



MEMORANDUM

CC-26-054

Ordinance 26-18, an Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Appropriate \$100,000 from the Land Fund and \$40,000 from the General Fund Unrestricted Fund Balance Fund for the Purchase of Two Properties for Conservation and Water Utility Needs and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: February 26, 2026
From: Julie Engebretsen, Community Development Director, Dan Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

BACKGROUND:

These two lots are located immediately adjacent to the City's Bridge Creek Reservoir, the sole source of municipal drinking water. These properties are difficult to develop under current zoning regulations and pose potential water quality risks if developed. The potential to someday have a dry cabin and a fuel tank next to the municipal water reservoir intake pipe are incompatible with water quality protection and could represent unacceptable risks to the City's drinking water supply. Additionally, it has come to light that the City may need a portion of one of the lots to place the new water line for the Raw Water Transmission Main replacement. Considering these factors, staff worked with a realtor to negotiate the purchase of these lands.

HCC 18.06.020 requires the City Manager to provide Council with three items related to a land purchase.

1. Title report: *Documents attached.*
2. KPB tax assessment or and appraisal: *KPB tax valuation (2025) attached. Third-party appraisal underway and will be provided to Council prior to public hearing.*
3. A review of any problems in acquisition: *The fair market value of these lots as determined by a third-party appraisal may not support the currently negotiated purchase price. If the appraisal does not support the purchase price, the contract will be renegotiated. Staff anticipates having resolution to any potential problems prior to the public hearing.*

RECOMMENDATION:

Adopt ordinance to purchase the lots.

ATTACHMENTS:

Title Reports

Kenai Peninsula Borough 2025 tax values

Map of Reservoir Lots

Kachemak Bay Title Agency, Inc.

3733 Ben Walters Lane, Suite 1
Homer, AK 99603

Tel: (907) 235-8196 Fax: (907) 235-2420

LIMITED LIABILITY REPORT

Agent for Stewart Title Guaranty Company

City of Homer
391 E. Pioneer Ave
Homer, AK 99603

File Number: 40716
Premium: \$263.00
Tax:

Today's Date: February 23, 2026

This is a Limited Liability Report as of February 13, 2026 at 8:00 A.M. on the following described property:

Lot Two (2), DIAMOND RIDGE ESTATES, according to Plat 71-1238, in the Homer Recording District, Third Judicial District, State of Alaska.

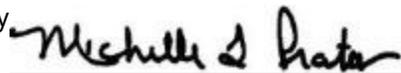
A search of the records of the Homer Recording District Office by this Company reveals that title to the property described herein is vested on the date shown above in:

City of Homer and Derek E. Hrubes
an estate in fee simple

SUBJECT only to the exceptions shown herein.

Kachemak Bay Title Agency, Inc.

By



Michelle Prater
Authorized Signator

SUBJECT TO:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof
2. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH / CITY OF HOMER
3. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. 71-1238.
4. **EFFECT** of the notes on said Plat No. 71-1238.
5. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:
Recorded: April 26, 1974
Volume/Page: 77/73
Reserved by: Alvin E. Hrubes and Sharon D. Hrubes, husband and wife
Language Setting out Reservation: All oil, gas and subsurface mineral rights.

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

6. **ACCESS AGREEMENT** executed by and between the parties herein named upon the terms conditions therein provided:
Between: Alvin E. Hrubes and Sharon D. Hrubes, Grantors and City of Homer, Grantee
Dated: March 18, 1974
Recorded: April 26, 1974
Volume/Page: 77 / 75
Providing: Access to the City of Homer Reservoir
7. **COVENANTS, CONDITIONS AND RESTRICTIONS** as contained in Declaration of Protective Restrictions:
Recorded: January 9, 1976
Volume/Page: 84 / 658
8. **STATE OF ALASKA** Permit and Certificate of Appropriation of Water, including terms and provisions:
Recorded: August 6, 1991
Volume/Page: 208 / 391 and 208 / 392
9. **THE EFFECT, IF ANY OF THAT CERTAIN STATUTORY WARRANTY DEED:**
Grantor: Sam McDowell, a married man
Grantee: Sam McDowell and A. Joyce McDowell, husband and wife
Recorded: May 2, 2001
Volume/Page: 313 / 596
NOTE: The grantor had no record interest in the subject property at the time of conveyance

This report is restricted to the use of the addressee and is not to be used as a basis for closing any transaction affecting title to said property. Liability of the Agency is limited to the compensation received therefore.

mlp
February 23, 2026

WHEN RECORDED RETURN TO:
Derek Hrubes
651 26 Rd
Grand Junction, CO 81506



QUIT CLAIM DEED

THE GRANTORS: Alvin E. Hrubes and Sharon D. Hrubes whose address is 651 26 Rd, Grand Junction, CO 81506, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, conveys and quit claims all interest, if any, to:

THE GRANTEE, Derek E. Hrubes whose address is 651 26 Rd, Grand Junction, CO 81506, the following described real property situated in the Homer Recording District State of Alaska:

T 6S R 13W Sec 7 Seward Meridian HM 0711238 DIAMOND RIDGE
ESTATES SUB LOT 1

T 6S R 13W Sec 7 Seward Meridian HM DIAMOND RIDGE ESTATE SUB
LOT 2 except that portion as per par two of WD 77 @ 73

T3S R 15W SEC 36 Seward Meridian HM 0660643 J BOOTH
RECREATIONAL SUB LOT 1 BLK 6, 27280 STERLING HWY

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 2-A BLK 6

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 3-A BLK 6

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 1-A BLK 7

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 1-A BLK 4

T3S R 15W SEC 36 Seward Meridian HM 0660643 J BOOTH
RECREATIONAL SUB LOT 2 BLK 4

T3S R 15W SEC 36 Seward Meridian HM 0660643 J BOOTH
RECREATIONAL SUB LOT 14 BLK 9

T3S R 15W SEC 36 Seward Meridian HM 0660643 J BOOTH
RECREATIONAL SUB LOT 15 BLK 9

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 1 BLK 5-A, 27260 STERLING HWY

SUBJECT TO: reservations, exceptions, and easements, rights of ways,
covenants, conditions and restrictions of record, if any.

Dated: January 22, 2021

Alvin E. Hrubes
Alvin E. Hrubes

Sharon D. Hrubes
Sharon D. Hrubes

State of Colorado)
) ss.
County, Mesa)

I certify that I know or have satisfactory evidence that Alvin E. Hrubes and Sharon D. Hrubes are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purpose mentioned in this instrument.

Dated: January 22, 2021

Elizabeth Scheer

Notary Public in and for the state of Colorado
My appointment expires: September 22, 2024

ELIZABETH SCHEER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204033061
My Commission Expires September 22, 2024



State of Alaska

BOOK 208 PAGE 392



APPRO: Grantee 491 E Homer Ave Homer 99603

PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER

Certificate No. 4335

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 46.15, as amended and the rules and regulations promulgated thereunder, hereby grants to the City of Homer, P.O. Box 335, Homer, Alaska 99603

the right to the use of 910,000 gallons per day from the public waters of the State of Alaska for the purposes of public water supply

The location of the water source to which the water right herein granted shall appertain is a dam and impoundment reservoir on Bridge Creek with take point within NE 1/4 NE 1/4 NE 1/4 Section 7, Township 6 South, Range 13 West, Seward Meridian

and the right to said water shall be appurtenant to that certain tract of real property described as follows:

City of Homer municipal water supply distribution system.

91-2249

RECORDED - FILED - 15-	
Homer REC. DIST.	
DATE	8-6 19 91
TIME	9:00 A.M.
Requested by	Mary Shannon
Address	583389

Priority of appropriation began July 3, 1972

To Have and to hold the said water right with the appurtenances thereof unto the said Grantee and its heirs and assigns forever, subject to the provisions of A.S. 46.15.140-160

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A.S. 46.15, as amended, this 15th day of February A.D. 1978

George K. Hollett
Acting Director, Division of Lands & Water Management

State of Alaska

BOOK 0208 PAGE 391



*Grantee
491 E Pioneer Ave
Homer 99603*

CERTIFICATE OF APPROPRIATION OF WATER

Certificate No. 4330

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 46.15, as amended and the rules and regulations promulgated thereunder, hereby grants to the CITY OF HOMER,

P.O. Box 335, Homer, Alaska 99603

the right to the use of 90,000 gallons per day from the public waters of the State of Alaska for the purposes of public water supply

The location of the water source to which the water right herein granted shall appertain is a dam and impoundment reservoir on Bridge Creek with take point within NE 1/4 NE 1/4 NE 1/4 Section 7, Township 6 South, Range 13 West, Seward Meridian

and the right to said water shall be appurtenant to that certain tract of real property described as follows:

City of Homer municipal water supply distribution system.

91-2248

RECORDED	FILED	75-
HOMER REC. DIST.		
DATE	8-6	1991
TIME	9:00	A.M.
Prepared by	Mary Shanna	
Address	5833EE	

Priority of appropriation began February 28, 1966

To have and to hold the said water right with the appurtenances thereof unto the said Grantee and its heirs and assigns forever, subject to the provisions of A.S. 46.15.140-160

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A.S. 46.15, as amended, this 15th day of February A.D. 1978.

George K. Hultbert
Acting Director, Division of Lands & Water Management

EDA Project No. 07-01-01386

COVENANT

BOOK 84 PAGE 658
Homer Recording District

In consideration of financial assistance rendered and to be rendered by the Economic Development Administration, U.S. Department of Commerce, (hereinafter called the "Government") for construction of

improvements to the municipal water system, including construction of
a dam and reservoir, treatment plant and storage tank, and transmission
lines
in the Kenai Peninsula Borough and the City of Homer

the location of which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference, all or part of which will be to the use and benefit of the described lands of the undersigned, the undersigned does hereby covenant and agree that it, or a successor satisfactory to the Government, will retain title to said lands and to the facilities to be constructed thereon by the project for their useful life, herein determined by the parties to be Fifty (50) years; and that such facilities will be devoted to the public purpose for which the Government assistance was rendered; and that such facilities will provide service without discrimination to all persons without regard to their race, color, religion, sex or national origin. The covenants and restrictions herein contained shall run with the described land and may be terminated or suspended during the term hereof only upon the prior written consent of the Government.

Date: 4-18-75 City of Homer, Alaska
(Name of Owner)

By: Larry C. Farnen
Title: Larry C. Farnen, City Manager

State of Alaska ss.
County of Third Judicial District

On this 18th day of April, in the year 1975,
before me Charlotte Calhoun, Notary Public for the State of Alaska
(here insert the name and quality of the officer)
personally appeared Larry C. Farnen, known
to me (or proved to me on the oath of _____)
to be the City Manager of
title of the officer)

the City of Homer, Alaska, a municipal corporation,
(Name of private or public corporation, state agency, or political subdivision)

and acknowledge to me that such City of Homer, Alaska
(Name of private or public corporation)

executed the same.

(state agency, or political subdivision)



Charlotte E. Calhoun
Notary Public in and for Alaska
My Commission Expires: 9-14-76

EXHIBIT A, COVENANT, EDA PROJECT NO. 07-01-01386

- Parcel No. 1 - A portion of Lot 13, Diamond Ridge Estates Subdivision, in that deed between Sam E. McDowell and Peter Walton to the City of Homer, recorded in Book 78, Page 166-167, Serial No. 74-001124, Homer Recording District.
- Parcel No. 2 - A portion of Lot 14, Diamond Ridge Estates Subdivision, in that deed between Sam E. McDowell and Peter Walton to the City of Homer, recorded in Book 78, Pages 166-167, Serial No. 74-001124, Homer Recording District.
- Parcel No. 3 - A portion of Lot 1, Diamond Ridge Estates Subdivision, in that deed between Alvin E. and Sharon D. Hrubes to the City of Homer, recorded in Book 77, Pages 73-75, Serial No. 74-000766, Homer Recording District.
- Parcel No. 4 - A portion of Lot 2, Diamond Ridge Estates Subdivision, in that deed between Alvin E. and Sharon D. Hrubes to the City of Homer, recorded in Book 77, Pages 73-75, Serial No. 74-000766, Homer Recording District.
- Parcel No. 5 - A portion of NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 7, T6S, R13W, Seward Meridian, containing 1.11 acres, in that deed from Louis Stephen Dehel to the City of Homer, recorded in Book 79, Pages 404-406, Serial No. 74-001851, Homer Recording District.
- Parcel No. 6 - A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 7, T6S, R13W, Seward Meridian, containing 0.47 acres, in that deed from Louis Stephen Dehel to the City of Homer, recorded in Book 79, Pages 404-406, Serial No. 74-001851, Homer Recording District.
- Parcel No. 7 - Township 6 South, Range 13 West, Seward Meridian
Section 5: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$,
S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$.
Section 6: S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$,
Section 8: N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$.
Containing 100.00 acres, more or less. Subject to ADL 37438 and ADL 37439, right-of-way permits to the City of Homer for well site, pipelines, powerlines and sanitation reserves. In that patent recorded between the State of Alaska to the City of Homer, recorded in Book 83, Pages 272-273, Serial No. 75-1999, Homer Recording District.

76-000062

7-41

RECORDED-~~FILED~~
HOMER RECORDING
DISTRICT

JAN 9 3 22 PM '76

REQUESTED BY City/Homer

ADDRESS Homer

696649

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WARRANTY DEED

The Grantors, ALVIN E. HRUBES and SHARON D. HRUBES, husband and wife, of Anchorage, Alaska, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, convey and fully warrant to the CITY OF HOMER, an Alaskan Municipal Corporation, of Homer, Alaska, the following described real estate, to wit:

PARCEL ONE: All of Lot one of that certain subdivision known as DIAMOND RIDGE ESTATES recorded in the Homer Recording District, Third Judicial District, State of Alaska

EXCEPTING THEREFROM the following described parcel of land:

Beginning at a point on the south line of said Lot 1, DIAMOND RIDGE ESTATES, said point being 330 feet easterly from the southwest corner of Lot 1; thence, from said point of beginning north 220.0 feet; thence N79° 41' 43"E, 335.41 feet, to the east line of DIAMOND RIDGE ESTATES; thence S 0° 07"E, along the east line of DIAMOND RIDGE ESTATES 280.00 feet to the south line of Lot 1; thence westerly, along the south line of Lot 1, 330.00 feet to the point of beginning.

Containing an area of 7.346 acres more or less after said exception.

PARCEL TWO: All of Lot 2 of that certain subdivision known as DIAMOND RIDGE ESTATES recorded in the Homer Recording District, Third Judicial District, State of Alaska;

EXCEPTING THEREFROM the following described parcel of land;

Beginning at a point on the south line of said Lot 2, DIAMOND RIDGE ESTATES, said point being 170.00 feet easterly of the southwest corner of Lot 2; thence, from said point of beginning, N 51° 01' 30"E, 206.68 feet; thence east, 135.00 feet; thence S 18° 49' 29"E, 137.35 feet to the south line of said Lot 2; thence, along said south line, west, 340 feet to the point of beginning.

Containing an area of 7.351 acres more or less after said exception.

SUBJECT to all reservations, restrictions, easements and encumbrances of record and

FURTHER EXCEPTING therefrom all oil, gas and subsurface mineral rights.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple unto the said Grantee, its heirs and assigns, FOREVER.

Said Grantors covenant and agree with the said Grantee that they are the lawful owners of said premises, with the right and power to convey same; that at the time of making and delivery hereof, the premises are unencumbered except as

INDEXED

1 noted of record; that they warrant the quiet and peaceable possession thereof and
2 will defend the title to the premises, or any interest therein.

3 DATED this 18 day of March, 1974.

4 Alvin E. Hrubes
5 ALVIN E. HRUBES

6
7 Sharon D. Hrubes
8 SHARON D. HRUBES

9 STATE OF ALASKA)
10 : ss.
11 THIRD JUDICIAL DISTRICT)

12 THIS IS TO CERTIFY that on the 18th day of March, 1974 before
13 me the undersigned Notary Public in and for Alaska, duly commissioned and sworn
14 as such, personally appeared ALVIN E. HRUBES and SHARON D. HRUBES, known
15 to me and to me known to be the individuals named in and who executed the above
and foregoing Warranty Deed, and they acknowledged to me the execution thereof
as their free and voluntary act and deed for the uses and purposes therein set
forth.

16 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial
17 seal, the day and year in this certificate first above written.

18 [Signature]
19 Notary Public in and for Alaska
20 My Commission Expires:



INDEXED

ACCESS AGREEMENT

Whereas ALVIN E. HRUBES and SHARON D. HRUBES are grantors and the CITY OF HOMER is grantee of certain real property described in a warranty deed dated March 18, 1974, a copy of said instrument being attached to this agreement and by reference made a part hereof, and

Whereas the legal description in the warranty deed includes a strip of land one hundred feet in width above the high waterline of the reservoir to be constructed by the City thereon and

Whereas the grantors have requested that access rights to the reservoir across the aforesaid strip be limited to themselves and the grantee, City of Homer, and its agents, employees and representatives,

NOW, THEREFORE, in consideration of the premises and the mutual benefits to be derived herefrom, the parties agree as follows:

1. Access to the City of Homer reservoir across the strip of land one hundred feet in width bordering the reservoir shall be and the same is limited to the grantors and to the grantee, its agents, employees and representatives.

2. The exclusive right of access set forth in the preceding paragraph shall be personal as to the grantors and shall not run with the land. Upon sale or lease of the remainder of their property by grantors, this right of access shall be extinguished.

DATED this 18 day of March, 1974.

GRANTORS

74- 000766
7-4

Alvin E. Hrubes
ALVIN E. HRUBES

RECORDED-FILED
HOMER RECORDING
DISTRICT

Sharon D. Hrubes
SHARON D. HRUBES

GRANTEE

APR 26 2 49 PM '74
REQUESTED BY City of Homer
By:

CITY OF HOMER

ADDRESS Homer, Ak

Jack J. Greene
JACK J. GREENE,
City Manager

Cont'd from Page 112 No. 355

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) SS.

THIS IS TO CERTIFY that on this 1st day of October, 1951, before me the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally appeared DAVID A. PETERSON and GIADYS L. PETERSON, husband and wife, and HARRY W. HEGDAHL and WILDA M. HEGDAHL, husband and wife, to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

s/ Geo. W. Bishop

Notary Public for Alaska. U.S. Commissioner

FILED: October 1, 1951
10:30 A.M.
No. 355

Instrument No. 356

356

Anchorage 09338

RECEIVED U.S. LAND OFFICE ANCHORAGE,
ALASKA Date 11-8-41 Hour 9 A.M.

THE UNITED STATES OF AMERICA,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at Anchorage, Alaska, has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of William Lawrence has been established and duly consummated, in conformity to law, for the

north half of the northeast quarter of Section seven in Township Six south of Range thirteen west of the Seward Meridian, Alaska, containing eighty acres,

according to the Official Plat of the Survey of the said Land, on file in the GENERAL LAND OFFICE:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. And there is also reserved to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat., 305).

IN TESTIMONY WHEREOF, I, Franklin D. Roosevelt, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed. GIVEN under my hand, at the City of Washington, the TWENTIETH day of OCTOBER in the year of our Lord one thousand nine hundred and FORTY-ONE and of the Independence of the United States the one hundred and SIXTY-SIXTH

By the President: Franklin D. Roosevelt

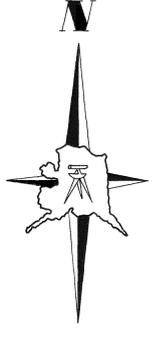
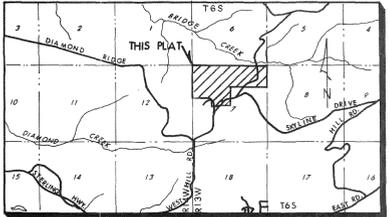
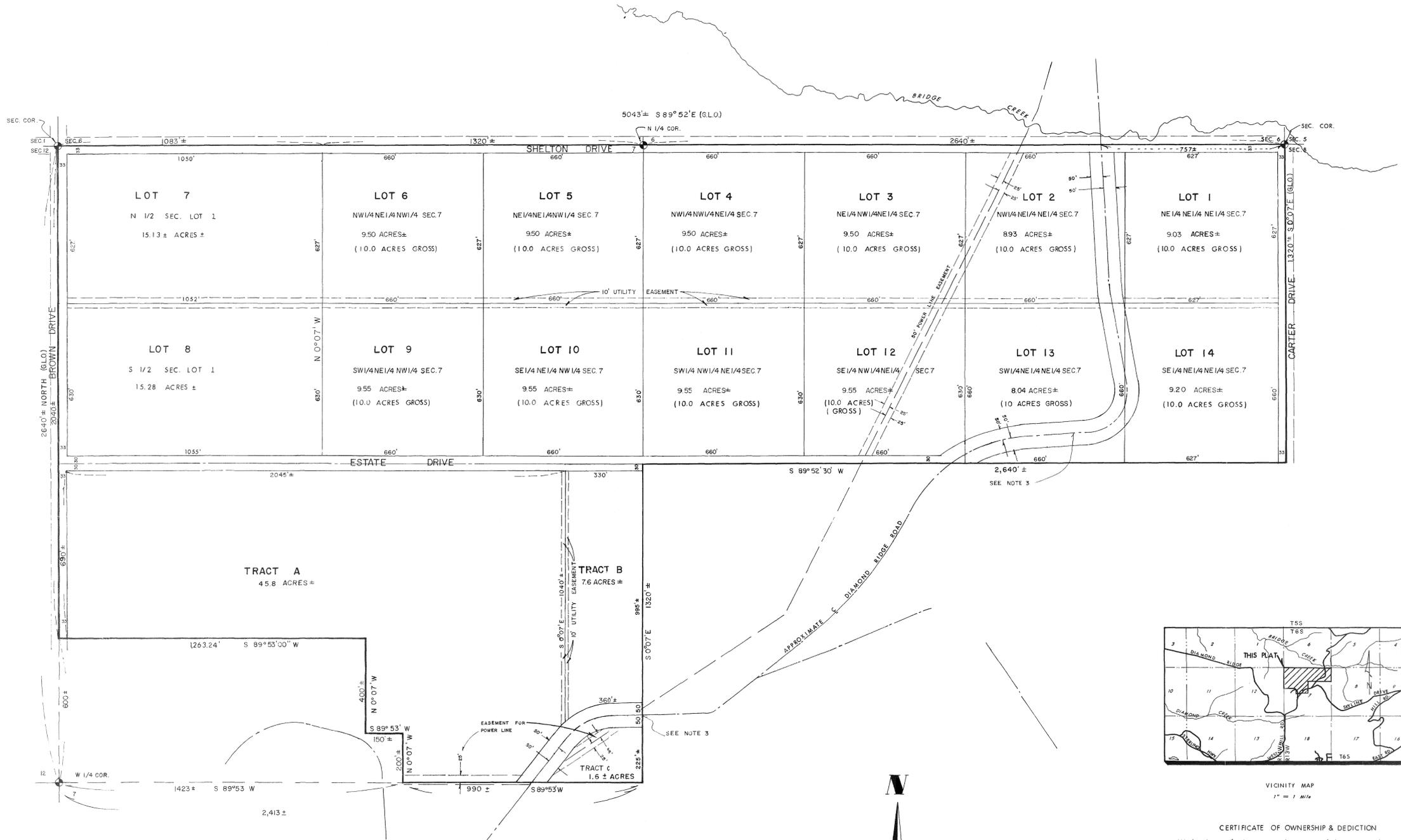
By s/ Jeanne Kavanaugh, Secretary

s/ R. S. Clinton

Chief, Patents Division, General Land

RECORDED: Patent Number 1112274 Office.

FILED: October 1, 1951
2:00 P. M.
No. 356



- NOTES—
1. THIS PLAT IS BASED ON G.L.O. PLAT OF T.6S, R.13W, S.M. ACCEPTED JULY 15, 1918 AND OTHER AVAILABLE INFORMATION.
 2. NO FIELD SURVEY PERFORMED THIS DATE.
 3. 50' DEDICATED ON BOTH SIDES OF EXIST. ζ OF DIAMOND RIDGE ROAD

CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

PETER C. WALTON
 J. H. SHELTON
 JAMES E. CARTER

NOTARY'S ACKNOWLEDGEMENT
 subscribed and sworn before me this 10th day of December, 1971.
 MARGY K. PITTS
 Notary for Alaska
 My Commission expires January 5, 1975



PLAT APPROVAL

Plat approved by the Borough Planning Commission this 13th day of October, 1971.

Ernest A. Hansen
 Authorized Official

SURVEYOR'S CERTIFICATE

I, the undersigned registered surveyor, hereby certify that this plat was prepared under my supervision. No corners or monuments have been set by me and no field survey has been conducted. Bearings and dimensions are as recorded on U.S. Government plats and recorded deeds.

Dec 9, 1971.
Walter Ericson
 Surveyor



CONTAINING 205.61 ACRES MORE OR LESS.

DIAMOND RIDGE ESTATES

A SUBDIVISION OF ALIQUOT PARTS SECTION 7, T.6S, R.13W, S.M. & SECTIONAL LOT No. 1 & A PORTION OF LOT No. 2 SECTION 7, T.6N, R.13W, S.M.

LOCATED IN THE N 1/2, SEC. 7, T.6S, R.13W, SEWARD MERIDIAN, ALASKA

HEWITT V. LOUNSBURY & ASSOCIATES
 ENGINEERS - SURVEYORS

ANCHORAGE ALASKA

DATE: OCT. 4, 1971 SCALE: 1" = 200'

DRAWN: M. A. SHEET: 1 of 1

CHECKED: R. R. M. GRID: HOMER

HOMER
 Social No. 71-1438

RECORDED - FILED
 REC. DIST. 24

DATE: 12-23-1971
 TIME: 2:00 P.M.
 KINGSLEY
 804 8th
 Anchorage, Alaska 99501

71-1438 Diamond Ridge Estates Sect 7 T.6N R.13W

Subdivision Diamond Ridge Estates

71-1238

Kenai Peninsula Borough

Box 850

Soldotna, Alaska 99669

CERTIFICATE OF TAX PAYMENT

I, Dona D. Palmer, do hereby certify as follows:

That I am the Tax Collector for the Kenai Peninsula Borough.

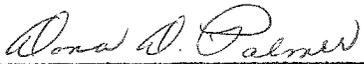
That, as of the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough on the areas described as:

Assessor's Parcel #173-070-0100,-0500

have been paid, ~~except for the taxes which are levied on the property~~

That the following assessments (except assessments for the cities of Homer, Kenai, Seldevia and Seward) levied against this property are outstanding:

WITNESS my hand and seal this 21st day of December, 1971.



Dona D. Palmer, Tax Collector

Kachemak Bay Title Agency, Inc.

3733 Ben Walters Lane, Suite 1
Homer, AK 99603

Tel: (907) 235-8196 Fax: (907) 235-2420

LIMITED LIABILITY REPORT

Agent for Stewart Title Guaranty Company

City of Homer
491 E. Pioneer Ave
Homer, AK 99603
Attention: Owen Meyer

File Number: 40543
Premium: \$263.00
Tax: \$20.64

Today's Date: February 02, 2026

This is a Limited Liability Report as of January 26, 2026 at 8:00 A.M. on the following described property:

Lot One (1), DIAMOND RIDGE ESTATES, according to Plat 71-1238, in the Homer Recording District, Third Judicial District, State of Alaska.

A search of the records of the Homer Recording District Office by this Company reveals that title to the property described herein is vested on the date shown above in:

City of Homer and Derek E. Hrubes
an estate in fee simple

SUBJECT only to the exceptions shown herein.

Kachemak Bay Title Agency, Inc.

By



Authorized Countersignature

Mary Frengle
Authorized Signator

SUBJECT TO:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
3. **ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: CITY OF HOMER
4. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. 71-1238.
5. **EFFECT** of the notes on said Plat No. 71-1238.
6. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: June 14, 1966
Volume/Page: 41 / 246
Granted To: Homer Electric Association, Inc.
Affects: Refer to document herein
7. **AN OIL AND GAS LEASE** affecting the subject property under the terms, covenants and conditions therein provided:
Dated: October 28, 1968
Lessor: J.H. Shelton, J.Vic Brown and James E. Carter
Lessee: Pan American Petroleum Corporation
Recorded: February 5, 1969
Volume/Page: 52/90
FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.
8. **ACCESS AGREEMENT** executed by and between the parties herein named upon the terms conditions therein provided:
Between: Alvin E. Hrubes and Sharon D. Hrubes, Grantors and City of Homer, Grantee
Dated: March 18, 1974
Recorded: April 26, 1974
Volume/Page: 77 / 75
Providing: Access to the City of Homer Reservoir
9. **COVENANTS, CONDITIONS AND RESTRICTIONS** as contained in Declaration of Protective Restrictions:
Recorded: January 9, 1976
Volume/Page: 84 / 658
10. **STATE OF ALASKA** Permit and Certificate of Appropriation of Water, including terms and provisions:
Recorded: August 6, 1991
Volume/Page: 208 / 391 and 208 / 392
11. **THE EFFECT, IF ANY OF THAT CERTAIN STATUTORY WARRANTY DEED:**
Grantor: Sam McDowell, a married man
Grantee: Sam McDowell and A. Joyce McDowell, husband and wife
Recorded: May 2, 2001
Volume/Page: 313 / 596
NOTE: The grantor had no record interest in the subject property at the time of conveyance

This report is restricted to the use of the addressee and is not to be used as a basis for closing any transaction affecting title to said property. Liability of the Agency is limited to the compensation received therefore.

MF
February 02, 2026

WHEN RECORDED RETURN TO:

Derek Hrubes
651 26 Rd
Grand Junction, CO 81506



QUIT CLAIM DEED

THE GRANTORS: Alvin E. Hrubes and Sharon D. Hrubes whose address is 651 26 Rd, Grand Junction, CO 81506, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, conveys and quit claims all interest, if any, to:

THE GRANTEE, Derek E. Hrubes whose address is 651 26 Rd, Grand Junction, CO 81506, the following described real property situated in the Homer Recording District State of Alaska:

T 6S R 13W Sec 7 Seward Meridian HM 0711238 DIAMOND RIDGE
ESTATES SUB LOT 1

T 6S R 13W Sec 7 Seward Meridian HM DIAMOND RIDGE ESTATE SUB
LOT 2 except that portion as per par two of WD 77 @ 73

T3S R 15W SEC 36 Seward Meridian HM 0660643 J BOOTH
RECREATIONAL SUB LOT 1 BLK 6, 27280 STERLING HWY

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 2-A BLK 6

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 3-A BLK 6

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 1-A BLK 7

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 1-A BLK 4

T3S R 15W SEC 36 Seward Meridian HM 0660643 J BOOTH
RECREATIONAL SUB LOT 2 BLK 4

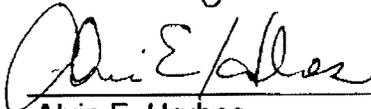
T3S R 15W SEC 36 Seward Meridian HM 0660643 J BOOTH
RECREATIONAL SUB LOT 14 BLK 9

T3S R 15W SEC 36 Seward Meridian HM 0660643 J BOOTH
RECREATIONAL SUB LOT 15 BLK 9

T3S R 15W SEC 36 Seward Meridian HM 0750037 J BOOTH
RECREATIONAL SUB REPLAT LOT 1 BLK 5-A, 27260 STERLING HWY

SUBJECT TO: reservations, exceptions, and easements, rights of ways,
covenants, conditions and restrictions of record, if any.

Dated: January 22, 2021


Alvin E. Hrubes


Sharon D. Hrubes

State of Colorado)
) ss.
County, Mesa)

I certify that I know or have satisfactory evidence that Alvin E. Hrubes and Sharon D. Hrubes are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purpose mentioned in this instrument.

Dated: January 22, 2021


Notary Public in and for the state of Colorado
My appointment expires: September 22, 2024

ELIZABETH SCHEER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204033061
My Commission Expires September 22, 2024



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WARRANTY DEED

The Grantors, ALVIN E. HRUBES and SHARON D. HRUBES, husband and wife, of Anchorage, Alaska, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, convey and fully warrant to the CITY OF HOMER, an Alaskan Municipal Corporation, of Homer, Alaska, the following described real estate, to wit:

PARCEL ONE: All of Lot one of that certain subdivision known as DIAMOND RIDGE ESTATES recorded in the Homer Recording District, Third Judicial District, State of Alaska

EXCEPTING THEREFROM the following described parcel of land:

Beginning at a point on the south line of said Lot 1, DIAMOND RIDGE ESTATES, said point being 330 feet easterly from the southwest corner of Lot 1; thence, from said point of beginning north 220.0 feet; thence N79° 41' 43"E, 335.41 feet, to the east line of DIAMOND RIDGE ESTATES; thence S 0° 07"E, along the east line of DIAMOND RIDGE ESTATES 280.00 feet to the south line of Lot 1; thence westerly, along the south line of Lot 1, 330.00 feet to the point of beginning.

Containing an area of 7.346 acres more or less after said exception.

PARCEL TWO: All of Lot 2 of that certain subdivision known as DIAMOND RIDGE ESTATES recorded in the Homer Recording District, Third Judicial District, State of Alaska;

EXCEPTING THEREFROM the following described parcel of land;

Beginning at a point on the south line of said Lot 2, DIAMOND RIDGE ESTATES, said point being 170.00 feet easterly of the southwest corner of Lot 2; thence, from said point of beginning, N 51° 01' 30"E, 206.68 feet; thence east, 135.00 feet; thence S 18° 49' 29"E, 137.35 feet to the south line of said Lot 2; thence, along said south line, west, 340 feet to the point of beginning.

Containing an area of 7.351 acres more or less after said exception.

SUBJECT to all reservations, restrictions, easements and encumbrances of record and

FURTHER EXCEPTING therefrom all oil, gas and subsurface mineral rights.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple unto the said Grantee, its heirs and assigns, FOREVER.

Said Grantors covenant and agree with the said Grantee that they are the lawful owners of said premises, with the right and power to convey same; that at the time of making and delivery hereof, the premises are unencumbered except as

LAW OFFICES OF
HAHN, JEWELL
& STANFILL
842 W. SECOND AVENUE
ANCHORAGE, ALASKA
278-1544
HOMER, ALASKA
295-8709

1 noted of record; that they warrant the quiet and peaceable possession thereof and
2 will defend the title to the premises, or any interest therein.

3 DATED this 18 day of March, 1974.

4
5 Alvin E. Hrubes
6 ALVIN E. HRUBES

7
8 Sharon D. Hrubes
9 SHARON D. HRUBES

10 STATE OF ALASKA)
11 : ss.
12 THIRD JUDICIAL DISTRICT)

13 THIS IS TO CERTIFY that on the 18th day of March, 1974 before
14 me the undersigned Notary Public in and for Alaska, duly commissioned and sworn
15 as such, personally appeared ALVIN E. HRUBES and SHARON D. HRUBES, known
16 to me and to me known to be the individuals named in and who executed the above
17 and foregoing Warranty Deed, and they acknowledged to me the execution thereof
18 as their free and voluntary act and deed for the uses and purposes therein set
19 forth.

20 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial
21 seal, the day and year in this certificate first above written.

22
23 [Signature]
24 Notary Public in and for Alaska
25 My Commission Expires:
26
27
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INDEXED

ACCESS AGREEMENT

Whereas ALVIN E. HRUBES and SHARON D. HRUBES are grantors and the CITY OF HOMER is grantee of certain real property described in a warranty deed dated March /8, 1974, a copy of said instrument being attached to this agreement and by reference made a part hereof, and

Whereas the legal description in the warranty deed includes a strip of land one hundred feet in width above the high waterline of the reservoir to be constructed by the City thereon and

Whereas the grantors have requested that access rights to the reservoir across the aforesaid strip be limited to themselves and the grantee, City of Homer, and its agents, employees and representatives,

NOW, THEREFORE, in consideration of the premises and the mutual benefits to be derived herefrom, the parties agree as follows:

1. Access to the City of Homer reservoir across the strip of land one hundred feet in width bordering the reservoir shall be and the same is limited to the grantors and to the grantee, its agents, employees and representatives.

2. The exclusive right of access set forth in the preceding paragraph shall be personal as to the grantors and shall not run with the land. Upon sale or lease of the remainder of their property by grantors, this right of access shall be extinguished.

DATED this 18 day of March, 1974.

GRANTORS
74-000766
7-2j

Alvin E. Hrubes
ALVIN E. HRUBES

RECORDED-FILED
HOMER RECORDING
DISTRICT

Sharon D. Hrubes
SHARON D. HRUBES

GRANTEE
APR 26 2 49 PM '74
REQUESTED BY City of Homer
By: _____
ADDRESS Homer, Ak

CITY OF HOMER
Jack J. Greene
JACK J. GREENE,
City Manager

State of Alaska

BOOK 208 PAGE 392



Approved: Grants 491 E Homer Ave Homer 99603

PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER

Certificate No. 4335

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 46.15, as amended and the rules and regulations promulgated thereunder, hereby grants to the City of Homer, P.O. Box 335, Homer, Alaska 99603

the right to the use of 910,000 gallons per day from the public waters of the State of Alaska for the purposes of public water supply

The location of the water source to which the water right herein granted shall appertain is a dam and impoundment reservoir on Bridge Creek with take point within NE 1/4 NE 1/4 NE 1/4 Section 7, Township 6 South, Range 13 West, Seward Meridian

and the right to said water shall be appurtenant to that certain tract of real property described as follows:

City of Homer municipal water supply distribution system.

91-2249

RECORDED - FILED - 15-
Homer REC. DIST.
DATE 8-6 19 91
TIME 9:00 A.M.
Requested by Mary Shannon
Address 583389

Priority of appropriation began July 3, 1972

To have and to hold the said water right with the appurtenances thereof unto the said Grantee and its heirs and assigns forever, subject to the provisions of A.S. 46.15.140-160

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A.S. 46.15, as amended, this 15th day of February A.D. 1978

George K. Hollett
Acting Director, Division of Lands & Water Management

State of Alaska

BOOK 0208 PAGE 391



*Let 70:
Granted
491 E Pioneer Ave
Homer 99603*

CERTIFICATE OF APPROPRIATION OF WATER

Certificate No. 4330

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 46.15, as amended and the rules and regulations promulgated thereunder, hereby grants to the CITY OF HOMER,

P.O. Box 335, Homer, Alaska 99603

the right to the use of 90,000 gallons per day from the public waters of the State of Alaska for the purposes of public water supply

The location of the water source to which the water right herein granted shall appertain is a dam and impoundment reservoir on Bridge Creek with take point within NE 1/4 NE 1/4 NE 1/4 Section 7, Township 6 South, Range 13 West, Seward Meridian

and the right to said water shall be appurtenant to that certain tract of real property described as follows:

City of Homer municipal water supply distribution system.

91-2248

RECORDED	FILED	15-
HOMER REC. DIST.		
DATE	8-6 1991	
TIME	9:00 A.M.	
Prepared by	Mary Shanna	
Address	SB3388	

Priority of appropriation began February 28, 1966

To Have and to Hold the said water right with the appurtenances thereof unto the said Grantee and its heirs and assigns forever, subject to the provisions of A.S. 46.15.140-160

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A.S. 46.15, as amended, this 15th day of February A.D. 1978.

George K. Hultett
Acting Director, Division of Lands/ & Water Management

EDA Project No. 07-01-01386

COVENANT

BOOK 84 PAGE 658
Homer Recording District

In consideration of financial assistance rendered and to be rendered by the Economic Development Administration, U.S. Department of Commerce, (hereinafter called the "Government") for construction of

improvements to the municipal water system, including construction of a dam and reservoir, treatment plant and storage tank, and transmission lines in the Kenai Peninsula Borough and the City of Homer

the location of which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference, all or part of which will be to the use and benefit of the described lands of the undersigned, the undersigned does hereby covenant and agree that it, or a successor satisfactory to the Government, will retain title to said lands and to the facilities to be constructed thereon by the project for their useful life, herein determined by the parties to be fifty (50) years; and that such facilities will be devoted to the public purpose for which the Government assistance was rendered; and that such facilities will provide service without discrimination to all persons without regard to their race, color, religion, sex or national origin. The covenants and restrictions herein contained shall run with the described land and may be terminated or suspended during the term hereof only upon the prior written consent of the Government.

Date: 4-18-75 City of Homer, Alaska
(Name of Owner)

By: Larry C. Farnen
Title: Larry C. Farnen, City Manager

State of Alaska ss.
County of Third Judicial District

On this 18th day of April, in the year 1975, before me Charlotte Calhoun, Notary Public for the State of Alaska (here insert the name and quality of the officer) personally appeared Larry C. Farnen, known to me (or proved to me on the oath of _____) to be the City Manager of _____ title of the officer)

the City of Homer, Alaska, a municipal corporation.
(Name of private or public corporation, state agency, or political subdivision)

and acknowledge to me that such City of Homer, Alaska
(Name of private or public corporation)

_____ executed the same.
(state agency, or political subdivision)



Charlotte Calhoun
Notary Public in and for Alaska
My Commission Expires: 9-14-76

EXHIBIT A, COVENANT, EDA PROJECT NO. 07-01-01386

- Parcel No. 1 - A portion of Lot 13, Diamond Ridge Estates Subdivision, in that deed between Sam E. McDowell and Peter Walton to the City of Homer, recorded in Book 78, Page 166-167, Serial No. 74-001124, Homer Recording District.
- Parcel No. 2 - A portion of Lot 14, Diamond Ridge Estates Subdivision, in that deed between Sam E. McDowell and Peter Walton to the City of Homer, recorded in Book 78, Pages 166-167, Serial No. 74-001124, Homer Recording District.
- Parcel No. 3 - A portion of Lot 1, Diamond Ridge Estates Subdivision, in that deed between Alvin E. and Sharon D. Hrubes to the City of Homer, recorded in Book 77, Pages 73-75, Serial No. 74-000766, Homer Recording District.
- Parcel No. 4 - A portion of Lot 2, Diamond Ridge Estates Subdivision, in that deed between Alvin E. and Sharon D. Hrubes to the City of Homer, recorded in Book 77, Pages 73-75, Serial No. 74-000766, Homer Recording District.
- Parcel No. 5 - A portion of NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 7, T6S, R13W, Seward Meridian, containing 1.11 acres, in that deed from Louis Stephen Dehel to the City of Homer, recorded in Book 79, Pages 404-406, Serial No. 74-001851, Homer Recording District.
- Parcel No. 6 - A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 7, T6S, R13W, Seward Meridian, containing 0.47 acres, in that deed from Louis Stephen Dehel to the City of Homer, recorded in Book 79, Pages 404-406, Serial No. 74-001851, Homer Recording District.
- Parcel No. 7 - Township 6 South, Range 13 West, Seward Meridian
Section 5: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$,
S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$.
Section 6: S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$,
Section 8: N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$.

Containing 100.00 acres, more or less. Subject to ADL 37438 and ADL 37439, right-of-way permits to the City of Homer for well site, pipelines, powerlines and sanitation reserves. In that patent recorded between the State of Alaska to the City of Homer, recorded in Book 83, Pages 272-273, Serial No. 75-1999, Homer Recording District.

76-000062
7-4

RECORDED-~~7658~~
HOMER RECORDING
DISTRICT

JAN 9 3 22 PM '76

REQUESTED BY City/Homer

ADDRESS Homer

696647

INDEXED

THIS AGREEMENT made this 28th day of October, 1968, between J. H. SHELTON, J. VIC BROWN and JAMES E. CARTER of Anchorage, Alaska

Lessor (whether one or more), and PAN AMERICAN PETROLEUM CORPORATION, Security Life Building, Denver, Colorado 80202
Lessee, WITNESSETH:

1. Lessor in consideration of TEN and more Dollars (\$ 10.00), in hand paid, of the royalties herein provided, and of the agreement of Lessee herein contained, hereby grants, leases and lets exclusively unto Lessee for the purpose of investigating, exploring, prospecting, drilling and mining for and producing oil, gas and other hydrocarbons, laying pipe lines, building tanks, power stations, roads, telephone lines and other structures thereon to produce, save, take care of, treat, transport and own said products, and housing its employees, the following described by the Homer Recording District, Alaska, to-wit:

SEE DESCRIPTION OF LAND ATTACHED HERETO AND MADE A PART HEREOF

Assignment
Bk. 61-Pg. 346
9-9-71 EE

Release
Bk 75 Pg 78
2-25-74-hy

It being intended hereby to include herein all lands and interests therein contiguous to or appurtenant to said described lands owned or claimed by lessor For rental payment purposes, this lease shall be deemed to embrace 207.85 acres, whether it actually comprises more or less.

2. Subject to the other provisions herein contained, this lease shall be for a term of 10 years from this date (called "primary term") and as long thereafter as oil, gas, or other hydrocarbons are produced from said land hereunder, or drilling or reworking operations are conducted thereon.

3. The royalties to be paid by Lessee are: (a) on oil, one-eighth of that produced and saved from said land, the same to be delivered at the wells or to the credit of Lessor into the pipe line to which the wells may be connected; Lessee may from time to time purchase any royalty oil in its possession, paying the market price therefor prevailing for the field where produced on the date of purchase; (b) on gas, including casinghead gas or other hydrocarbon substance, produced from said land and sold or used off the premises or in the manufacture of gasoline or other produce therefrom, the market value at the well of one-eighth of the gas so sold or used, provided that on gas sold at the wells the royalty shall be one-eighth of the amount realized from such sale; where gas from a well producing gas only is not sold or used, Lessee may pay as royalty \$100.00 per well per year and if such payment is made it will be considered that gas is being produced within the meaning of Paragraph 2 hereof. Lessee shall have free use of oil, gas, coal, wood and water from said land, except water from Lessor's wells, for all operations hereunder, and the royalty on oil and gas shall be computed after deducting any so used. Lessor shall have the privilege at his risk and expense of using gas from any gas well on said land for stoves and inside lights in the principal dwelling thereon out of any surplus gas not needed for operations hereunder.

4. If operations for drilling are not commenced on said land or on acreage pooled therewith as hereinafter provided, on or before one year from this date, the lease shall then terminate as to both parties, unless on or before such anniversary date Lessee shall pay or tender to Lessor or to the credit of Lessor in First National Bank Anchorage, Anchorage Alaska, Main Br. (which bank and its successors are Lessor's agent and shall continue as the depository for all rentals payable hereunder regardless of changes in ownership of said land or the rentals either by conveyance or by the death or incapacity of Lessor) the sum of Two Hundred Seven and 85/100 Dollars (\$ 207.85),

(herein called rental), which shall cover the privilege of deferring commencement of operations for drilling for a period of twelve (12) months. In like manner and upon like payments or tenders annually the commencement of operations for drilling may be further deferred for successive periods of twelve (12) months each during the primary term. The payment or tender of rental may be made in currency, draft or check at the option of lessee; and the depositing of such currency, draft or check in any post office, and properly addressed to the lessor, or said bank, on or before the rental paying date, shall be deemed payment as herein provided. If such bank (or any successor bank) should fail, liquidate or be succeeded by another bank, or for any reason fail or refuse to accept rental, Lessee shall not be held in default for failure to make such payment or tender of rental until thirty (30) days after Lessor shall deliver to Lessee a proper recordable instrument naming another bank as agent to receive such payments or tenders. The down cash payment is consideration for this lease according to its terms and shall not be allocated as mere rental for a period. Lessee may at any time execute and deliver to Lessor or to the depository above named or place of record a release or releases covering any portion or portions of the above described premises and thereby surrender this lease as to such portion or portions and be relieved of all obligations as to the acreage surrendered, and thereafter the rentals payable hereunder shall be reduced in the proportion that the acreage covered hereby is reduced by said release or releases.

5. Lessee, at its option, is hereby given the right and power to pool or combine the land covered by this lease, or any portion thereof, as to oil and gas, or either of them, with any other land, lease or leases when in Lessee's judgment it is necessary or advisable to do so in order to properly develop and operate said premises, such pooling to be into a well unit or units not exceeding forty (40) acres, plus an acreage tolerance of ten per cent (10%) of forty (40) acres, for oil, and not exceeding six hundred and forty (640) acres, plus an acreage tolerance of ten per cent (10%) of six hundred and forty (640) acres, for gas, except that larger units may be created to conform to any spacing or well unit pattern that may be prescribed by governmental authorities having jurisdiction. Lessee may pool or combine acreage covered by this lease, or any portion thereof, as above provided, as to oil or gas in any one or more strata, and units so formed need not conform in size or area with the unit or units into which the lease is pooled or combined as to any other stratum or strata, and oil units need not conform as to area with gas units. The pooling in one or more instances shall not exhaust the rights of the Lessee hereunder to pool this lease or portions thereof into other units. Lessee shall execute in writing and place of record an instrument identifying and describing the pooled acreage. The entire acreage so pooled into a unit shall be treated for all purposes, except the payment of royalties, as if it were included in this lease, and drilling or reworking operations thereon or production of oil or gas therefrom, or the completion thereof of a well as a shut-in gas well, shall be considered for all purposes, except the payment of royalties, as if such operations were on or such production were from or such completion were on the land covered by this lease, whether or not the well or wells be located on this lease. In lieu of the royalties elsewhere herein specified, Lessor shall receive from a unit so formed, only such portion of the royalty stipulated herein as the amount of his acreage placed in the unit or his royalty interest therein bears to the total acreage so pooled in the particular unit involved. Should any unit as originally created hereunder contain less than the maximum number of acres hereinabove specified, then Lessee may at any time thereafter, whether before or after production is obtained on the unit, enlarge such unit by adding additional acreage thereto, but the enlarged unit shall in no event exceed the acreage content hereinabove specified. In the event an existing unit is so enlarged, Lessee shall execute and place of record a supplemental declaration of unitization identifying and describing the land added to the existing unit; provided, that if such supplemental declaration of unitization is not filed until after production is obtained on the unit as originally created, then and in such event the supplemental declaration of unitization shall not become effective until the first day of the calendar month next following the filing thereof. In the absence of production Lessee may terminate any unitized area by filing of record notice of termination.

6. Should any well drilled on the above described land or an acreage pooled therewith during the primary term before production is obtained be a dry hole, or should production be obtained during the primary term and thereafter cease, then and in either event, if operations for drilling an additional well are not commenced or operations for reworking an old well are not pursued on said land on or before the first rental paying date next succeeding the cessation of production or drilling or reworking on said well or wells, then this lease shall terminate unless Lessee, on or before said date, shall resume the payment of rentals. Upon resumption of the payment of rentals, Section 4 governing the payment of rentals, shall continue in force just as though there had been no interruption in the rental payments. If during the last year of the primary term and prior to the discovery of oil, gas, or other hydrocarbons on said land Lessee should drill a dry hole thereon, or if after discovery of oil, gas, or other hydrocarbons before or during the last year of the primary term the production thereof should cease during the last year of said term from any cause, no rental payment or operations are necessary in order to keep the lease in force during the remainder of the primary term. If, at the expiration of the primary term, Lessee is conducting operations for drilling a new well or reworking an old well, or if, after the expiration of the primary term, production on this lease shall cease, this lease nevertheless shall continue as long as said operations continue or additional operations are had, which additional operations shall be deemed to be had where not more than sixty (60) days elapse between abandonment of operations on one well and commencement of operations on another well, and if production is discovered, this lease shall continue as long thereafter as oil, gas, or other hydrocarbons are produced and as long as additional operations are had.

7. Lessee shall have the right without Lessor's consent to surrender all or any portion of the leased premises and be relieved of all obligation as to the acreage surrendered. Lessee shall have the right at any time during or after the expiration of this lease to remove all property and fixtures placed by Lessee on said land, including the right to draw and remove all casing. When required by Lessor, Lessee will bury all pipe lines below ordinary plow depth, and no well shall be drilled within two hundred (200) feet of any residence or barn now on said land without Lessor's consent.

8. The rights of either party hereunder may be assigned, in whole or in part, and the provisions hereof shall extend to the heirs, successors and assigns of the parties hereto, but no change or division in ownership of the land, rentals, or royalties, however accomplished, shall operate to enlarge the obligations or diminish the rights of Lessee. No change in the ownership of the land, or any interest therein, shall be binding on Lessee until Lessee shall be furnished with an original or certified copy of all recorded instruments, all court proceedings and all other necessary evidence of any transfer, inheritance, or sale of said rights. In event of the assignment of this lease as to a segregated portion of said land, the rentals payable hereunder shall be apportionable among the several leasehold owners ratably according to the surface area of each, and default in rental payment by one shall not affect the rights of other leasehold owners hereunder. In case Lessee assigns this lease, in whole or in part, Lessee shall be relieved of all obligations with respect to the assigned portion or portions arising subsequent to the date of assignment.

9. All express or implied covenants of this lease shall be subject to all Federal and State Laws, Executive Orders, Rules or Regulations, and this lease shall not be terminated, in whole or in part, nor Lessee held liable in damages, for failure to comply therewith, if compliance is prevented by, or if such failure is the result of, any such Law, Order, Rule or Regulation, or if prevented by an act of God, of the public enemy, labor disputes, inability to obtain material, failure of transportation, or other cause beyond the control of Lessee.

10. Lessor hereby warrants and agrees to defend the title to said land and agrees that Lessee at its option may discharge any tax, mortgage or other lien upon said land, either in whole or in part, and in event Lessee does so, it shall be subrogated to such lien with the right to enforce same and apply rentals and royalties accruing hereunder toward satisfying same. Without impairment of Lessee's rights under the warranty in event of failure of title, it is agreed that if Lessor owns an interest in said land less than the entire fee simple estate, then the royalties and rentals to be paid Lessor shall be reduced proportionately.

11. This agreement shall be binding on each of the above named parties who sign the same, regardless of whether it is signed by any of the other parties. All of the provisions of this lease shall inure to the benefit of and be binding upon the parties hereto, their heirs, administrators, successors and assigns.

IN WITNESS WHEREOF, this instrument is executed on the date first above written.

(SEAL) J. H. Shelton (SEAL)
(SEAL) J. Vic Brown (SEAL)
(SEAL) James E. Carter (SEAL)

HOMER

Serial No.

69-83

BOOK 52 PAGE 91

Homer Recording District

INDEXED

SEE DESCRIPTION OF LAND ATTACHED HERETO AND MADE A PART HEREOF

DESCRIPTION OF LAND

This DESCRIPTION OF LAND is attached to and made a part of that certain Oil and Gas Lease made and entered into the 28th day of October, 1968 By and Between Dr. J. H. Shelton, J. Vic Brown and James E. Carter, Lessor (whether one or more), and Pan American Petroleum Corporation, Lessee.

North half of the Northeast Quarter of Section Seven in Township Six South of Range Thirteen West of the Seward Meridian, Alaska, containing eighty acres,

AND The East one-half (E 1/2) of the Northwest Quarter (NW 1/4), and Lots One (1) and Two (2), all in Section Seven, Township Six South, Range Thirteen West, Seward Meridian, Alaska, containing one hundred forty-five and ninety-four hundredths (145.94) acres, more or less;

SAVE AND EXCEPT THE FOLLOWING described portions thereof:

From the 1/4 corner common to Sec. 12, T. 6 S., R. 14 W., S. M., and Sec. 7, T. 6 S., R. 13 W., S. M., the point of beginning, go N. 89 deg. 53' E. 113.87 feet to a point; thence N. 59 deg. 05' E. 190.00 feet to a point; thence S. 76 deg. 05' E. 192.00 feet to a point; thence N. 549.27 feet to a point; thence S. 89 deg. 53' W. 463.24 feet to a point; thence S. 600 feet to the point of beginning; containing in all 5.81 acres more or less, and located in the S 1/2 of the NW 1/4 of Sec. 7, T. 6 S., R. 13 W., S. M., Alaska; AND,

From the 1/4 corner common to Section 12, T. 6 S., R. 14 W., S. M., and Section 7, T. 6 S., R. 13 W., S. M., go N. 89 deg. 53' E. a distance of 463.24 feet to the true point of beginning; thence go North a distance of 600.00 feet to a point; thence N. 89 deg. 53' E. a distance of 800.00 feet to a point; thence South a distance of 400.00 feet to a point; thence N. 89 deg. 53' E. a distance of 150.00 feet to a point; thence South a distance of 200.00 feet to a point; thence S. 89 deg. 53' W. a distance of 950.00 feet to a point of beginning; containing in all 11.78 acres, more or less, and located in the S 1/2 of the NW 1/4 of Section 7, T. 6 S., R. 13 W., S. M., Alaska; AND

From the 1/4 corner common to Section 12, T. 6 S., R. 14 W., S. M., and Section 7, T. 6 S., R. 13 W., S. M., go N. 89 deg. 53' E. 113.87 feet to the point of beginning; thence N. 59 deg. 05' E. 190.00 feet to a point; thence S. 76 deg. 05' E. 192.00 feet to a point; thence South 50.73 feet to a point; thence S. 89 deg. 53' W. 349.37 feet to the point of beginning, containing in all 0.50 acres, more or less, and located in the S 1/2 of the NW 1/4 of Section 7, T. 6 S., R. 13 W., S. M., Alaska.

303961

Before me, the undersigned, a Notary Public, within and for said state, on this 28th day of October, 1968, personally appeared J. H. SHELTON and to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that He executed the same as His free and voluntary act and deed for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.
 My commission expires 2-26-72
 Helen Beckman
 Notary Public.

STATE OF ALASKA
 COUNTY OF _____ ss. ACKNOWLEDGMENT FOR INDIVIDUAL
 Higher Recording District
 Before me, the undersigned, a Notary Public, within and for said state, on this 29th day of October, 1968, personally appeared J. VIC BROWN and to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that He executed the same as His free and voluntary act and deed for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.
 My commission expires 6-29-71
 Pauline Unruh
 Notary Public.

STATE OF _____ ss. ACKNOWLEDGMENT FOR CORPORATION
 COUNTY OF _____
 On this _____ day of _____, A. D., 19____, before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared _____ to me personally known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its _____ President and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.
 Given under my hand and seal the day and year last above written.
 My commission expires _____
 Notary Public.

No. _____

OIL AND GAS LEASE

FROM _____

TO _____

Date _____, 19____

Section _____ Twp. _____ Rge. _____

No. of Acres _____ Term _____ County _____

STATE OF _____ } ss.
 County of _____

This instrument was filed for record on the _____ day of _____, 19____

at _____ o'clock _____ M., and duly recorded in Book _____ Page _____ of the records of this office.

By _____ Register of Deeds.

When recorded, return to _____

STATE OF _____ } ss. ACKNOWLEDGMENT FOR INDIVIDUAL
 COUNTY OF _____
 Before me, the undersigned, a Notary Public, within and for said county and state, on this _____ day of _____, 19____, personally appeared _____ and to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.
 My commission expires _____
 Notary Public.

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ASSIGNMENT OF EASEMENT RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

The CITY OF HOMER, ALASKA, a municipal corporation, acting by and through the Council of the City of Homer, hereinafter called the Assignor, in consideration of ONE DOLLAR (\$1.00), and other valuable consideration paid by the HOMER ELECTRIC ASSOCIATION, INC. a utility corporation, having its usual place of business in Homer, Alaska, hereinafter called the Assignee, does hereby transfer, sell, assign and set over to the Assignee, whatever right, title and interest it may have previously acquired by easement for the installation of power lines and related equipment across the following parcels of land:

Parcel 1: The East Thirty feet (30') of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Seven (7), Township Six (6) South, Range Thirteen (13) West, in the Homer Recording District, Homer, Alaska.

Parcel 2: The East Thirty (30) feet of the NE 1/4 of the NE 1/4 of Section Seven (7), Township 6 South, Range 13 West, and also a portion of land located within the NE 1/4 of the NE 1/4 of Section Seven (7), Township 6 South, Range 13 West, more particularly described as follows:

Beginning at the section corner common to Sections 5, 6, 7 and 8, Township 6 South, Range 13 West; thence S 89°53' W along the section line common to said Sections 6 and 7, a distance of 30.0 feet to the point of beginning; thence continuing S 89° 53" W, a distance of 270.0 feet, to a point; thence S 00°07' E, a distance of 200.0 feet, to a point; thence N 89°53' E, a distance of 270.0 feet, to a point; thence N 00°07' W, a distance of 200.0 feet to the point of beginning.

Parcel 3: A right-of-way and easement 30 feet wide, the easterly line of the easement being the line described hereinafter, and the westerly line of the easement being a line 30 feet westerly from, and parallel to the easterly line.

Beginning at the S 1/6 corner common to Sections 17 and 18, T 6 S, R 13 W, thence N 00°07' W along the section line common to said Sections 17 and 18, a distance of 400.00 feet; thence N60°21' W, a distance of 141.43 feet; thence N 31°21' W, a distance of 303.93 feet; thence N 13°17'30" W, a distance of 247.51 feet; thence N 02°17'30" W, a distance of 292.28 feet; thence N 35°22'30" E, a distance of 70.6 feet, more or less, to a point

HOMER

Serial No.

66-418

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of intersection with the east-west center of section line of Section 18, T 6 S, R 13 W.

Parcel 4: Located within the SW 1/4 of the Southwest 1/4 of Section 8, Township 6 South, Range 13 West, and is more particularly described as follows: Commencing at the section corner common to Sections 7, 8, 17 and 18, Township 6 South, Range 13 West; thence N 00°07' W, along the section line common to said sections 7 and 8 a distance of 609.0 feet to the point of beginning; thence continuing N 00°07' W along the section line common to said Sections 7 and 8, a distance of 400.0 feet to a point; thence N 89°53' E a distance of 400.0 feet to a point; thence S 00°07' E, a distance of 400.0 feet, to a point; thence S 89°53' W, a distance of 400.0 feet to the point of beginning. This parcel contains approximately 3.7 acres, more or less.

Parcel 5: A right-of-way easement 30 feet wide, the easterly line of the easement being the line described hereinafter, and the westerly line of the easement being a line 30 feet westerly from, and parallel to the easterly line. Beginning at a point lying on the east-west center of section line of Section 18, T 6 S, R 13 W, said point being 303.94 feet westerly from the 1/4 corner common to Sections 18 and 17; thence N 35°22'30" E, a distance of 525.0 feet to a point of intersection with the section line common to said Sections 17 and 18; thence W 0°07' W, a distance of 2210.58 feet to the section corner common to Sections 7, 8, 17 and 18, T 6 S, R 13 W.

A right-of-way and easement 30 feet wide, being more particularly described as follows: The east 30 feet of the SE 1/4 of the SE 1/4 of Section 7, T 6 S, R 13 W.

for the purposes of a utility easement, and this assignment is conditioned upon the provision that Assignee's use of said property be only an easement for utility purposes.

DATED: June 13, 1966

CITY OF HOMER, ALASKA

Ralph G. Coulter, Mayor

Audrey Searden, Clerk

The HOMER ELECTRIC ASSOCIATION, INC., accepts the

LAW OFFICES OF
HAHN & JEWELL
606 FOURTH AVENUE
ANCHORAGE, ALASKA
272-8324
PIONEER AVENUE
HOMER, ALASKA
235-8708

HOMER

Serial No.

66-418

41 248

Homer, Alaska District

1 foregoing agreement, subject to all the terms and conditions
2 thereof, and of the easements referred to therein.

3 DATED: June 14, 1966

4
5 Edward P. Pihler
6 President

7 John W. Willis
8 Secretary - Treasurer

9 MUTUAL HOLD HARMLESS AGREEMENT

10 It is agreed by and between the CITY OF HOMER and HOMER
11 ELECTRIC ASSOCIATION, INC. that in consideration of the mutual
12 benefits derived herefrom that each shall hold the other safe and
13 harmless from any and every claim, demand, suit and payment in
14 respect thereof, arising out of or resulting from the respective
15 activities carried on or to be carried on by the parties under
16 the easement rights granted or assigned to the parties across the
17 lands described in the above and foregoing ASSIGNMENT OF EASEMENT
18 RIGHTS and said ASSIGNMENT is hereby incorporated by reference and
19 made a part of this MUTUAL HOLD HARMLESS AGREEMENT as if fully
20 set forth herein.

21 DATED: June 14, 1966

22 CITY OF HOMER, ALASKA

23 Ralph G. Conlee
24 Mayor

25 Audrey Rearden
26 Clerk

RECORDED - FILED
<u>Homer</u> REC. DIST.
DATE <u>6-14</u> 19 <u>66</u>
TIME <u>5:00</u> P.M.
Requested by <u>City of Homer</u>
Address <u>Box 335</u>
<u>Homer, AK</u>

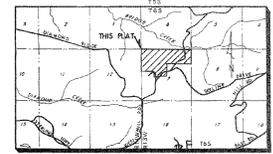
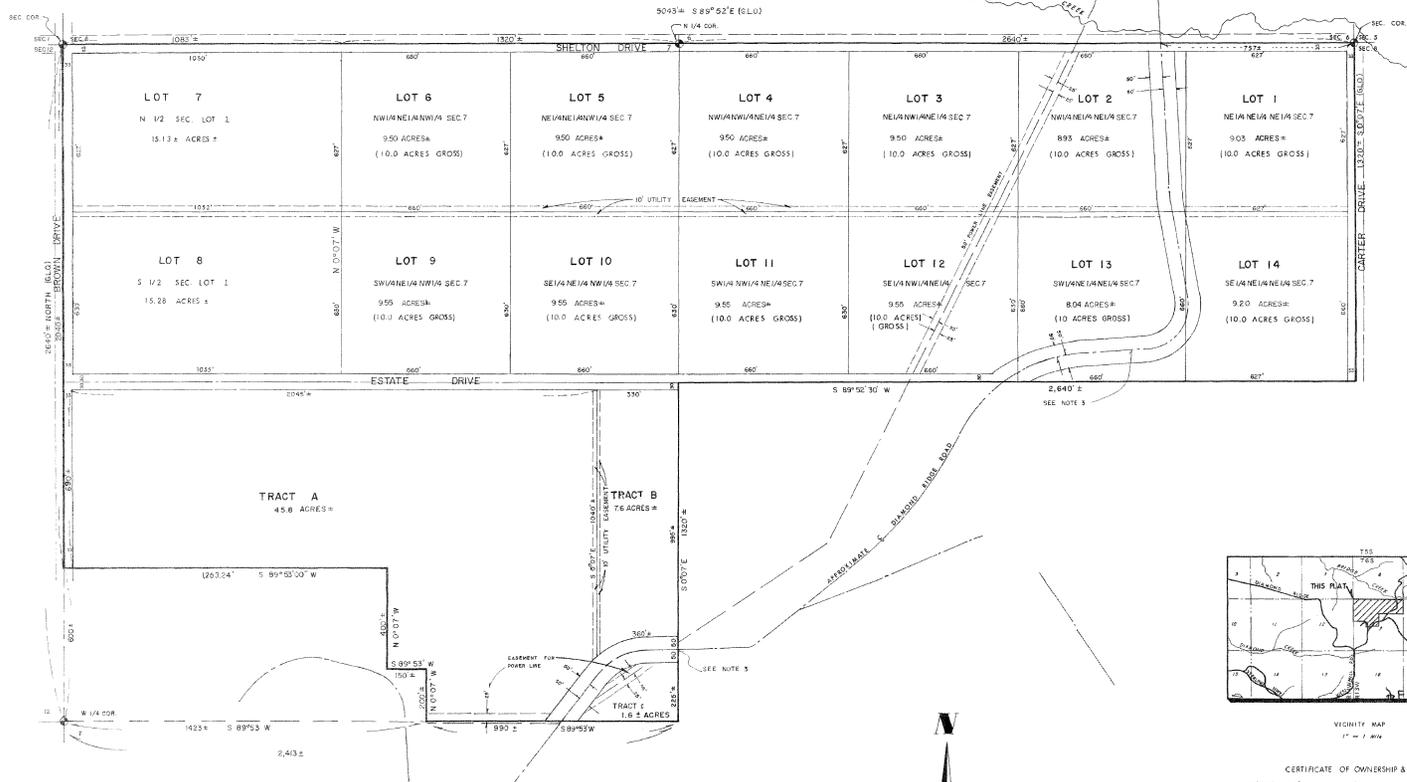
27 HOMER ELECTRIC ASSOCIATION, INC.

28 BY: Edward P. Pihler
29 President

30
31 John W. Willis
32 Secretary - Treasurer

LAW OFFICES OF
HAHN & JEWELL
806 FOURTH AVENUE
ANCHORAGE, ALASKA
272-6324
PIONEER AVENUE
HOMER, ALASKA
235-8709

71-4338 Diamond Ridge Estates Sub 7 T1A R3W,4



CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described herein. We hereby request approval of this plat, showing both easements for public utilities, roadway and alleys dedicated by us for public use.

Peter Lounsbury (OWNER) TRACTS 1 THRU 14 & TRACT A
James Lounsbury (OWNER) TRACT B
James Lounsbury (OWNER) TRACT C



NOTARY'S AGENCIAL EVIDENCE
 Subscribed and sworn to before me this 10th day of December, 1971.
James S. Potts
 Notary for Alaska

PLAT APPROVAL

Plat approved by the Borough Planning Commission this 13th day of October, 1971.
George J. Jensen
 Authorized Official

SURVEYOR'S CERTIFICATE

I, the undersigned registered surveyor, hereby certify that this plat was prepared under my supervision. No corners or monuments have been set by me and no field survey has been conducted. Bearings and dimensions are as recorded on U.S. Government plats and recorded deeds.



Dated Dec 9, 1971.
Hewitt V. Lounsbury
 Surveyor

- NOTES—
1. THIS PLAT IS BASED ON G.L.O. PLAT OF T6S, R13W, S14M, AS ACCEPTED JULY 15, 1968 AND OTHER AVAILABLE INFORMATION.
 2. NO FIELD SURVEY PERFORMED THIS DATE.
 3. NO¹ INDICATED ON BOTH SIDES OF EXIST E OF DIAMOND RIDGE ROAD.

CONTAINING .20561 ACRES MORE OR LESS

DIAMOND RIDGE ESTATES
 A SUBDIVISION OF
 ALIQUOT PARTS SECTION 7, T6S, R13W, S14M, C
 SECTION 1, LOT NO. 8 & PORTION OF LOT NO. 2
 SECTION 7, T6N, R13W, S14M

LOCATED IN THE N1/2, SEC. 7, T6S, R13W, SEWARD MERIDIAN, ALASKA	
HEWITT V. LOUNSBURY & ASSOCIATES ENGINEERS-SURVEYORS ALASKA	
ANCHORAGE	SCALE: 1" = 200'
DATE: OCT 4, 1971	SHEET 1 of 1
DRAWN: H.A.	CHECKED: R.E.M.

OWNER
 Social No. 71-4338

RECORDED - FILED
Hewitt V. Lounsbury
 DATE: 12-23-1971
 TIME: 2:00 P.M.
King & Associates
Valdina, Allyn

Taxing Detail

Owner:
HRUBES DEREK E
Mailing Address:
651 26 RD GRAND JUNCTION CO 81506-1418

PIN:
17307065
Property Address:

Tax Roll:
Real Property
TAG:
20 - HOMER CITY

For Tax Year:
2025

Bill Number:
2025049176

 For information regarding the charges listed here, please contact the Kenai Peninsula Borough at 907-714-2304.

▲ **Authority : HOMER**

Fund	Assessed Value	Exemption	Taxable Value	Tax Rate	Tax	Credit	Net Tax	Tax Savings
BOROUGH	30,500	0	30,500	0.003850	117.43	0.00	117.43	0.00
HOMER	30,500	0	30,500	0.004500	137.26	0.00	137.26	0.00
SH TY18 & Prior Debt	30,500	0	30,500	0.000340	10.37	0.00	10.37	0.00
SOUTH HOSPITAL	30,500	0	30,500	0.001120	34.16	0.00	34.16	0.00
				Total Rate	Tax	Credit	Net Tax	Savings
				0.009810	299.22	0.00	299.22	0.00
All Totals					Tax	Credit	Net Tax	Savings
					299.22	0.00	299.22	0.00

Taxing Detail

Owner:
HRUBES DEREK E
Mailing Address:
651 26 RD GRAND JUNCTION CO 81506-1418

PIN:
17307063
Property Address:

Tax Roll:
Real Property
TAG:
20 - HOMER CITY

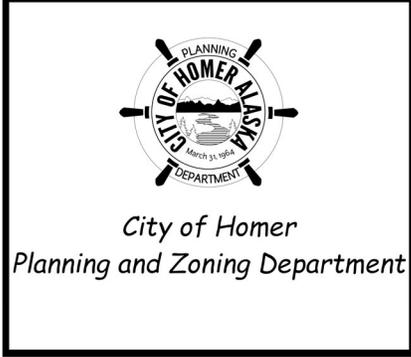
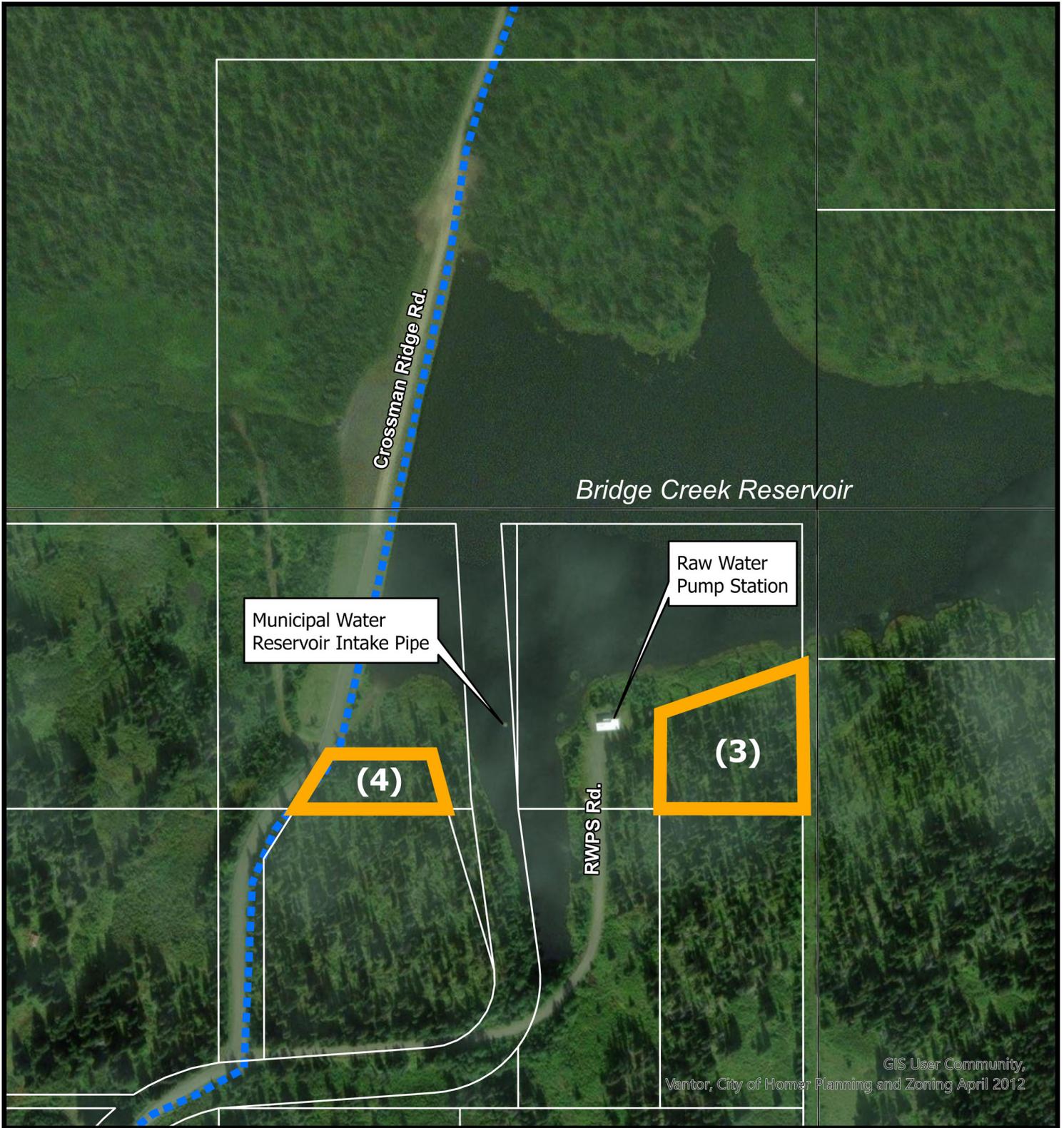
For Tax Year:
2025

Bill Number:
2025048687

 For information regarding the charges listed here, please contact the Kenai Peninsula Borough at 907-714-2304.

▲ **Authority : HOMER**

Fund	Assessed Value	Exemption	Taxable Value	Tax Rate	Tax	Credit	Net Tax	Tax Savings
BOROUGH	84,700	0	84,700	0.003850	326.10	0.00	326.10	0.00
HOMER	84,700	0	84,700	0.004500	381.16	0.00	381.16	0.00
SH TY18 & Prior Debt	84,700	0	84,700	0.000340	28.80	0.00	28.80	0.00
SOUTH HOSPITAL	84,700	0	84,700	0.001120	94.86	0.00	94.86	0.00
				Total Rate	Tax	Credit	Net Tax	Savings
				0.009810	830.92	0.00	830.92	0.00
All Totals					Tax	Credit	Net Tax	Savings
					830.92	0.00	830.92	0.00



Legend

 Bridge Creek Watershed Protection District

0 300
 FT



Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

City of Homer
 Planning & Zoning Department
 2/3/2026