kalifornsky Beach Road, Sec. 24, T4N, R12W, S.M., Alaska, containing 39.07 acres more or less. | Residential | \$87,500.00 |
| 133-021-35 | Cohoe/ Kasilof | Tract E, Pettifoggers Place Subdivision, according to Plat No. 89-25, Kenai Recording District, containing 22.04 acres more or less | Residential | \$43,000.00 |