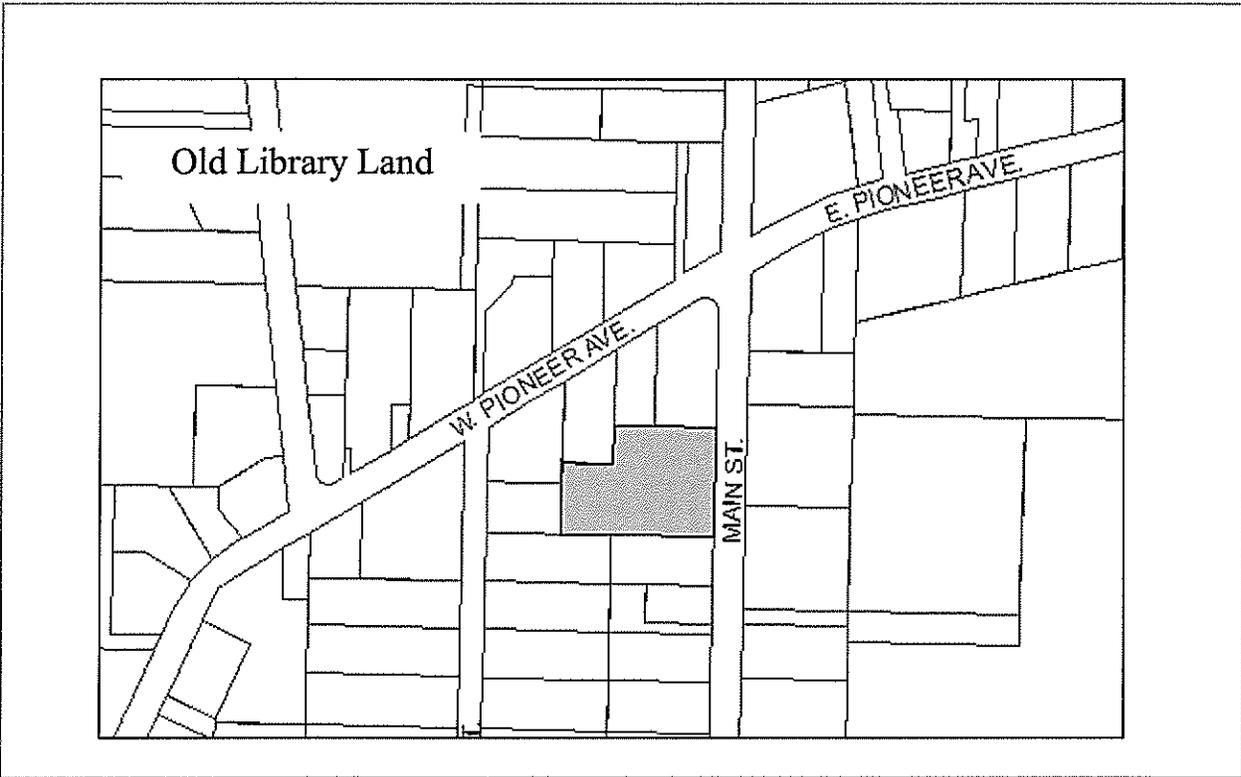


| | |
|---|--|
| Designated Use: Sell | |
| Acquisition History: Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A) | |
| Area: East lot is just over a third of an acre. Total Acreage: 3.02 acres. | Parcel Number: 175241-10-12, 26-30 |
| 2006 Assessed Value: \$7,800-\$8,400 per lot. Total: \$56,000 | |
| Legal Description: HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59. | |
| Zoning: Rural Residential | Wetlands: All lots mapped as potential wetlands |
| Infrastructure: No roads, water or sewer immediately adjacent to these lots. | |
| Notes: Resolution 2004-24A: The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park. | |
| Resolution 2012-50(S): Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012. | |
| These lots were previously assessed for the Sterling Highway Sewer line. | |
| Resolution 15-030(A) Sell all lots. | |
| Finance Dept. Code: 392.0005 | |



Designated Use: Sell.
Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

| | |
|-------------------------|--------------------------------|
| Area: 1.31 acres | Parcel Number: 17514416 |
|-------------------------|--------------------------------|

2009 Assessed Value: \$189,200

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

| | |
|--|---|
| Zoning: Central Business District | Wetlands: Drainage and wetlands may be present |
|--|---|

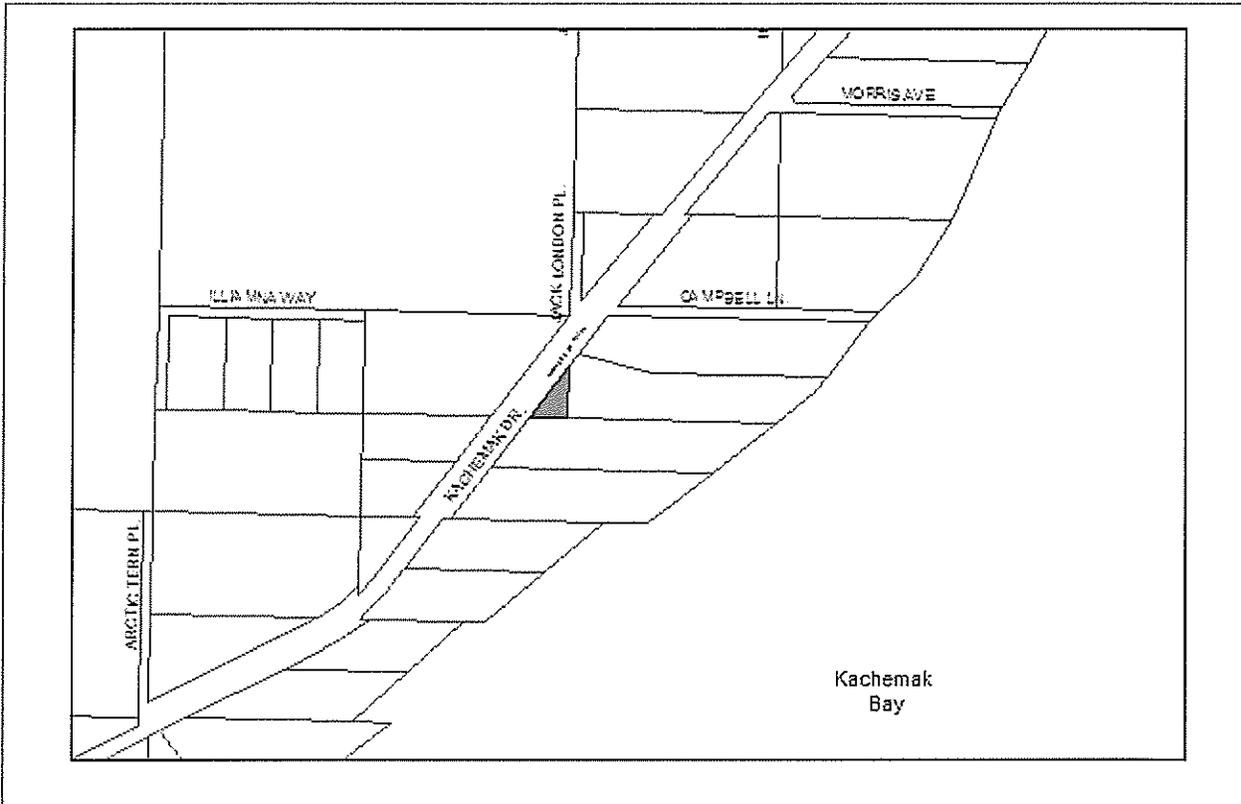
Infrastructure: Paved road, water, sewer

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500. Intent to sell the lot and pay down debt on the library loan.

Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:



Designated Use: Sell
Acquisition History: Tax Foreclosure Ord 78/18

| | |
|-------------------------|--------------------------------|
| Area: 0.24 acres | Parcel Number: 17915003 |
|-------------------------|--------------------------------|

2009 Assessed Value: \$18,200

Legal Description: That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23

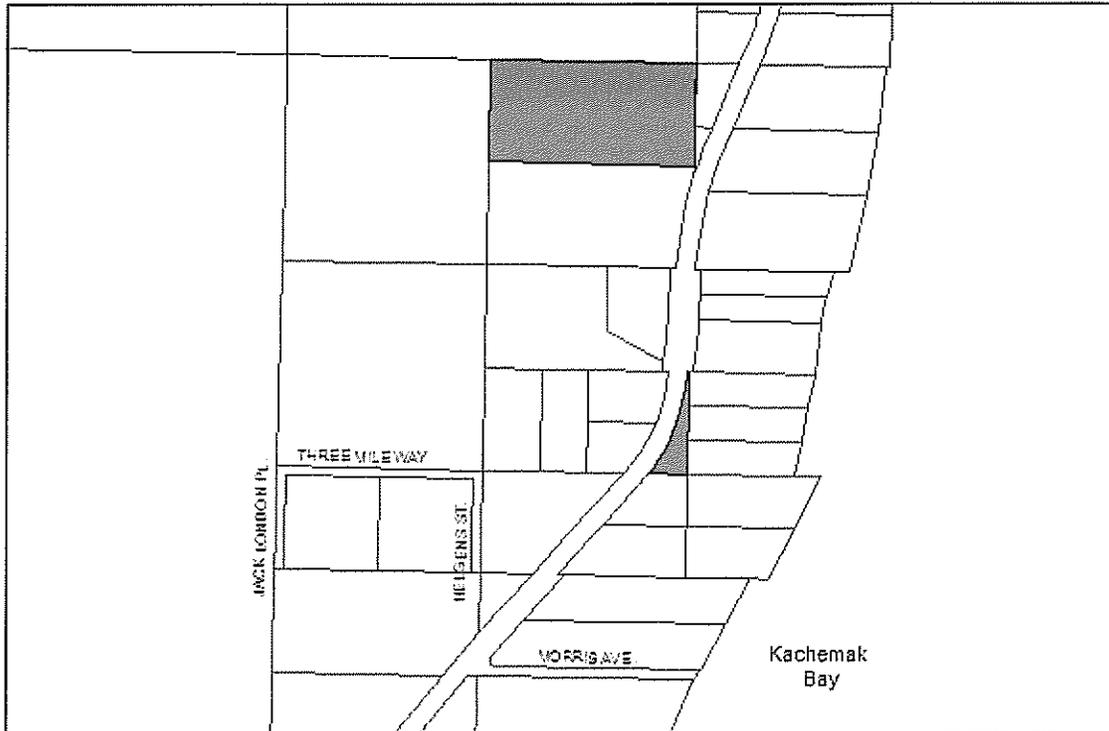
| | |
|----------------------------------|------------------------------|
| Zoning: Rural Residential | Wetlands: No wetlands |
|----------------------------------|------------------------------|

Infrastructure: Paved road access

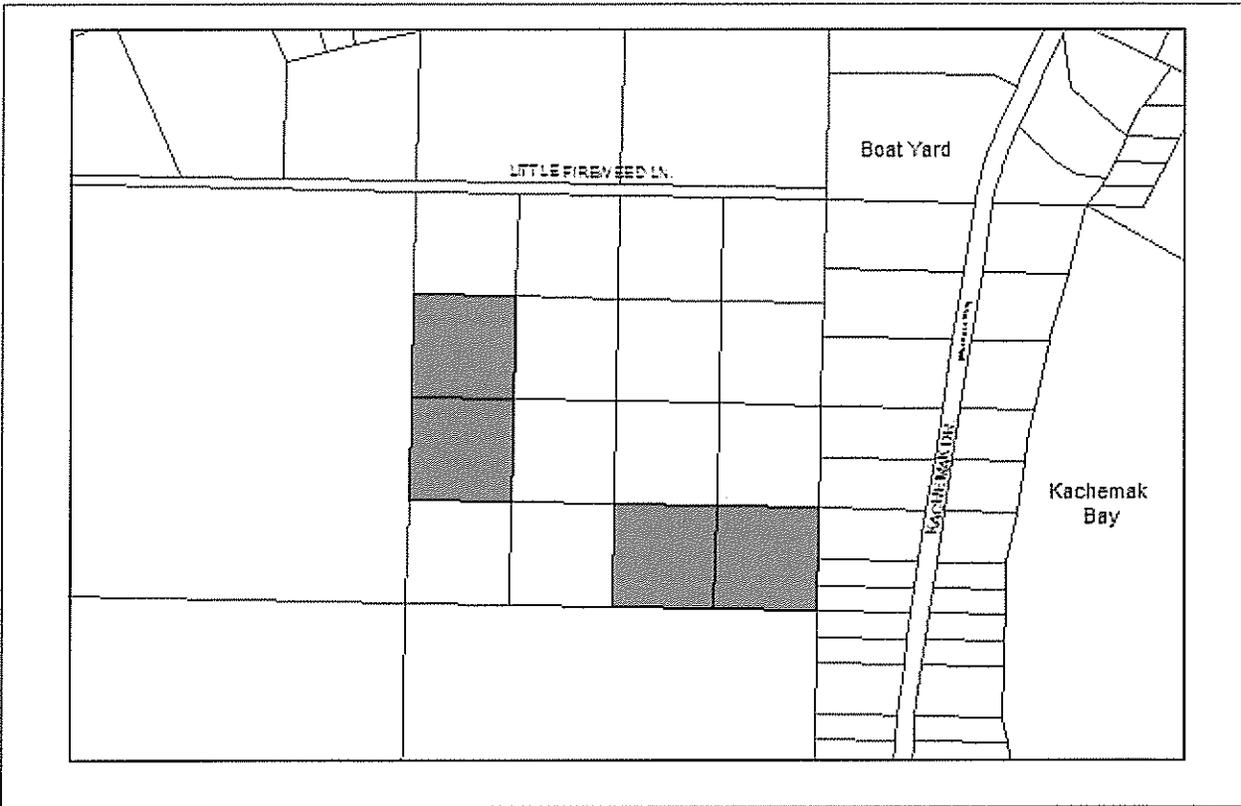
Notes: Limited developable area due to setback requirements from Kachemak Dr.

Resolution 15-030(A): List lot for sale pending appraisal and attempt to contact adjacent land owners to see if they have an interest in purchasing.

Finance Dept. Code:



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|---|---|
| Designated Use: Resolution 15-030(A): Sell | |
| Acquisition History: No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB | |
| Area: Gov't Lot 36: 5 acres Harry Feyer Subdivision Lot 1: 0.39 acres | Parcel Number: 17910001, 17911005 |
| 2009 Assessed Value: \$72,300 (lot 36), \$23,800 (lot 1) | |
| Legal Description: Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1 | |
| Zoning: Rural Residential | Wetlands: Lot 36 is wetland. Lot 1 is not. |
| Infrastructure: Paved Road access, power. | |
| <p>Notes: Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.</p> <p>Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachemak Drive is only 60 feet wide at this point instead of the usual 100 ft width.</p> <p>Resolution 11-37(A): Future Kachemak Drive Trail and rest areas.</p> <p>Resolution 15-030(A): List lot for sale pending appraisal.</p> | |
| Finance Dept. Code: | |



Designated Use: Sell
Acquisition History: The western lots were granted by State Patent.

| | |
|---|--|
| Area: 10 acres total. Each lot is 2.5 acres. | Parcel Number: 179080 09,15,25,26 |
|---|--|

2009 Assessed Value: Each lot: \$20,400. Total: \$81,600

Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14

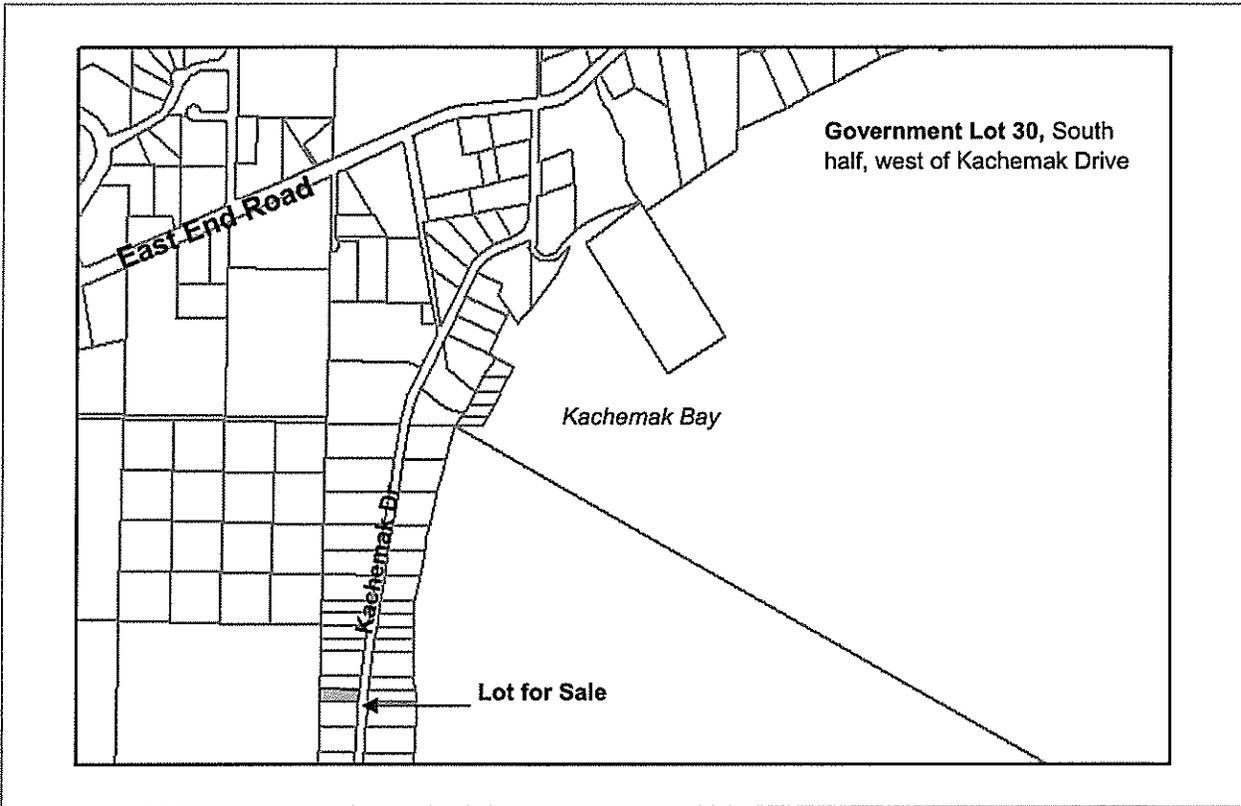
| | |
|-------------------------------------|--|
| Zoning: General Commercial 2 | Wetlands: Lots are mostly wetlands. Formal delineation would be needed prior to any project planning. |
|-------------------------------------|--|

Infrastructure: No infrastructure currently available.

Notes: Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough.
 There is limited legal access to the eastern lots. There may be no legal access to the western lots.

Resolution 15-030(A) Sell

Finance Dept. Code:



Designated Use: Sell (Resolution 2011-37(A))
Acquisition History: Tax foreclosure, Ord 2010-24(S)

| | |
|-------------------------|--------------------------------|
| Area: 0.49 acres | Parcel Number: 17908050 |
|-------------------------|--------------------------------|

2009 Assessed Value: \$2,300

Legal Description: South half of Government Lot 30 Lying West of Kachemak Drive

| | |
|----------------------------------|--|
| Zoning: Rural Residential | Wetlands: Will require wetland permit for development |
|----------------------------------|--|

Infrastructure: Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.

Notes: Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.

Finance Dept. Code: