

**MATANUSKA-SUSITNA BOROUGH  
LAND & RESOURCE MANAGEMENT DIVISION**

**PALMER, ALASKA**



Bidding and Documents Package

**TAX AND LID FORECLOSURE SALE TS41**

- ◆ SEALED BIDS ACCEPTED October 2, 2020, through October 26, 2020 by 2 p.m.◆
- ◆ SEALED BID OPENING DATE & TIME: October 27, 2020, at 9 a.m.◆
- ◆ SEALED BID SALE DATE & TIME: October 31, 2020, at 9 a.m.◆
- ◆ OUTCRY BID CARD PURCHASES October 2, 2020, through October 30, 2020, by noon◆
- ◆ OUTCRY AUCTION DATE & TIME: October 31, 2020, at 9:30 a.m. OR immediately following the Sealed Bid Sale, whichever is later◆

***Borough business hours 8 a.m. to 5 p.m. weekdays***

***SEALED AND OUTCRY BIDDERS: You or your authorized representative must be present in the Borough Gym October 31, 2020, before 9 a.m.***

\$5 mail cost

# Help Slow the Spread of COVID-19

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## MSB COVID-19 Prevention Plan

- Frequently wash your hands with soap and water for at least 20 seconds
- When soap and running water are unavailable, use an alcohol-based hand rub with at least 60% alcohol
- Avoid touching your eyes, nose, or mouth with unwashed hands
- Follow appropriate respiratory etiquette, which includes:
  - Use face coverings in common or public areas if you can do so safely
  - Cover coughs and sneezes, then place tissues in waste containers and wash your hands
- Avoid close contact with people outside your family and especially those who are sick
- Maintain at least 6 feet separation from other people
- Stay home and follow State of Alaska quarantine guidelines if:
  - You or your close family member are ill and you don't know if COVID-19 is the cause, contact your physician and get tested
  - You or a close family member test positive for COVID-19
  - You travelled out of State
- If you think you might have COVID-19 symptoms (fever, sore throat, fatigue, shortness of breath, dry cough) – contact your health care provider, supervisor and the Mat-Su Borough Employee Health and Safety Manager
- Disinfect surfaces frequently with clean sprays or wipes that kill human coronavirus

## Tax & LID Foreclosure Sale Day / October 31, 2020

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- Adhere to at least 6 feet separation from other people
- Face masks are not required but encouraged
- Hand sanitizer and masks will be available
- Adhere to MSB COVID-19 Prevention Plan
- No food will be provided at the sale

## INDEX

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<b>SECTION I.</b>	TIMETABLE	1 PAGE
<b>SECTION II.</b>	BIDDER INFORMATION	
	GENERAL INFORMATION	1 PAGE
	TERMS AND CONDITIONS OF SALE	7 PAGES
	ZONING, LAND USE & BUILDING REGULATIONS	2 PAGES
<b>SECTION III.</b>	SAMPLES	
	SAMPLE PROMISSORY NOTE	1 PAGE
	SAMPLE TAX & LID FORECLOSURE SALE DEED	2 PAGES
<b>SECTION IV.</b>	PARCEL LISTING	1 PAGE
<b>SECTION V.</b>	LOCATION MAPS	29 PAGES
<b>SECTION VI.</b>	CHECKLISTS	
	SEALED BID CHECKLIST	2 PAGES
	OUTCRY BID CARD CHECKLIST	2 PAGES
<b>SECTION VII.</b>	FORMS	
	SEALED BID FORM (Form A)	1 PAGE
	OUTCRY BID CARD FORM (Form B)	1 PAGE
	APPLICANT/BIDDER QUALIFICATION STMT (Form C)	1 PAGE
	SPECIAL POWER OF ATTORNEY (Form D)	1 PAGE

**SECTION I  
TIMETABLE**

<b>WHAT</b>	<b>WHERE</b>	<b>WHEN</b>
Bid Packet Available	Land & Resource Management	October 2, 2020, at 8 a.m. through October 30, 2020, at 12 noon
Sale Information Office Open	Land & Resource Management	October 2, 2020, at 8:00 a.m. to 5 p.m. weekdays through October 30, 2020, at 12 noon
Sealed Bid Submission Deadline	Land & Resource Management	October 26, 2020, by 2 p.m.
Sealed Bid Opening (do not need to be present)	Borough Gym	October 27, 2020, at 9 a.m.
Outcry Bid Card Purchase Deadline	Land & Resource Management	October 30, 2020, by 12 noon
Sale Day Door Opens	Borough Gym	October 31, 2020, at 8:30 a.m.
Posting of Sealed Bidders	Borough Gym	October 31, 2020, at 8:30 a.m.
<b><i>All Sealed and Outcry Bidders Must be Present</i></b> <b>ALL PARTIES NAMED ON THE BID DOCUMENTS OR THEIR AUTHORIZED REPRESENTATIVE MUST BE PRESENT TO SIGN THE PROMISSORY NOTE</b>	<b><i>Borough Gym</i></b>	<b><i>October 31, 2020, <u>before</u> 9 a.m.</i></b>
Sealed Bid Sale Begins	Borough Gym	October 31, 2020, at 9 a.m.
Outcry Auction Begins	Borough Gym	October 31, 2020, at 9:30 a.m. or immediately following the completion of the Sealed Bid Sale, whichever is later
Sealed Bid Deposit Return	Borough Gym	October 31, 2020, after successful sealed bidder signs promissory note
Outcry Bid Card Deposit Return	Borough Gym	October 31, 2020, after close of Outcry Auction
Closings – by appointment <b>ALL PARTIES NAMED ON THE PROMISSORY NOTE OR THEIR AUTHORIZED REPRESENTATIVE MUST BE PRESENT TO SIGN THE TAX &amp; LID FORECLOSURE SALE DEED</b>	Land & Resource Management	November 4, 2020, from 8 a.m. to 4:30 p.m.
Bid Deposit Return	Borough Gym	October 31, 2020, at the bid return table for (a) <i>unsuccessful sealed bidders</i> <u>after</u> the winning <u>sealed</u> bidder has executed the Promissory Note; (b) <i>unsuccessful outcry &amp; unsuccessful sealed bidders</i> <u>after</u> the outcry sale;
	Purchasing	November 5 - November 30, 2020, for <i>unsuccessful outcry bidders &amp; unsuccessful sealed bidders</i>

**\*Borough business hours 8 a.m. to 5 p.m. weekdays**

**SECTION II**  
**BIDDER INFORMATION**

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**GENERAL INFORMATION**

A tax and local improvement district (LID) special assessment foreclosure sale is held by the Matanuska-Susitna Borough (Borough) for real properties deeded to the Borough by Clerk's Deed as a result of delinquent real property taxes and special assessments. The minimum bid price is the total resulting from delinquent taxes, special assessments, penalties, interest and costs associated with the tax and LID foreclosure and sale. The legal procedures for the Borough to hold a tax and LID foreclosure sale are provided in Alaska Statute and Borough Code.

**Pursuant to Alaska Statute, any or all of the properties included for sale may be repurchased by the former record owner(s) at any time before sale or contract of sale of the property. The right of repurchase by the owner of record at the time of the foreclosure or assigns of that record owner, ceases upon sale or contract of sale of the property.** Properties not sold during this sale may be offered at another sale until the property sells or the ten-year repurchase rights of the former record owner(s) expire.

The Borough is not obligated to sell the parcels identified for sale through this program or pay any costs incurred by parties participating in the submission or preparation of bids. The Borough reserves the right to: 1) reject any and all offers; 2) reject any and all parties whom it has determined do not meet the qualification requirements; 3) accept any offer without further discussion; 4) waive any informality in the offers received; and 5) withdraw any parcel from this sale at any time for any reason.

Bidders are responsible for completing and submitting all documentation shown on the Sealed Bid or Outcry Bid checklist. It is the bidder's responsibility to check with the Land & Resource Management Division for any changes or corrections prior to submitting a Sealed Bid or Outcry Bid. It is the bidder's sole responsibility to ensure all proper documents and payments are included in the bid envelope and received in the Land & Resource Management Division office on time. Land & Resource Management will only offer general assistance in answering questions relating to the bid process.

To submit more than one bid, **each bid** must be submitted in separate sealed envelope clearly labeled as instructed in the section titled "Sealed Bid Checklist" or "Outcry Bid Card Checklist".

**These are "all cash" sales. There is no financing offered by the Borough for these parcels.**

By submitting a bid, you agree to abide by the rules set forth; and you agree to indemnify, defend, and hold the Borough, its elected and appointed officials, agents and employees, harmless from liability of any nature or kind regarding economic loss, damages or any other kind of loss sustained arising from participation in or acquiring property through Tax and LID Foreclosure Sale TS41.

Borough personnel are not allowed to give you legal advice. You are urged to consult various professionals such as architects, engineers, surveyors, title examiners and a real estate attorney before making a decision to bid.

For the most up-to-date information, contact Lisa Gray, Land & Resource Management Division, 907-861-7866.

**BIDDER REQUIREMENTS**

You must be at least eighteen (18) years of age to submit a sealed bid or purchase an outcry bid card.

You must be a qualified bidder to participate in the sale. Any bidder who: (1) is a legally competent person under the laws of Alaska; and (2) has not failed to pay a deposit or payment due the Borough in relation to Borough-owned real property in the previous five years; and (3) is not currently in breach or default on any contract or lease for real property transactions in which the Borough has an interest; and (4) has not failed to perform under a contract or lease involving Borough-owned real property in the previous five years and the Borough has not acted to terminate the contract or lease or to initiate legal action; and (5) has not failed to perform under or is not in default of a contract with the Borough and is not delinquent in any payment to the Borough, may participate in this sale.

The name(s) on the Sealed Bid Form (Form A) and on the Applicant/Bidder Qualification Statement (Form C) shall be the same. The name(s) on the Outcry Bid Card Form (Form B) and on the Applicant/Bidder Qualification Statement (Form C) shall be the same. A signed Applicant/Bidder Qualification Statement (Form C) must be submitted for each person or entity listed on the Sealed Bid Form (Form A) or the Outcry Bid Card Form (Form B). *All bidders participating in the sale must sign forms A or B, and C. **Original signatures required.***

If the bidder is represented by another individual or an individual is acting on behalf of an entity, including a partnership, corporation, limited liability company, association, trust or estate, proof of authority to sign on behalf of the principal(s) must be provided with the Sealed Bid Form (Form A) or the Outcry Bid Card Form (Form B).

If the bidder is an *individual* and cannot be present at the sale or closing, a recorded copy of the Special Power of Attorney (Form D) must be included with the Sealed Bid Form (Form A) or the Outcry Bid Card Form (Form B). The person acting as your authorized agent must have a copy of your *recorded* Special Power of Attorney (Form D) and photo identification. A Special Power of Attorney (Form D) specifically for this tax and LID foreclosure sale is provided in this packet. *Only the Special Power of Attorney (Form D) included in Section VII Forms will be accepted.*

The Special Power of Attorney (Form D) must be recorded in the recording district where the parcel is located. If bidding on parcels located in different recording districts, the Special Power of Attorney (Form D) must be recorded in EACH recording district. It is possible to do this by first recording the original Special Power of Attorney (Form D) in one district, and then obtaining certified copies of it to record in the other applicable recording districts.

**To be named a "successful bidder," all parties named on the bid documents or their authorized agent(s) must be present on October 31, 2020, before 9 a.m. to sign the promissory note.** You or your authorized agent must remain until you or your authorized agent has signed the Promissory Note for any parcel(s) awarded to you. Failure to be present or represented at the sale will result in disqualification of the sealed bid and forfeiture of the bid deposit. Forfeiture shall be as a liquidated damage and not as a penalty.

**You must bring photo identification with you to the sale on Saturday, October 31, 2020, and to your scheduled closing on Wednesday, November 4, 2020.**

A sealed bid listing will be posted at the sale on Saturday, October 31, 2020, at 8:30 a.m.

### **TITLE**

**The Borough's interest to all parcels shall be conveyed without any warranty by a Tax and LID Foreclosure Sale Deed.** The Tax and LID Foreclosure Sale Deed is a quitclaim deed issued for anyone purchasing a Borough tax or LID foreclosed and deeded parcel. The Tax and LID Foreclosure Sale Deed only transfers whatever interest the Borough has in the property to the successful bidder at the time of sale.

**The name of the successful bidder(s) on the Applicant/Bidder Qualification Statement (Form C) shall carry forward to the Promissory Note and the Tax and LID Foreclosure Sale Deed. No name(s) will be added or removed before these documents are executed.**

The Borough does not guarantee title to the properties and makes no warranties, either expressed or implied, nor assumes any liability whatsoever, regarding but not limited to the social, economic, or environmental aspects of any parcel, to include without limitations, the soil conditions, water drainage, practical or feasible physical access, availability of personal use wood supplies now or in the future, natural or artificial hazards, merchantability, suitability or profitability of the parcel for any use or purpose.

Pursuant to Alaska Statute and Federal law, property in the sale may be subject to prior recorded tax liens of the United States and the state that are *not* extinguished by the Borough's foreclosure. If you wish to negotiate with the IRS regarding possible discharge of their liens, you may contact Layna Ford, Advisor, 253-591-6621. This cannot be done at the IRS office locally. Also properties may be affected by one or more existing or pending Borough or city LID special assessments. It is the bidder's responsibility to determine and assume the costs.

**If you need to have the title to the property insured, you should consult a title company prior to bidding to determine if title insurance will be available, under what terms and conditions, and at what cost.** The Borough is not responsible for clearing title or determining the adequacy of any documents or information needed to do so. Buyers should be aware that having the ability to obtain a title insurance policy does not necessarily mean the title will be clear of liens and encumbrances. It is important to read and understand all exceptions and limitations of such a commitment and policy. Additionally, the Borough does not guarantee the suitability for any particular use or purpose whatsoever on any of these properties.

### **PROPERTY LOCATION**

The Borough assumes no liability for matters which would have been disclosed by a physical inspection of the parcel and by reviewing parcel information. Properties to be sold are located throughout the Borough.

The brief parcel description on the parcel listing is provided for informational and identification purposes only. It should not be construed as a complete legal description. The Borough reserves the right to accurately describe the parcel by a complete legal description in the Tax and LID Foreclosure Sale Deed.

**Perspective bidders are strongly urged and encouraged to personally inspect each parcel and review the parcel information available ONLY in the Land & Resource Management Division Sale Information Office before submitting a bid.**

Information concerning the properties for sale, general location, property profiles, litigation guarantees, plats, name(s) of former record owner(s), legal description, acreage and subdivision covenants will be available in the Matanuska-Susitna Borough building, Land & Resource Management Division Sale Information Office, 350 E. Dahlia, Palmer, Alaska, beginning October 2, 2020, at 8:00 a.m. to 5 p.m. weekdays through October 30, 2020, at 12 noon. These items are provided for informational reference only. Visit the Borough Land & Resource Management Division Office Sale Room for more information.

ALL PARCELS IN THIS SALE WILL BE SOLD "AS IS - WHERE IS". *All property inspections are done at your own risk.* Some parcels may be occupied or may have previously been occupied by private parties. Never enter an occupied dwelling without the occupant's permission. Do not use force or other means of entry if the doors are locked. Do not enter a dwelling or structure that may appear unsafe. The Borough has not done any site assessments to determine the presence of any hazardous material, hazardous waste or above-ground or underground tanks or containers on any of these properties.

**USE EXTREME CAUTION - ANY SALE PARCEL MAY BE UNSAFE,  
MAY CONTAIN HARMFUL MATERIALS, OR MAY BE OR MAY HAVE BEEN  
OCCUPIED, ESPECIALLY:**

**TS41-08, TS41-10, TS41-13, TS41-14, TS41-18, TS41-20, TS41-21, TS41-26, TS41-31,  
TS41-32, TS41-35 and TS41-38**

The Borough obtained ownership by foreclosure for non-payment of taxes and LID special assessments and has no information regarding any well or septic system that may be installed on the parcel. It is the responsibility of the bidder to contact the State of Alaska, Department of Environmental Conservation, Wasilla Office, for well or septic records relating to any of the parcels and therefore the condition or usefulness of any existing well or septic system that a bidder finds on a parcel and replace if necessary after closing.

It is the responsibility of the bidder to determine the cost and feasibility of extending and connecting to any utility facilities, including electric, natural gas, and telephone, or if public sewer or water systems serve any of the parcels.

It is the responsibility of the bidder to, among other things, investigate and determine the actual size of the parcel and parcel boundaries, regulations, restrictions and potential defects, including

those created by prior use, which would affect the use of any parcel offered in this sale. The feasibility and costs to remedy defects, such as obtaining permits, variances, engineered septic systems and the like, should be determined prior to submitting a bid on a parcel. All such costs shall be borne by the buyer. No adjustments to a bid price or reimbursement to a bidder will be made by the Borough.

The Borough does not guaranty that any pink 11" X 17" property posting sign will remain on the parcel(s) posted throughout the sale period.

Parcel, plat and vicinity maps and property postings provided in this packet and in the parcel sale books in the Land & Resource Management Information Office are a visual representation of data compiled from various sources and are not intended to replace on-ground inspections or actual surveys of the property boundaries. Any physical or geographic features, rights-of-way or road locations, acreage and boundaries depicted on maps are estimates only. These items are provided for informational reference only and should not be construed as a factual representation of matters such as physical location, access, parcel size, boundaries, soil conditions or capabilities and other matters contained thereon. The Borough has no responsibility for completeness or accuracy and makes no warranty, nor assumes any liability whatsoever for the information included, or that monumentation indicated on surveys or plats are currently in place.

Access may be shown on maps and plats. Bidder is responsible for determining if access is legal, constructed or maintained. It is the responsibility of the buyer to determine, acquire, locate, construct, maintain and defend the right to use any access route selected for use by the buyer.

Buyer is responsible for properly placing improvements within the boundaries of the parcel purchased and complying with all federal, state and local requirements and regulations regarding development of the parcel. It is strongly recommended that parcel boundaries be surveyed and all setbacks and other land use and building regulations be determined by the owner prior to any construction or improvements taking place. The Borough Planning & Land Use Department Development Services Division (907-861-7822) can assist you in determining whether any Borough regulations will apply to activity on the respective parcel. If the property is located within a city, the buyer is also responsible for meeting city land use and building regulations and permit requirements, and those of other federal, state and local agencies.

It is the responsibility of the bidder to determine if there are any covenants or if a homeowner's association is active and if any fees are assessed by the association.

### **BID PACKET**

A bid packet can be picked up at the Matanuska-Susitna Borough building in the Land and Resource Management Division office during regular business hours beginning October 2, 2020, through October 30, 2020, at 12 noon. Sealed bids (Form A) are accepted during regular Borough business hours beginning October 2, 2020, through October 26, 2020, by 2 p.m. Outcry bid card purchases (Form B) are accepted during regular Borough business hours beginning

October 2, 2020, to October 30, 2020, by 12 noon. Outcry bid cards will be issued at the sale on October 31, 2020.

**Each bid must be submitted separately in a sealed envelope clearly labeled as instructed in the section titled “Sealed Bid Checklist” or “Outcry Bid Card Checklist”.** Each bid must be submitted using the Sealed Bid Form (Form A) or the Outcry Bid Card Form (Form B) and any other forms supplied in this packet or supporting documentation required from bidder(s) according to the terms and conditions of this sale. The forms may be reproduced to provide enough forms for the appropriate number of bids being submitted.

**All bidders signing a Sealed Bid Form (Form A) or an Outcry Bid Card Form (Form B) are required to complete and sign an Applicant/Bidder Qualification Statement (Form C). Original signatures required for each bid submitted.**

**If a bidder is represented by another individual or an individual is acting on behalf of an entity, including but not limited to a partnership, corporation, limited liability company, association, trust or estate, *proof of authority to sign on behalf of the principal(s) must be provided with the bid.***

The bidder is responsible for reading the Bidding and Documents Package and determining if additional documentation or statements are required to be submitted with the bid. Submission of all documents shall be solely the responsibility of the bidder. Failure to submit all required documentation may cause the Borough to reject any bid request.

Comments concerning this packet must be made in writing, no later than October 12, 2020. Comments based on omissions, errors, or content of this document, may be disallowed if not made in writing and received at the Borough address given below no later than October 12, 2020. Address all comments to: Land & Resource Management, Matanuska-Susitna Borough, 350 East Dahlia, Palmer, Alaska 99645.

### **BID METHOD**

The sale will begin on Saturday, October 31, 2020, at 9 a.m. in the Matanuska-Susitna Borough building, located at 350 E. Dahlia Avenue, Palmer, Alaska. The method of sale shall be: first a sealed bid sale and second for properties not sold in the sealed bid sale, an outcry auction. The qualified bidder with the highest bid amount will have the opportunity to purchase the property. **All parties named on the bid documents or their authorized agent must be present at the sale on October 31, 2020, *before* 9 a.m.**

## ◆◆SEALED BID◆◆

SEALED BIDS MUST BE RECEIVED BY LAND AND RESOURCE MANAGEMENT NO LATER THAN OCTOBER 26, 2020, BY 2 P.M. Sealed bid deposits must be payable to the Matanuska-Susitna Borough (MSB) in the form of a cashier's or certified check [bank draft] or a money order. PERSONAL CHECKS OR TWO-PARTY CHECKS WILL NOT BE ACCEPTED. The bid deposit amount is based on the bid amount.

<u>If your bid is :</u>	<u>Your required deposit is:</u>
Up to and including \$2,000.00	\$500.00
Between \$2,000.01, but equal to or less than \$10,000.00	\$1,000.00
Between \$10,000.01 but equal to or less than \$40,000.00	\$5,000.00
Over and including \$40,000.01	\$10,000.00

The successful bidder's bid deposit will be credited toward the purchase price.

**A public opening of the sealed bids will be in the Borough Gym on October 27, 2020, at 9 a.m. You do not need to be present at the public opening on October 27, 2020.**

## ◆◆OUTCRY AUCTION◆◆

BIDDERS WISHING TO PARTICIPATE IN THE OUTCRY AUCTION MUST PURCHASE A "BID CARD". A bid card may be purchased for \$350 in the Land and Resource Management Division office beginning October 2, 2020, through October 30, 2020, by 12 noon. Bid cards can not be purchased at the sale on October 31, 2020; the bid card will be issued at the sale on October 31, 2020. Bid cards must be purchased with a cashier's or certified check [bank draft] or a money order payable to Matanuska-Sustina Borough (MSB). PERSONAL CHECKS OR TWO-PARTY CHECKS WILL NOT BE ACCEPTED.

The outcry bid sale will begin October 31, 2020, at 9:30 a.m. or immediately following the sealed bid sale, whichever is later. The \$350 bid card fee will be credited toward your deposit on the first successful outcry bid you make.

WINNING BID

If your bid is the winning bid, you will be required at the sale on Saturday, October 31, 2020, to (1) present valid photo identification, (2) sign a Promissory Note for the balance of the bid amount, and (3) schedule a closing time for Wednesday, November 4, 2020, with Land & Resource Management to complete the sale.

In the event of a tie bid, the sealed bid that was submitted to the Land and Resource Management Division first, as evidenced by the time and date stamped on the bid envelope, will be considered the high bid.

**If the successful bidder does not sign the Promissory Note at the sale, the next highest qualified bidder will be named until a Promissory Note is signed.**

**CLOSING**

Closings will be at the Borough building in the Land and Resource Management Division on Wednesday, November 4, 2020, by appointment from 8 a.m. to 4:30 p.m. **All parties named on the promissory note or their authorized agent must be present at the closing.**

You shall (1) present valid photo identification, (2) pay the balance of the bid amount with a cashier's or certified check [bank draft] or money order payable to the Matanuska-Susitna Borough, and (3) sign the Tax and LID Foreclosure Sale Deed.

**For each winning bid, you must bring to the closing the exact balance due shown on the Promissory Note for that parcel. PERSONAL CHECKS OR TWO-PARTY CHECKS WILL NOT BE ACCEPTED.** After the closing is finished, the Tax and LID Foreclosure Sale Deed is recorded by the Borough.

**NON-RESPONSIVE AND DISQUALIFIED BID**

The bid will be considered non-responsive and disqualified (1) if the sealed bid or outcry bid deposit is missing, or (2) if the sealed bid deposit is less than the required amount or (3) if required documents are missing or incomplete. Funds will be available after notification by Land & Resource Management of a non-responsive or disqualified bid until November 6, 2020, at 2 p.m. Funds not claimed by November 6, 2020, at 2 p.m. will be returned.

**Failure by any successful bidder(s) or bidder's authorized agent (1) to be present at the sale, or (2) to sign the Promissory Note, or (3) to be present at closing, or (4) to sign the Tax and LID Foreclosure Sale Deed or (5) to complete the sale will result in forfeiture of the bid deposit. Forfeiture shall be as a liquidated damage and not as a penalty.**

**BID DEPOSIT RETURN**

Sealed bid deposits of unsuccessful bidders may be picked up at the bid return table on the sale day, after the winning sealed bidder(s) has executed the Promissory Note or after the outcry sale. Unsuccessful outcry bidders may pick up their bid card fee after the outcry sale at the bid return table. Unsuccessful bidders must present one piece of photo identification to reclaim sealed bid deposits and outcry bid card fees. Bid deposits not claimed on the day of the sale can be claimed in the Purchasing Division office at 350 E. Dahlia Avenue, Palmer, Alaska, during regular business hours from November 5 – November 30, 2020. Bid deposits not claimed by November 30, 2020, at 2 p.m. will be returned by Purchasing.

**TAXES AND SPECIAL ASSESSMENTS**

You are responsible for payment of 2021 and future taxes and any outstanding or future special assessments on any property that you purchase. You should contact the Borough Assessment Division, 907-861-8642, if you do not receive an assessment notice after March 1, 2021, and the Collection Division, 907-861-8610, to verify the payment due date of any outstanding or future special assessment and if you do not receive the 2021 tax bill after July 1, 2021. If the property is located within a city boundary, you will also need to contact the city to determine any special assessment(s) pending or due the city.



# **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Development Services Division**

(907) 861-9822 / fax (907) 861-8158

**Zoning, Land Use and Building Regulations DO Exist in the  
Matanuska-Susitna Borough.**

## **PERMITS MAY BE REQUIRED.**

Developers and land owners are responsible for knowing the rules. If you plan to start, or are now conducting any of the following land use activities, those activities must comply with Borough regulations:

**Racetracks**  
**Special Events**  
**Subdividing Land**  
**Mobile Home Parks**  
**Driveway Installations**  
**Multifamily Development**  
**Adult-Oriented Businesses**  
**Use of Hazardous Material**  
**Public Display of Fireworks**  
**Commercial & Industrial Uses**  
**Uses that create noise & traffic**  
**Establishments that sell Liquor**  
**Drug & Alcohol Treatment Centers**  
**Earth Materials Extraction Activities**  
**Facilities that grow or sell Marijuana**  
**Use of Lakes, Creeks, & other Waterbodies**  
**Developing Land in Special Flood Hazard Areas**  
**Auto Salvage Yards, Junkyards, & Refuse Areas**  
**Work in Rights-Of-Way or Public Use Easements**  
**Development within designated Special Land Use Districts**  
**Community Correctional Residential Centers, Jails & Prisons**  
**Structural Setbacks for Building near Lot Lines, Public Use Easements,  
Right-of-Ways, & Shorelines**

**Use or occupancy of Borough-owned land, including but not limited to: clearing right-of-ways, cutting trees, mining or prospecting, crossing with motorized vehicles, camping, shooting, & storing materials or equipment.**

Borough staff is available to assist you in determining which Borough regulations apply to your activity and help you comply with those laws. In order to save time and money, and prevent violations of Borough Code, please contact the Matanuska-Susitna Borough, Permit Center Division, 350 East Dahlia Avenue, Palmer, Alaska 99645 Phone: (907) 861-7822, Fax: (907) 861-8158. For a full description of Title 17, log onto the borough web page at [www.matsugov.us](http://www.matsugov.us) Or email us at [PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us).



# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

**Planning and Land Use Department**

**Development Services Division**

Phone (907) 861-7822 FAX (907) 861-8158

Email: [PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us) Borough Web Site: [www.matsugov.us](http://www.matsugov.us)

## NOTICE

IF YOU ARE BUILDING A STRUCTURE WITHIN THE MATANUSKA-SUSITNA BOROUGH, BUT OUTSIDE SPECIAL USE DISTRICTS AND THE CITIES OF PALMER, WASILLA OR HOUSTON, THE SETBACKS ARE:

1. Twenty-five feet from any public right-of-way (including access easements and section line easements). No furthest protruding portion of any structure shall be placed closer than 10 feet from the right-of-way when the pre-existing lot measures 60 feet or less in frontage on a public right-of-way and is not located on a cul-de-sac bulb, or comprises a nonconforming structure erected prior to July 3, 1973.
2. Ten feet from side and rear lot lines.
3. Seventy-five feet from a lake or other waterbody or water course (stream, creek, etc.). Additional setbacks apply from waterbodies with public access easements along the shoreline.
4. No part of any subsurface sewage disposal system shall be closer than 100 feet from any body of water, water course, or private well.
5. Driveway permits are required when gaining access from a public right-of-way or roadway. Call 861-7822 for Borough Roads and (907) 269-0700 for State Roads.
6. Well, septic tank and drainfields are not to be located within a public right-of-way, but may be placed in utility easements through a MSB encroachment permit which requires letters of non-objection from utility companies.
7. **All** development within 75' of a watercourse or a water body is subject to MSB 17.02 – **Mandatory Land Use Permit**. Applications are available at the Borough's Permit Center.
8. For any activity adjacent to, or on a waterbody contact Department of Natural Resources, Office of Habitat Management and Permitting at (907) 269-8600.
9. For development in the City of Houston, contact 892-6869 to obtain a building permit and the Mat-Su Borough for land use regulations.

For setback requirements within the cities of Palmer and Wasilla, check with the appropriate city hall. Other setback rules exist in some Special Use Districts. Be sure to check with our office.

\*\*\*\*\*

FOR INFORMATION REGARDING **WATER AND/OR WASTE WATER DISPOSAL SYSTEMS**, PLEASE CONTACT THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC).

Address: 1700 E. Bogard Road, Bldg B, Suite 202, Wasilla AK 99654, Telephone: (907) 376-1850  
For rights to take water from the well or surface source call AK Dept. of Natural Resources at (907) 269-8600.

**Connection to available public systems (such as Talkeetna) may be required. Contact MSB Public Works Dept. at (907) 861-7753.**

\*\*\*\*\*

Other federal, state, and local regulations may apply to development in the Borough. It is the property owner's responsibility to determine the regulations that apply to their development.

**SECTION III**  
**SAMPLES**

---

# PROMISSORY NOTE

Bid Amount: \$ \_\_\_\_\_

Tax Sale #: \_\_\_\_\_

Down payment Amount: \$ \_\_\_\_\_

Tax Account #: \_\_\_\_\_

TRS#: \_\_\_\_\_

FOR VALUE RECEIVED, \_\_\_\_\_ promises to pay the Matanuska-Susitna Borough, a municipal corporation, whose address is 350 East Daffia, Palmer, Alaska, 99645, \$ \_\_\_\_\_ being the balance of the bid price and total due, payable in the form of cash, cashier's check, money order or certified check, to the scheduled closing.

In the event of default of the payment, time being the essence hereof, the holder of this note may without notice or demand declare the entire sum then unpaid, and the undersigned agrees to forfeiture of the down payment amount, and further privilege to purchase the property.

Signature: \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Printed Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

## WITNESSED

The signing of the foregoing Promissory Note was witnessed by (check one):

- Lisa Gray, whose title is Land Disposal & Tax Specialist.
- Tracy McDaniel, whose title is Asset Manager.
- Nancy Cameron, whose title is Land Management Agent.

This the 31st day of October, 2020.

\_\_\_\_\_  
Witness signature

SCHEDULED CLOSING TIME: November \_\_\_\_\_, 2020, at \_\_\_\_\_ a.m./p.m.

BIDDER#: \_\_\_\_\_

MSB \_\_\_\_\_  
Sale: TS41-\_\_\_\_\_  
TRS: \_\_\_\_\_

**TAX AND LID FORECLOSURE SALE DEED**

The Grantor, **MATANUSKA-SUSITNA BOROUGH**, a municipal corporation organized and existing under the laws of the state of ALASKA, whose address is 350 East Dahlia Avenue, Palmer, Alaska 99645, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, being the accepted bid at the Matanuska-Susitna Borough Tax and LID Foreclosure Sale, held in accordance with the provisions of AS 29.45.460 on October 31, 2020, receipt of which is hereby acknowledged, conveys and quitclaims, without warranty of any kind, to the GRANTEE(s), \_\_\_\_\_, whose address of record is \_\_\_\_\_, all interest which it has, if any, by virtue of Clerk's Deed dated \_\_\_\_\_, recorded \_\_\_\_\_, as Serial No. \_\_\_\_\_, \_\_\_\_\_ Recording District, Third Judicial District, State of Alaska, identified as being issued from Civil Case No. \_\_\_\_\_ (being the real property tax foreclosure for \_\_\_\_\_ and prior), in the following described real property:

LEGAL DESCRIPTION

(MSB Tax Account No: \_\_\_\_\_)

Dated this \_\_\_\_\_ day of October 2020.

GRANTOR:  
MATANUSKA-SUSITNA BOROUGH  
a municipal corporation by:

ATTEST: XXXXXXXXXXXXXXXX  
Borough Clerk  
(seal)

XXXXXXXXXXXXXXXXXX  
Community Development Director

MSB# \_\_\_\_\_  
Sale: TS41- \_\_\_\_\_  
TRS: \_\_\_\_\_

GRANTOR'S ACKNOWLEDGMENT

STATE OF ALASKA            )  
  ) ss.  
Third Judicial District        )

On \_\_\_\_\_, 2020, \_\_\_\_\_, Community Development Director, of the Matanuska-Susitna Borough, who is personally known to me, appeared and acknowledged before me that he signed the Tax and LID Foreclosure Sale Deed on behalf of the municipal corporation.

\_\_\_\_\_  
Notary Public for State of Alaska  
My commission expires: \_\_\_\_\_

GRANTEE'S ACCEPTANCE:

\_\_\_\_\_  
\_\_\_\_\_, Grantee

GRANTEE'S ACCEPTANCE:

\_\_\_\_\_  
\_\_\_\_\_, Grantee

STATE OF ALASKA            )  
  ) ss.  
Third Judicial District        )

On November \_\_\_\_\_, 2020, \_\_\_\_\_, personally appeared before me, \_\_\_\_\_ who is personally known to me \_\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a credible witness and acknowledged before me that he/she signed the Tax and LID Foreclosure Sale Deed for the purposes stated therein.

\_\_\_\_\_  
Notary Public for State of Alaska  
My commission expires: \_\_\_\_\_

RETURN TO: Grantee

**SECTION IV**  
**PARCEL LISTING**

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**TAX AND LID FORECLOSURE SALE TS41**

MATANUSKA-SUSITNA BOROUGH  
350 E. Dahlia Ave., Palmer, Alaska  
Borough Business Hours: 8 a.m. to 5 p.m. (weekdays)

**SEALED BID SALE**  
Saturday, October 31, 2020, beginning 9 a.m.

**OUTCRY AUCTION**  
Saturday, October 31, 2020, beginning 9:30 a.m. or immediately following the sealed bid sale, whichever is later

The Matanuska-Susitna Borough will be conducting a sale of properties foreclosed upon for delinquent real property taxes and special assessments. Beginning October 2, 2020, through October 30, 2020, at 12 noon, bid packets may be (1) picked-up for free in the Land & Resource Management Division office during regular business hours, (2) mailed for \$5 by contacting Land Management at (907) 861-7869, or (3) printed from the Borough website at [www.matanuska.gov](http://www.matanuska.gov); select "Property & Maps" under "Land Management" select "Land Sales" scroll down and select **TS40 Tax & LID Foreclosure Sale**. The Land & Resource Management Division sale office will open on October 2, 2020, at 8:00 a.m. to 5 p.m. weekdays through October 30, 2020, at 12 noon for potential bidders to review parcel information.

**Sealed Bid Sale** - Sealed bids will be accepted during regular business hours beginning October 2, 2020, through October 26, 2020, at 2 p.m. Sealed bids must include a bidder fee deposit (cashier's or certified check [bank draft] or money order), deposit is based on the bid amount. The bid deposit will be credited toward the purchase price. The balance is due and payable at closing on November 4, 2020. A public opening of the sealed bids will be in the borough gym at 9 a.m. on October 27, 2020. You do not need to be present at the public bid opening. **Sealed bids must be time-stamped as received in Land Management by 2 p.m. on October 26, 2020.**

**Outcry Auction Sale** - Properties not sold in the sealed bid sale will be offered by outcry auction on October 31, 2020, beginning at 9:30 a.m. or immediately following the sealed bid sale, whichever is later. Prospective outcry bidders must purchase a bid card for \$350 (cashier's or certified check [bank draft] or money order) during regular business hours beginning October 2, 2020, through October 30, 2020, at 12 noon at the borough building in the Land Management Division office. The \$350 bid card fee will be credited toward the deposit on the first successful outcry bid you make. The balance is due and payable at closing on November 4, 2020. **Outcry bid card purchases must be time-stamped as received in Land Management by 12 noon on October 30, 2020.**

In order to participate in the sale and auction, all bidders must meet borough eligibility requirements. **To be named a "successful bidder," you or your authorized agent must be present in the borough gym October 31, 2020, before 9 a.m. and remain until the Promissory Note has been signed for any parcels awarded to you.** Pursuant to Alaska Statute 29.45.470, the former record owner(s) or their assigns have the right to repurchase any or all of the properties included for sale any time prior to the sale of the property. Additionally, the Matanuska-Susitna Borough does not guarantee title to these properties or suitability for any particular use whatsoever. Title insurance may not be available for these properties. If you need to have this property insured, you should consult with a title company prior to bidding to determine whether title insurance will be available. The Borough reserves the right to postpone, adjourn, or annul the action in part or in whole. The Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or information it deems appropriate.

<b>TS041-01</b> ACCOUNT #: 55354B02L006 FORMER OWNER: LADUE JAMES LEGAL DESCRIPT: WOLFGLEN 1 B2 L6 AREA: TALKKEETNA SPUR 2020 VALUATION: \$22,000.00 MINIMUM BID: \$4,586.70	<b>TS041-09</b> ACCOUNT #: 56023B02L005 FORMER OWNER: PAGE CHRISTOPHER LEGAL DESCRIPT: BEARPAW LK B2 L5 AREA: CITY OF HOUSTON 2020 VALUATION: \$10,500.00 MINIMUM BID: \$2,506.08	<b>TS041-20</b> ACCOUNT #: 56429B06L015 FORMER OWNER: BUTLER BRUCE & LYNN LEGAL DESCRIPT: RAINBOW PK B6 L15 AREA: MEADOW LKS AREA 2020 VALUATION: \$44,500.00 MINIMUM BID: \$9,677.42
<b>TS041-02</b> ACCOUNT #: 56287B01L001 FORMER OWNER: RATHBURN JEFF W LEGAL DESCRIPT: SPORTSMEN ACRES B1 L1 AREA: MONTANA AREA 2020 VALUATION: \$5,500.00 MINIMUM BID: \$2,220.18	<b>TS041-10</b> ACCOUNT #: 56075B03L005 FORMER OWNER: REED DALE LYNN LEGAL DESCRIPT: CHERI LK AK B3 L5 AREA: CITY OF HOUSTON 2020 VALUATION: \$25,800.00 MINIMUM BID: \$4,749.59	<b>TS041-21</b> ACCOUNT #: 51077B14L011 FORMER OWNER: DIEHL GLENN L LEGAL DESCRIPT: MEMORY LK EST #1 B 14 L 11 AREA: SCHROCK RD AREA 2020 VALUATION: \$34,700.00 MINIMUM BID: \$6,025.24
<b>TS041-03</b> ACCOUNT #: 56287B01L002 FORMER OWNER: RATHBURN JEFF W LEGAL DESCRIPT: SPORTSMEN ACRES B1 L2 AREA: MONTANA AREA 2020 VALUATION: \$11,000.00 MINIMUM BID: \$3,261.95	<b>TS041-13</b> ACCOUNT #: 56025B02L019 FORMER OWNER: CROMBIE JEFFREY L LEGAL DESCRIPT: BEAVER LKS B2 L19 AREA: BEAVER LKS AREA 2020 VALUATION: \$30,100.00 MINIMUM BID: \$1,858.04	<b>TS041-23</b> ACCOUNT #: 56043B01L020 FORMER OWNER: SISLER JAMES L LEGAL DESCRIPT: BIRCH HLS B 1 L 20 AREA: KNIK-GOOSE BAY 2020 VALUATION: \$12,500.00 MINIMUM BID: \$3,027.17
<b>TS041-04</b> ACCOUNT #: 56287B01L003 FORMER OWNER: RATHBURN JEFF W LEGAL DESCRIPT: SPORTSMEN ACRES B1 L3 AREA: MONTANA AREA 2020 VALUATION: \$5,500.00 MINIMUM BID: \$2,216.48	<b>TS041-14</b> ACCOUNT #: 56044B02L012 FORMER OWNER: BELCHER JAMES C LEGAL DESCRIPT: BIRCH PK B2 L12 AREA: BIG LK AREA 2020 VALUATION: \$214,000.00 MINIMUM BID: \$ 33,698.00	<b>TS041-24</b> ACCOUNT #: 52643B01L002 FORMER OWNER: YINGLING CHRISTINE LEGAL DESCRIPT: LUPINE LN ACRES B 1 L 2 AREA: FAIRVIEW LOOP RD 2020 VALUATION: \$32,000.00 MINIMUM BID: \$8,922.21
<b>TS041-05</b> ACCOUNT #: 56802B08L011 FORMER OWNER: SMITH FRED A LEGAL DESCRIPT: CHANDALAR B8 L11 AREA: CASWELL AREA 2020 VALUATION: \$7,500.00 MINIMUM BID: \$2,599.19	<b>TS041-16</b> ACCOUNT #: 56319B01L029 FORMER OWNER: SHAWVER MILES R LEGAL DESCRIPT: TREASURE IS B1 L29 AREA: MEADOW LKS AREA 2020 VALUATION: \$5,000.00 MINIMUM BID: \$2,033.79	<b>TS041-25</b> ACCOUNT #: 52788B01L001A FORMER OWNER: YINGLING CHRISTINE LEGAL DESCRIPT: LUPINE LN ACRES ADD #1 B1 L1A AREA: FAIRVIEW LOOP RD 2020 VALUATION: \$32,000.00 MINIMUM BID: \$8,922.21
<b>TS041-06</b> ACCOUNT #: 54855B04L002B FORMER OWNER: WEIDNER PHILLIP P LEGAL DESCRIPT: SECLUDED LK UNIT #3 B4 L2B AREA: CASWELL AREA 2020 VALUATION: \$9,000.00 MINIMUM BID: \$1,012.42	<b>TS041-17</b> ACCOUNT #: 56319B01L028 FORMER OWNER: SIMPSON VERNON M EST LEGAL DESCRIPT: TREASURE IS B1 L28 AREA: MEADOW LKS AREA 2020 VALUATION: \$6,000.00 MINIMUM BID: \$2,347.59	<b>TS041-26</b> ACCOUNT #: 51822B01L009 FORMER OWNER: POQUETTE NEAL LEGAL DESCRIPT: LAWRENCE AIRFIELD PHI B 1 L 9 AREA: KNIK-GOOSE BAY 2020 VALUATION: \$48,500.00 MINIMUM BID: \$16,047.32
<b>TS041-08</b> ACCOUNT #: 56563000L090 FORMER OWNER: LESTENKOF DONNA I LEGAL DESCRIPT: RUSTIC WLDRNS DIV 2 L90 AREA: CASWELL AREA 2020 VALUATION: \$87,650.00 MINIMUM BID: \$15,168.41	<b>TS041-18</b> ACCOUNT #: 56319B02L037 FORMER OWNER: ROOD DANA L LEGAL DESCRIPT: TREASURE IS B2 L37 AREA: MEADOW LKS AREA 2020 VALUATION: \$23,500.00 MINIMUM BID: \$5,249.87	<b>TS041-27</b> ACCOUNT #: 56165B02L011 FORMER OWNER: HARRIS MURAIL L LEGAL DESCRIPT: KNIK HOMESITES B2 L11 AREA: KNIK-GOOSE BAY 2020 VALUATION: \$8,000.00 MINIMUM BID: \$2,504.14
	<b>TS041-19</b> ACCOUNT #: 51590B02L009 FORMER OWNER: RAWLS DANIEL LEGAL DESCRIPT: LEISUREWOOD UNIT #1 B2 L9 AREA: MEADOW LKS AREA 2020 VALUATION: \$33,500.00 MINIMUM BID: \$5,870.38	

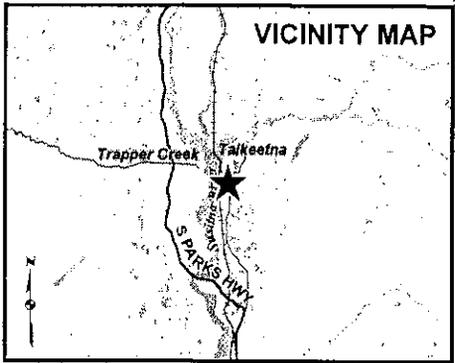
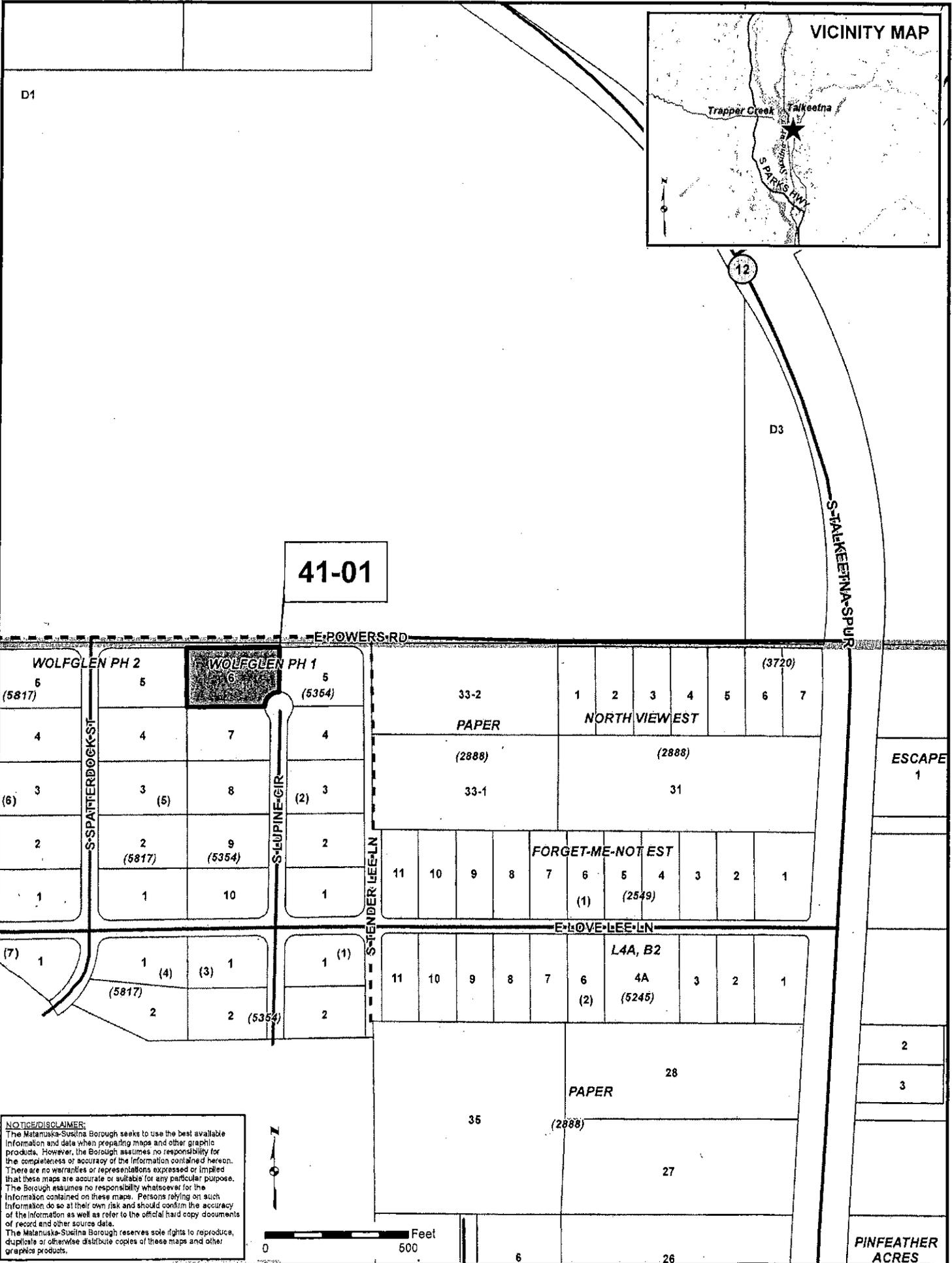
<b>TS041-28</b>	ACCOUNT #: 56510B03L002 FORMER OWNER: LOMMASSON CYNTHIA LEGAL DESCRIPT: SKYLINE EST B3 L2 AREA: KNIK-GOOSE BAY 2020 VALUATION: \$14,000.00 MINIMUM BID: \$3,215.72	<b>TS041-38</b>	ACCOUNT #: 53443000T00A FORMER OWNER: LYON KENNETH LEGAL DESCRIPT: ASLS 85-036 TA AREA: KROTO CRK AREA 2020 VALUATION: \$33,000.00 MINIMUM BID: \$6,608.17	<b>TS041-44</b>	ACCOUNT #: 52051B01L020 FORMER OWNER: WINNINGHAM WILLIAM HENRY LEGAL DESCRIPT: ALEXANDER ASLS 79-209 B1 L20 AREA: FLAT HORN AREA 2020 VALUATION: \$4,500.00 MINIMUM BID: \$1,781.90
<b>TS041-29</b>	ACCOUNT #: 216N03W13D006 FORMER OWNER: JAMES TERESA D LEGAL DESCRIPT: T16NR3WSEC 13 L D6 AREA: KNIK-GOOSE BAY 2020 VALUATION: \$14,300.00 MINIMUM BID: \$3,415.38	<b>TS041-39</b>	ACCOUNT #: 53807000T00A FORMER OWNER: ALVAREZ KATHLEEN LEGAL DESCRIPT: ASLS 90-141 TA AREA: KICHATINA RVR 2020 VALUATION: \$2,300.00 MINIMUM BID: \$1,509.70	<b>TS041-45</b>	ACCOUNT #: 52051B03L007 FORMER OWNER: SAVAGE ROBERT T LEGAL DESCRIPT: ALEXANDER ASLS 79-209 B3 L7 AREA: FLAT HORN AREA 2020 VALUATION: \$4,500.00 MINIMUM BID: \$1,781.89
<b>TS041-30</b>	ACCOUNT #: 51103B3BL015A FORMER OWNER: HOLZWORTH JAMES LEGAL DESCRIPT: MIDWAY EST AREA: RSB B3& 5&B1 L30&TA B 3B L 15A 2020 VALUATION: \$41,500.00 MINIMUM BID: \$32,960.85	<b>TS041-40</b>	ACCOUNT #: 539350000000 FORMER OWNER: WILSON DAVID L LEGAL DESCRIPT: ASLS 91-041 AREA: MOUNT YENLO AREA 2020 VALUATION: \$15,600.00 MINIMUM BID: \$2,935.44	<b>TS041-46</b>	ACCOUNT #: 52051B03L010 FORMER OWNER: SAVAGE ROBERT T LEGAL DESCRIPT: ALEXANDER ASLS 79-209 B3 L10 AREA: FLAT HORN AREA 2020 VALUATION: \$4,500.00 MINIMUM BID: \$1,781.89
<b>TS041-31</b>	ACCOUNT #: 54004B05L003 FORMER OWNER: FOURNIER ROSE LEGAL DESCRIPT: MCPHERSON B5 L3 AREA: TOWN OF SUTTON 2020 VALUATION: \$50,800.00 MINIMUM BID: \$11,167.26	<b>TS041-41</b>	ACCOUNT #: 543110000000 FORMER OWNER: WILSON DAVID L LEGAL DESCRIPT: ASLS 90-263 AREA: MOUNT YENLO AREA 2020 VALUATION: \$23,100.00 MINIMUM BID: \$3,780.11	<b>TS041-47</b>	ACCOUNT #: 52051B04L016 FORMER OWNER: SAVAGE ROBERT T LEGAL DESCRIPT: ALEXANDER ASLS 79-209 B4 L16 AREA: FLAT HORN AREA 2020 VALUATION: \$4,500.00 MINIMUM BID: \$1,781.89
<b>TS041-32</b>	ACCOUNT #: 53028B02L002 FORMER OWNER: ROBINSON DENIS LEGAL DESCRIPT: PTARMIGAN B2 L2 AREA: LAZY MTN AREA 2020 VALUATION: \$102,100.00 MINIMUM BID: \$15,778.84	<b>TS041-42</b>	ACCOUNT #: 55801000T00J FORMER OWNER: WILSON DAVID L LEGAL DESCRIPT: JOHNSON ASLS 2003-10 AREA: T J 2020 VALUATION: \$6,200.00 MINIMUM BID: \$1,876.59		
<b>TS041-35</b>	ACCOUNT #: 51169B05L007 FORMER OWNER: THOMPSON VERNON LEGAL DESCRIPT: WINDSONG B5 L7 AREA: GOAT CRK AREA 2020 VALUATION: \$6,800.00 MINIMUM BID: \$2,629.11	<b>TS041-43</b>	ACCOUNT #: 52264B03L012 FORMER OWNER: OWEN JAMES LEGAL DESCRIPT: CANYON LK AREA: ASLS 80-139 B3 L12 2020 VALUATION: \$9,000.00 MINIMUM BID: \$2,191.93		
<b>TS041-37</b>	ACCOUNT #: 51780000L002 FORMER OWNER: GRABOWSKI JOSEPH LEGAL DESCRIPT: CYGNET LK #1 L2 AREA: PETERSVILLE AREA 2020 VALUATION: \$14,500.00 MINIMUM BID: \$2,862.34				

**USE EXTREME CAUTION - ANY SALE PARCEL MAY BE UNSAFE OR CONTAIN HARMFUL MATERIALS, OR MAY BE OR MAY HAVE BEEN OCCUPIED, ESPECIALLY:  
TS41-08, TS41-10, TS41-13, TS41-14, TS41-18, TS41-20, TS41-21, TS41-26, T41-31, TS41-32, TS41-35, TS1-38**

For more information, visit the  
Matanuska-Susitna Borough Land & Resource Management Sale Office  
350 East Dahlia Avenue, Palmer, Alaska

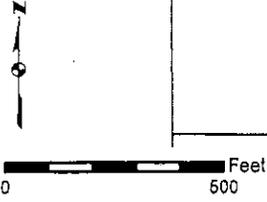
**SECTION V**  
**LOCATION MAPS**

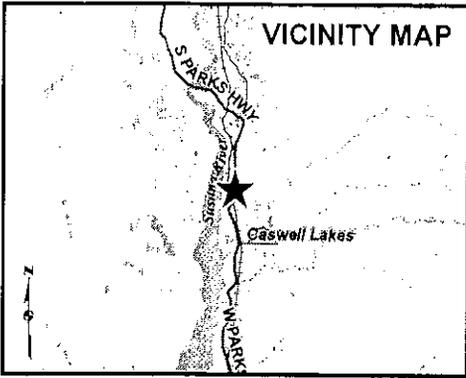
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41-01

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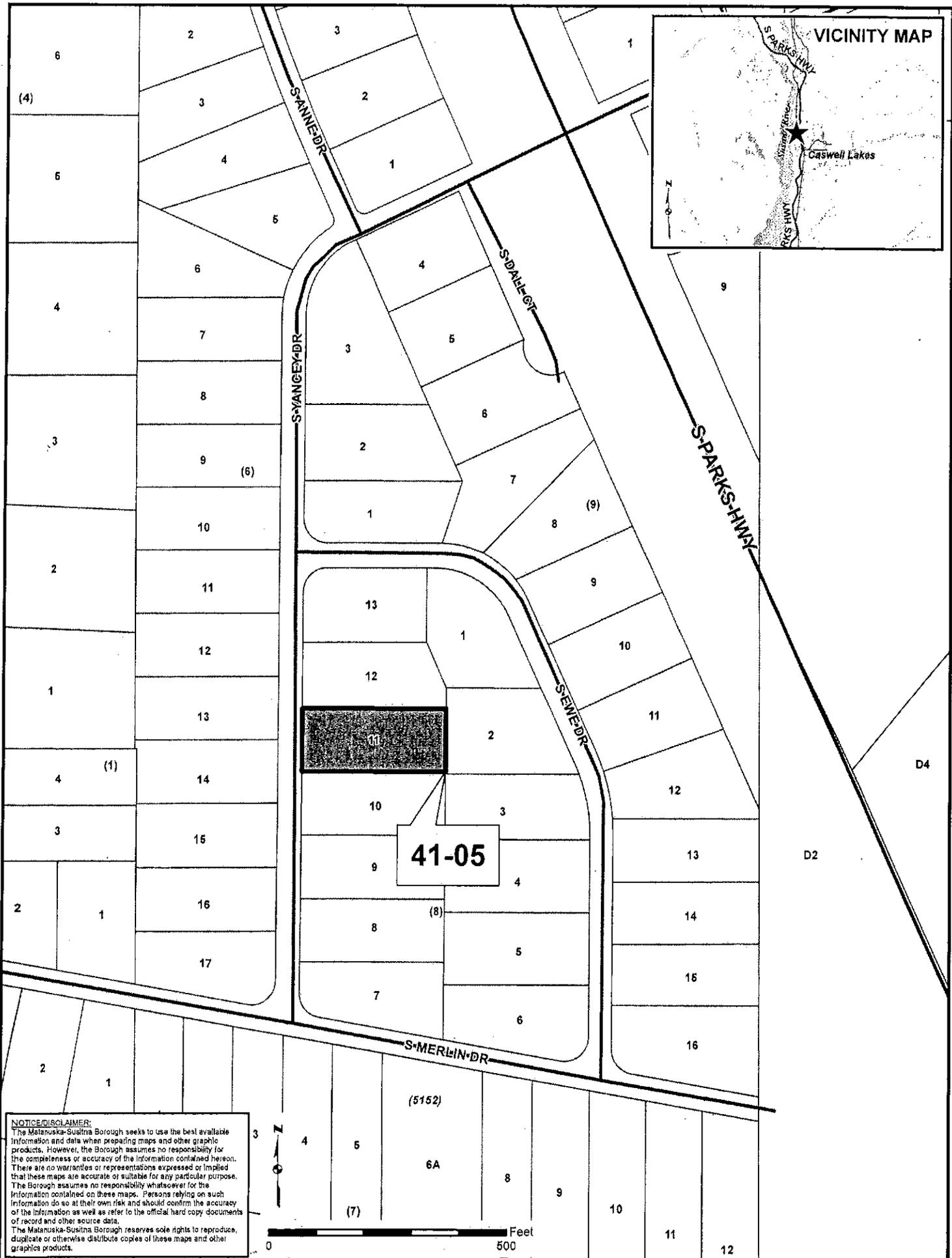
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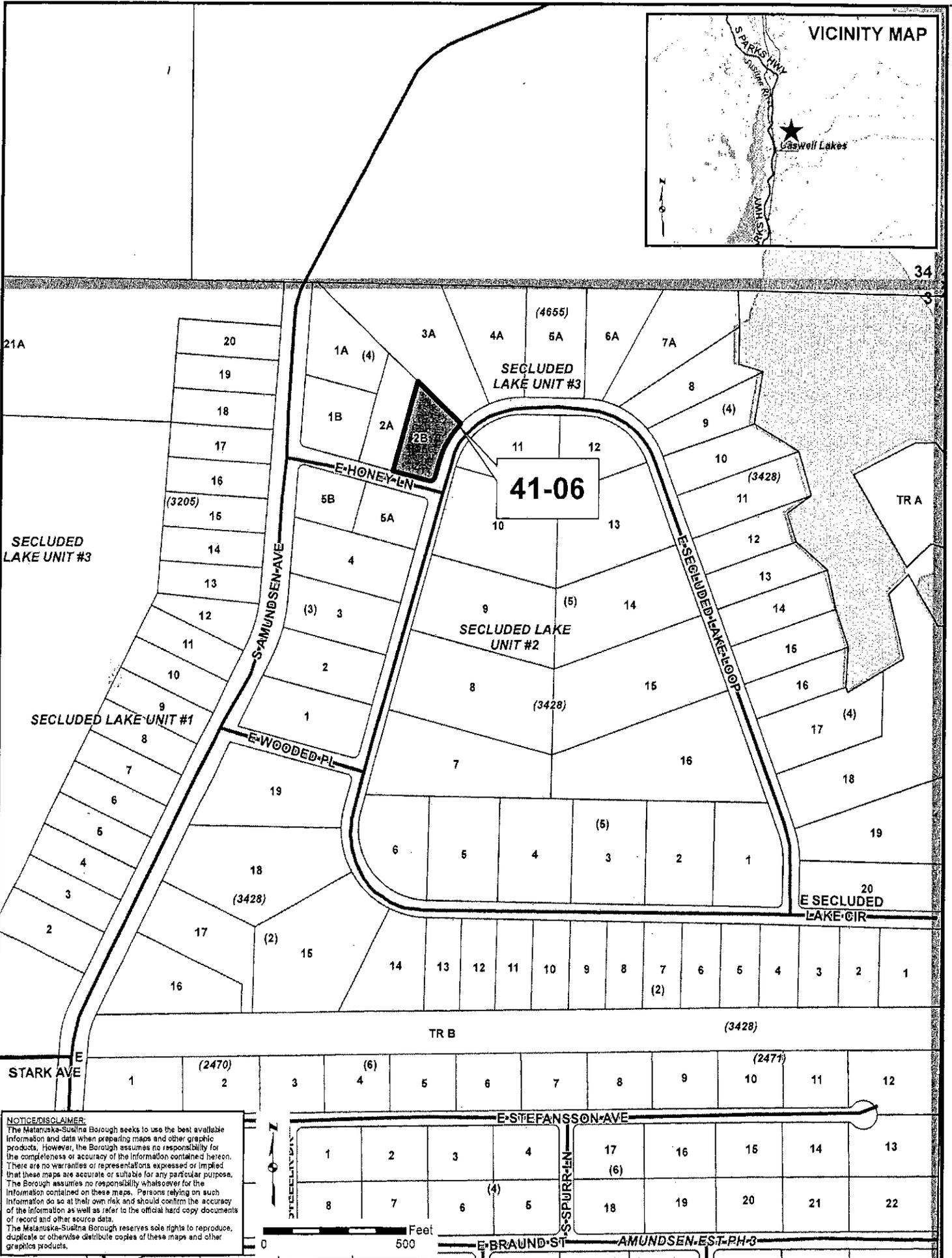
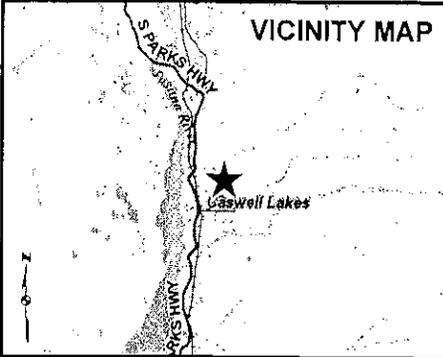
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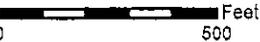
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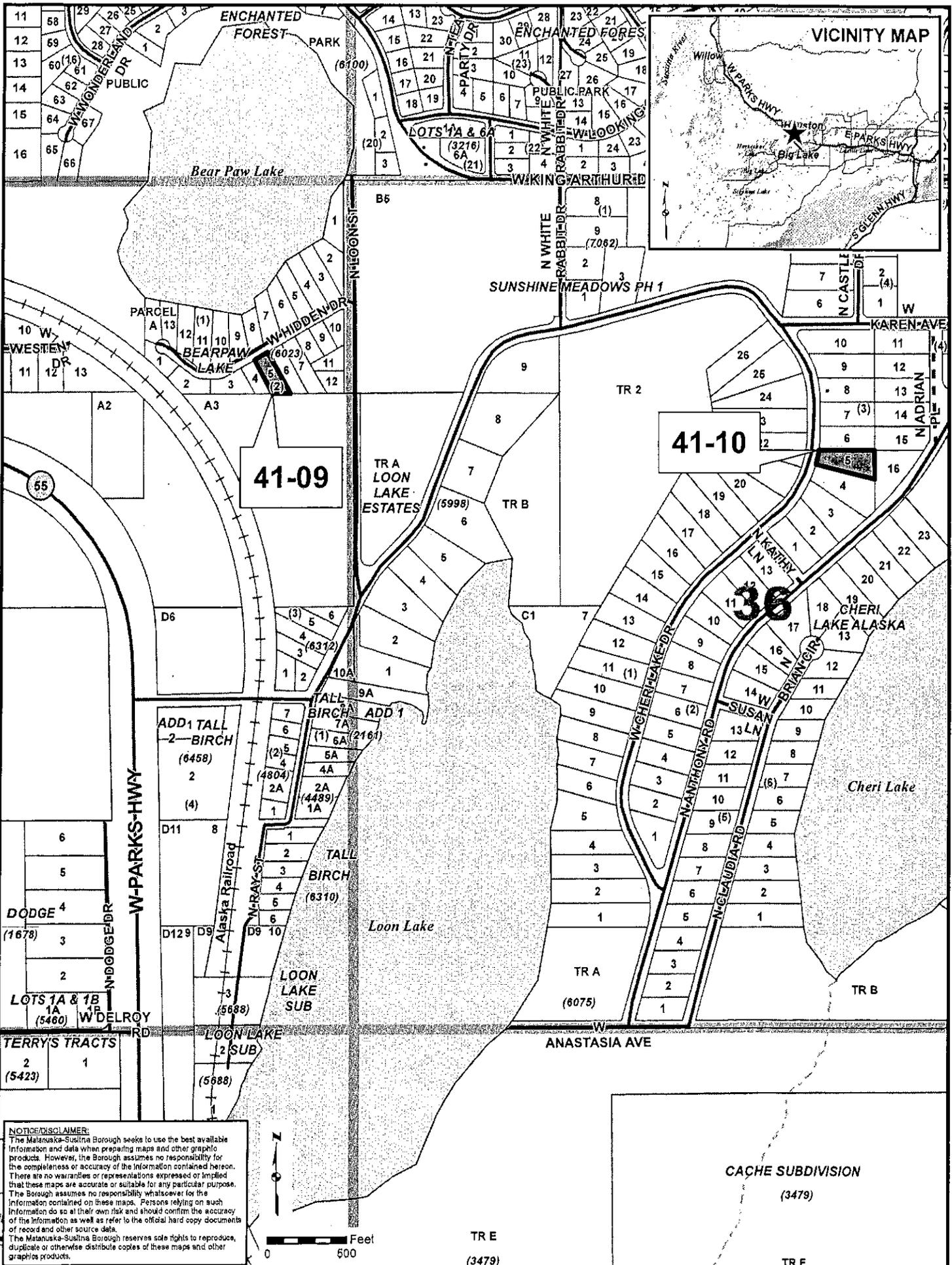
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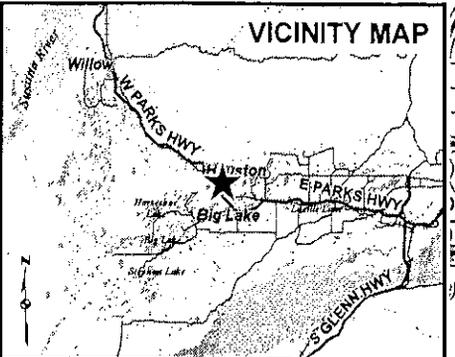
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VICINITY MAP



41-09

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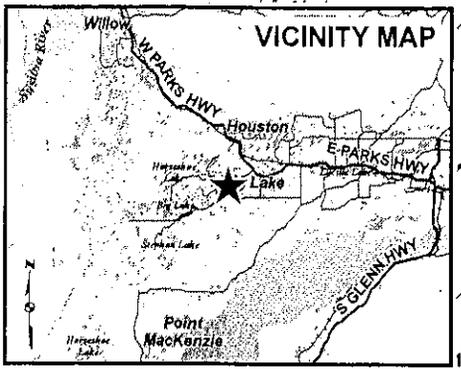
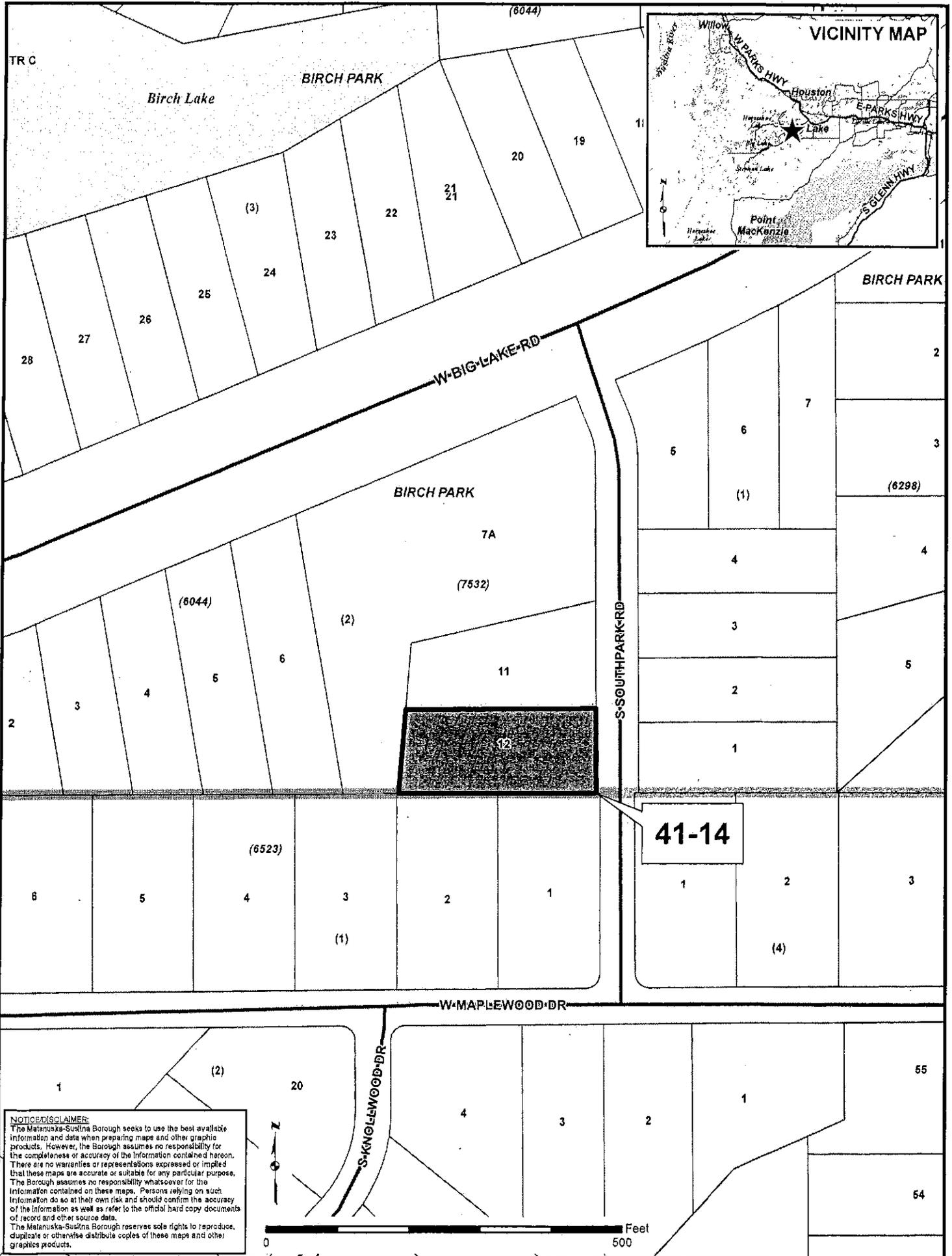


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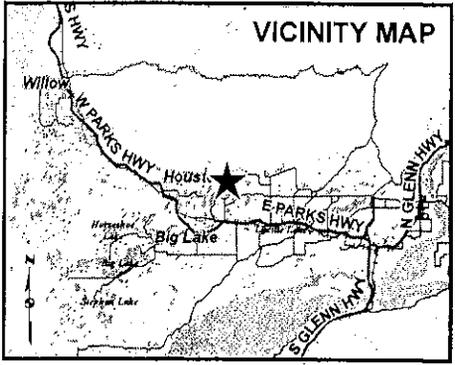
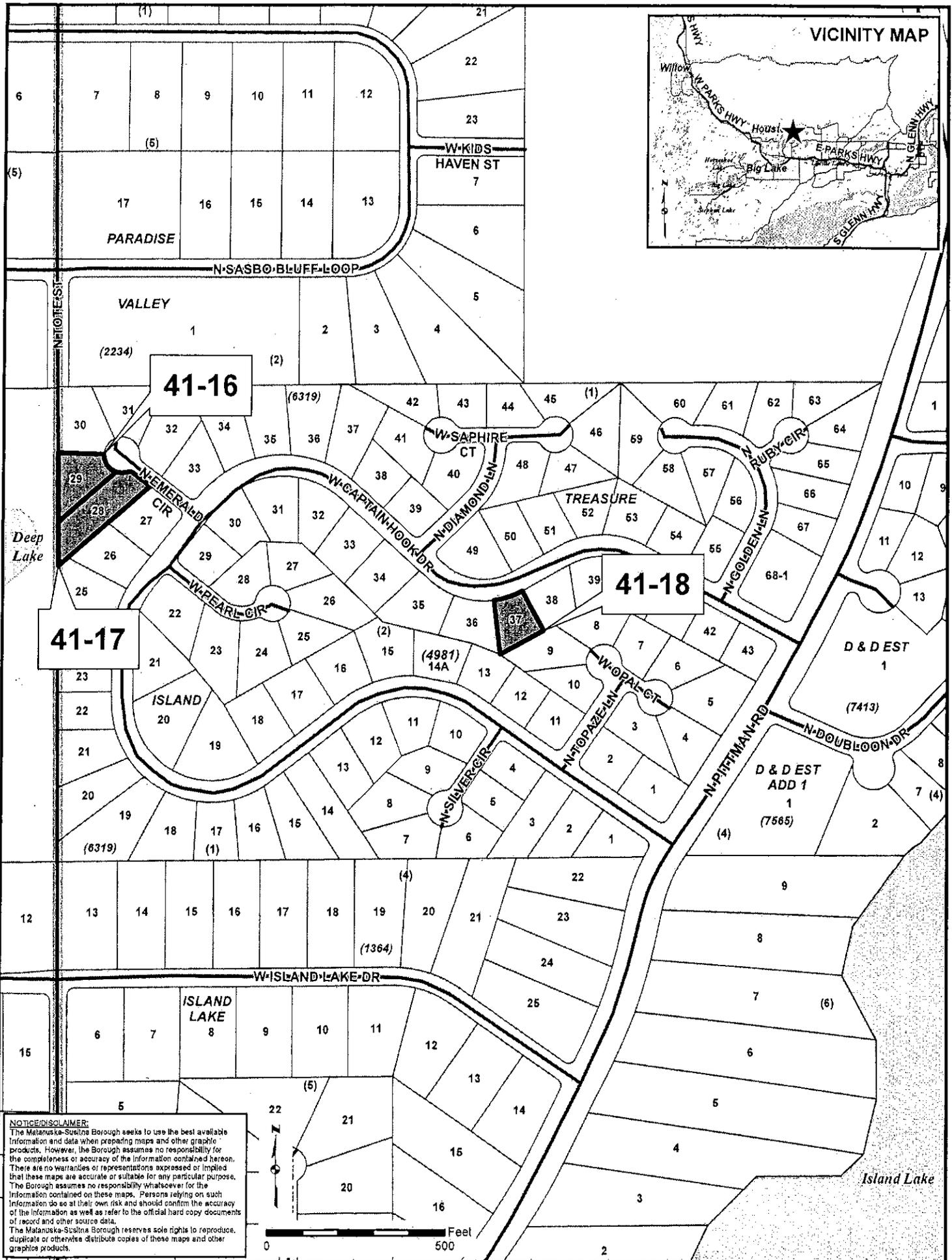
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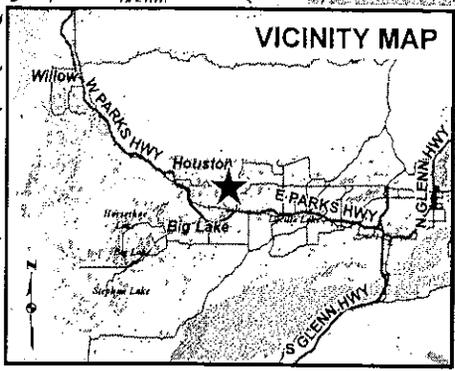
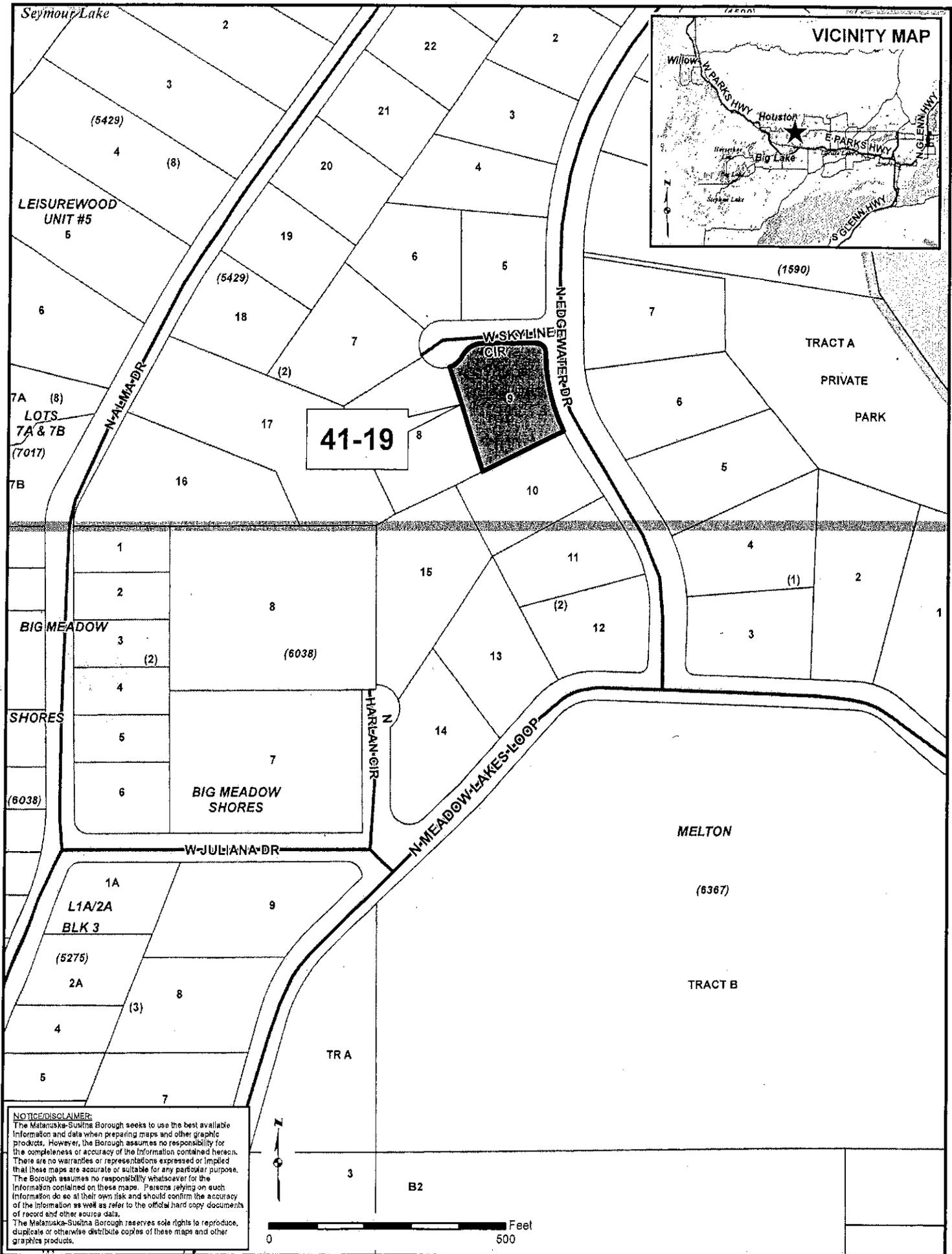


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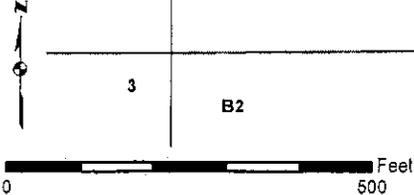


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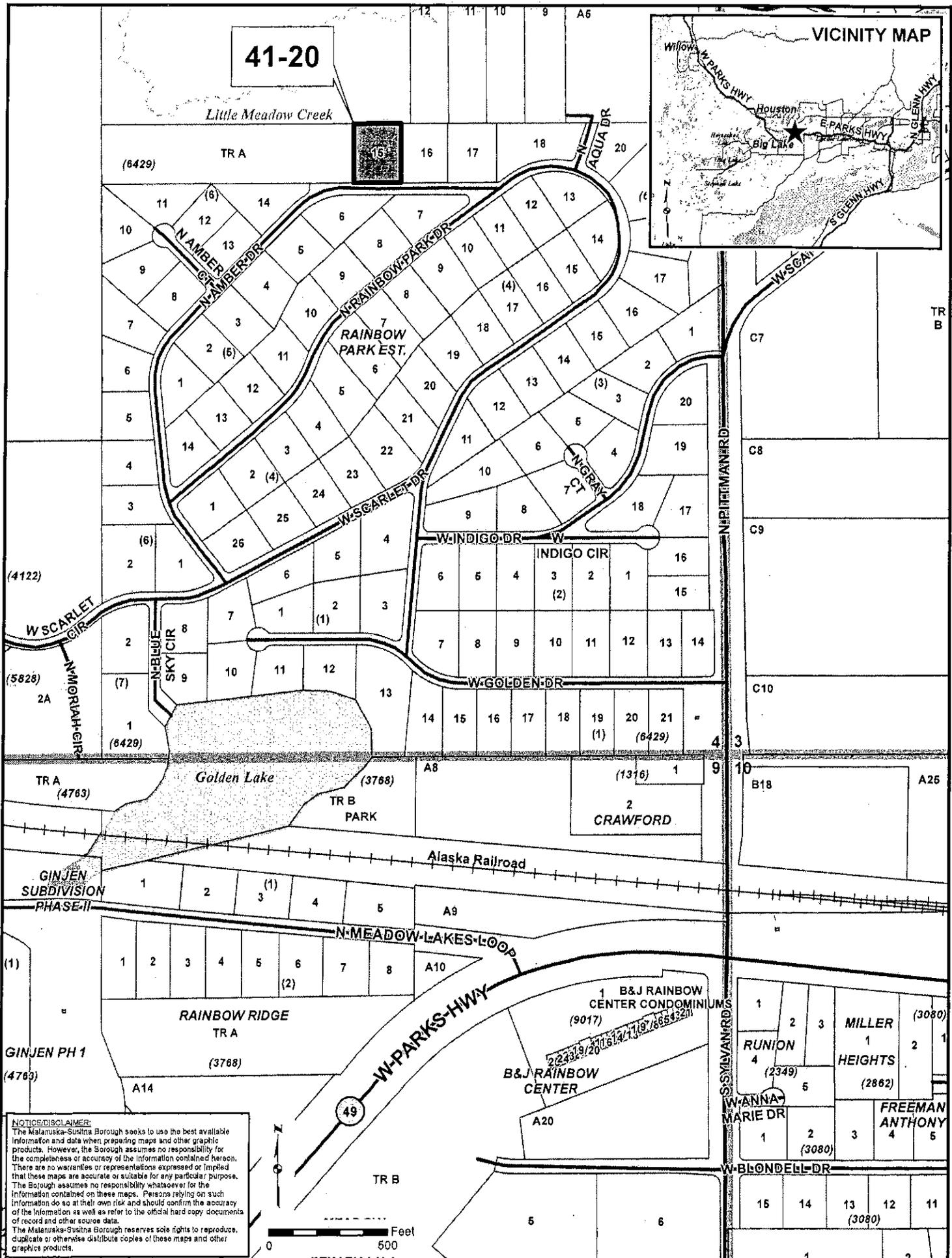
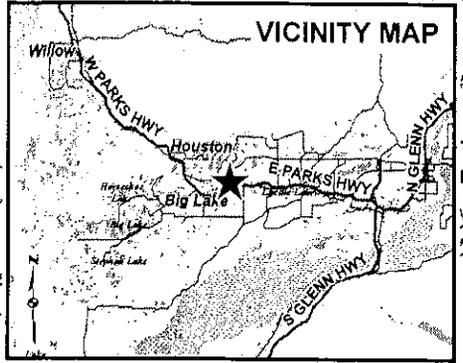
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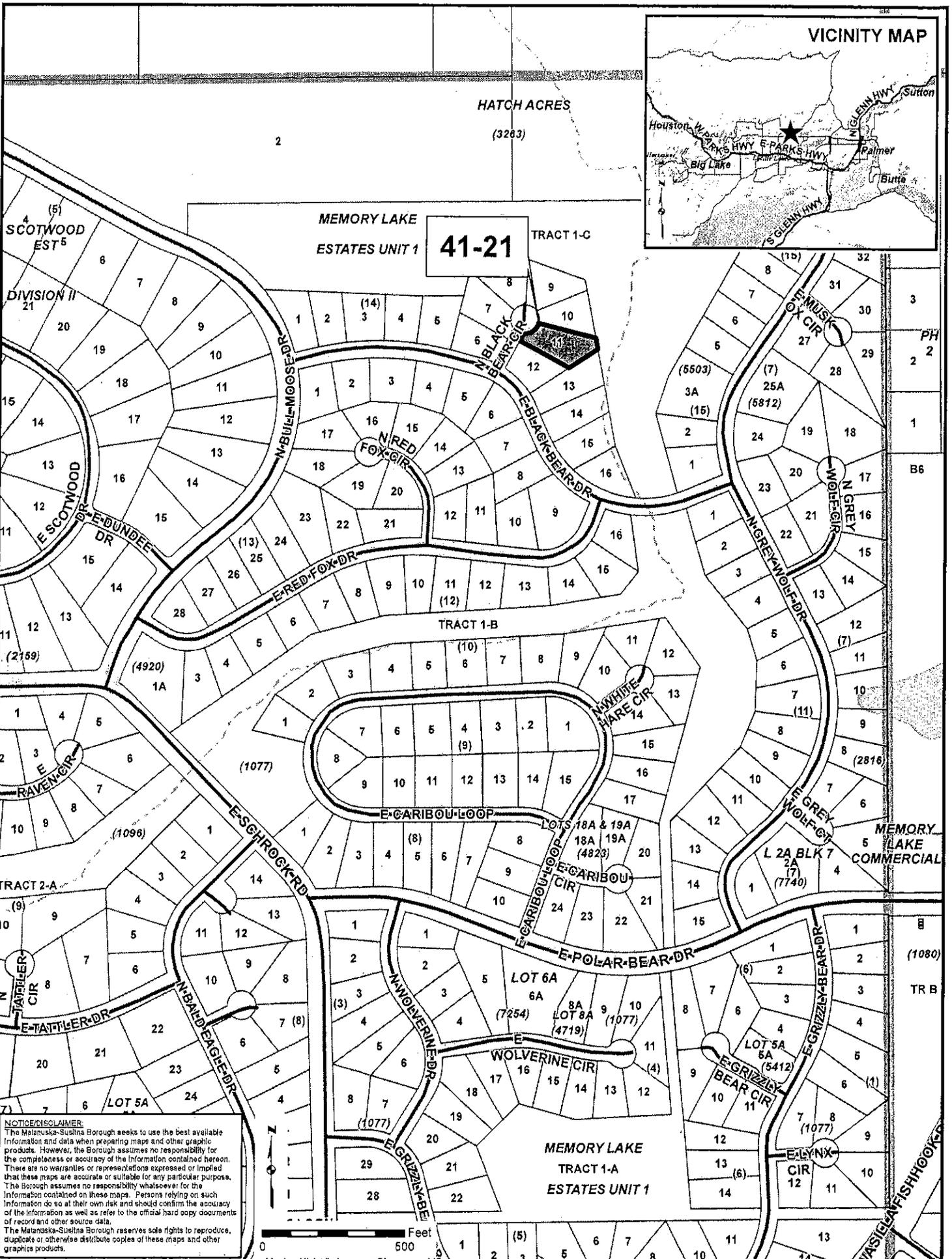
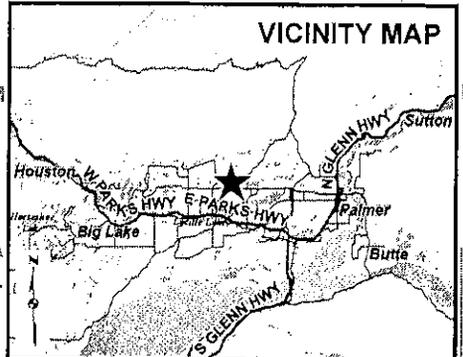


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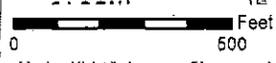
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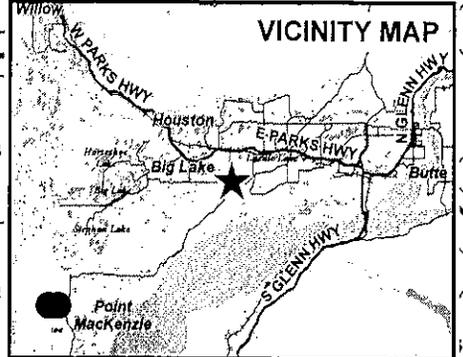
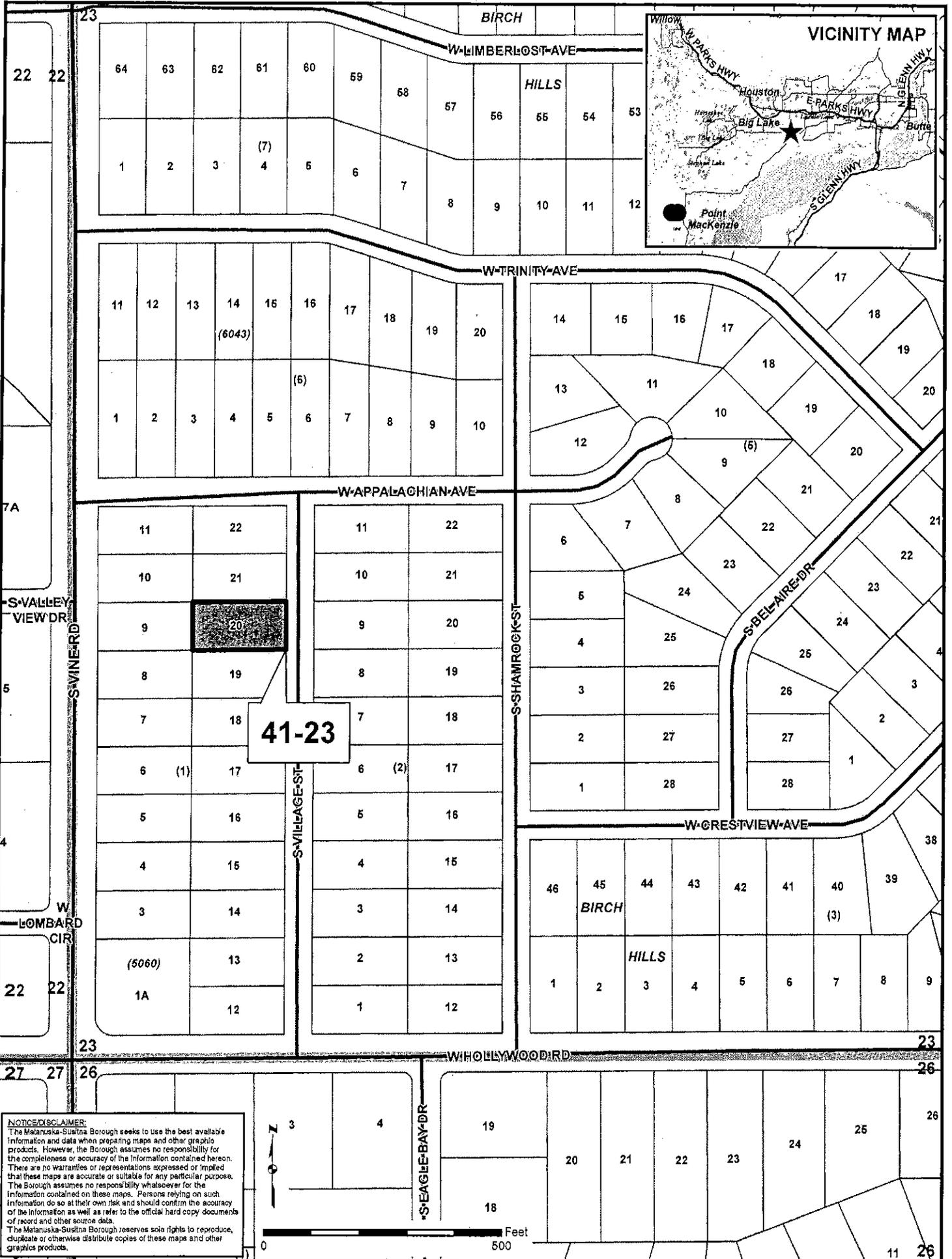


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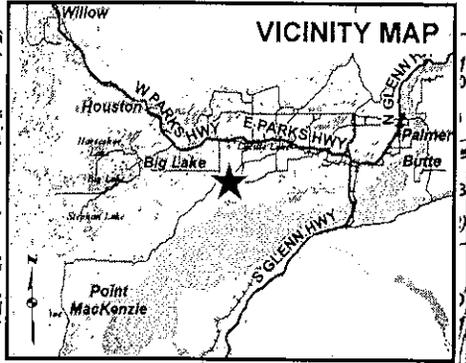
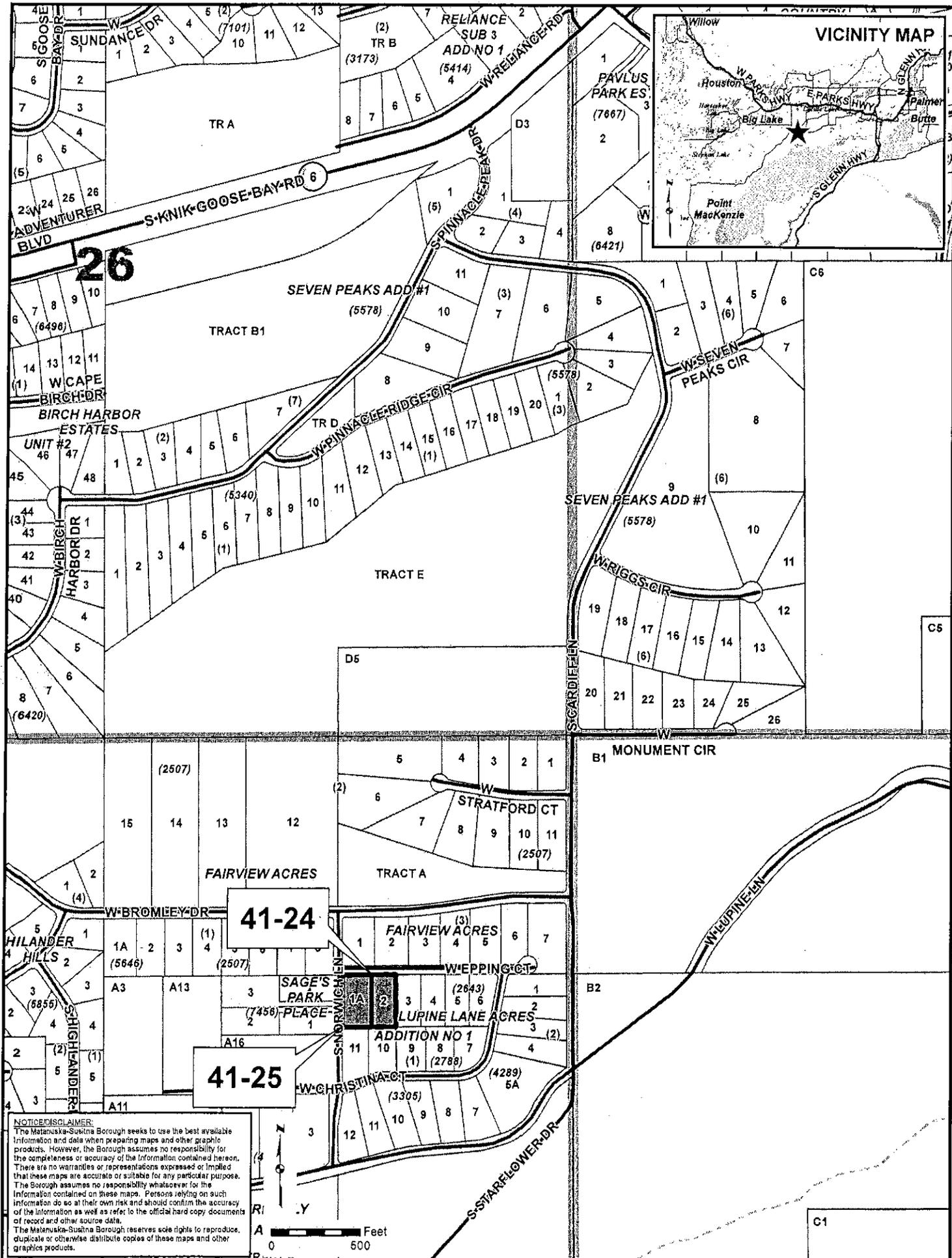




**41-23**

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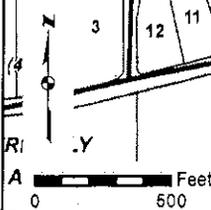


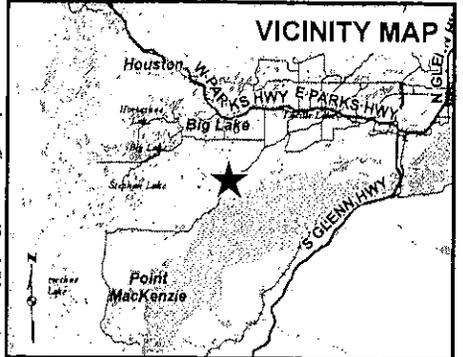
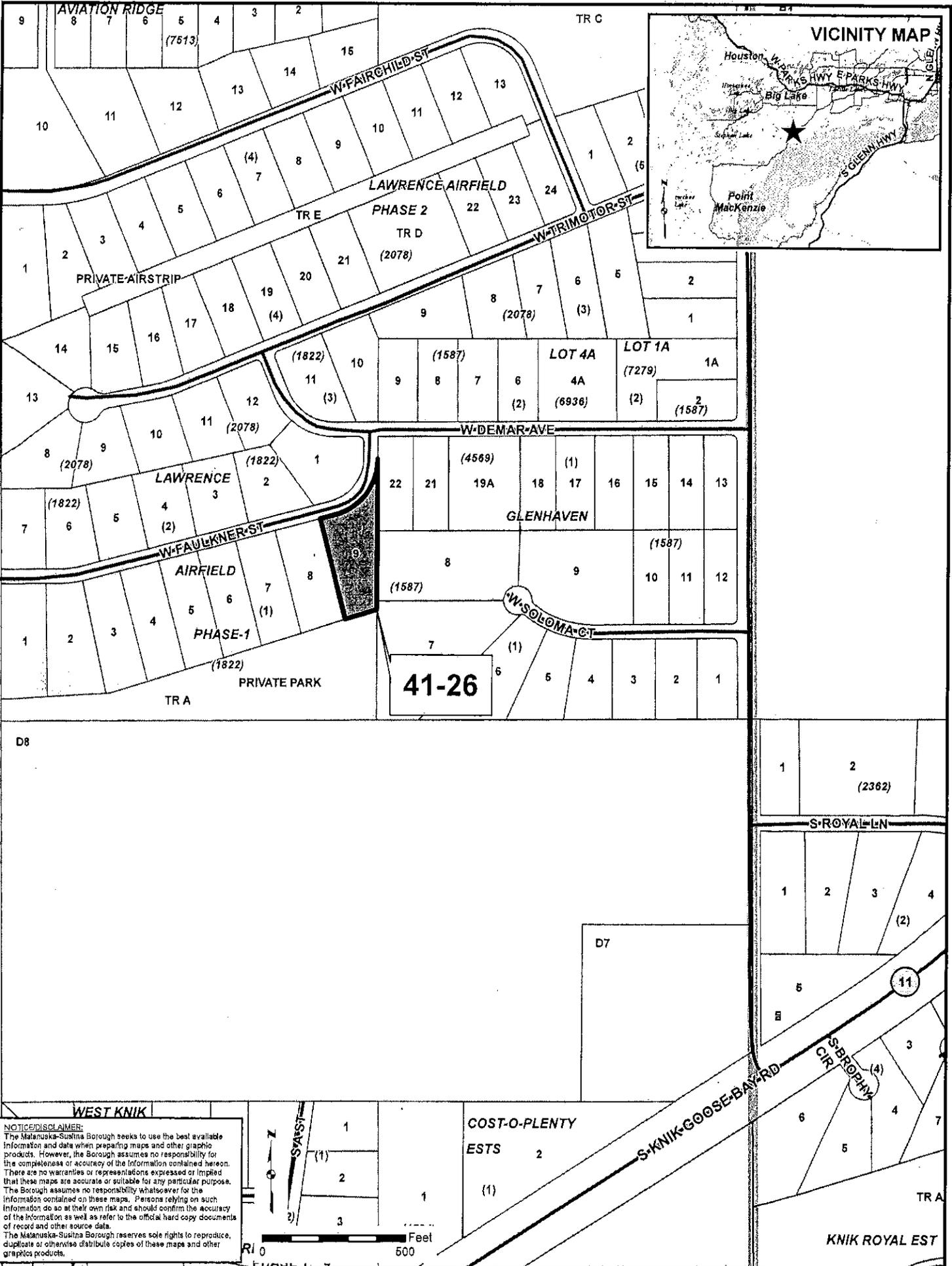
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**41-24**

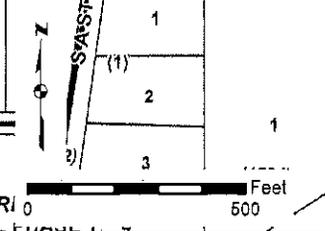
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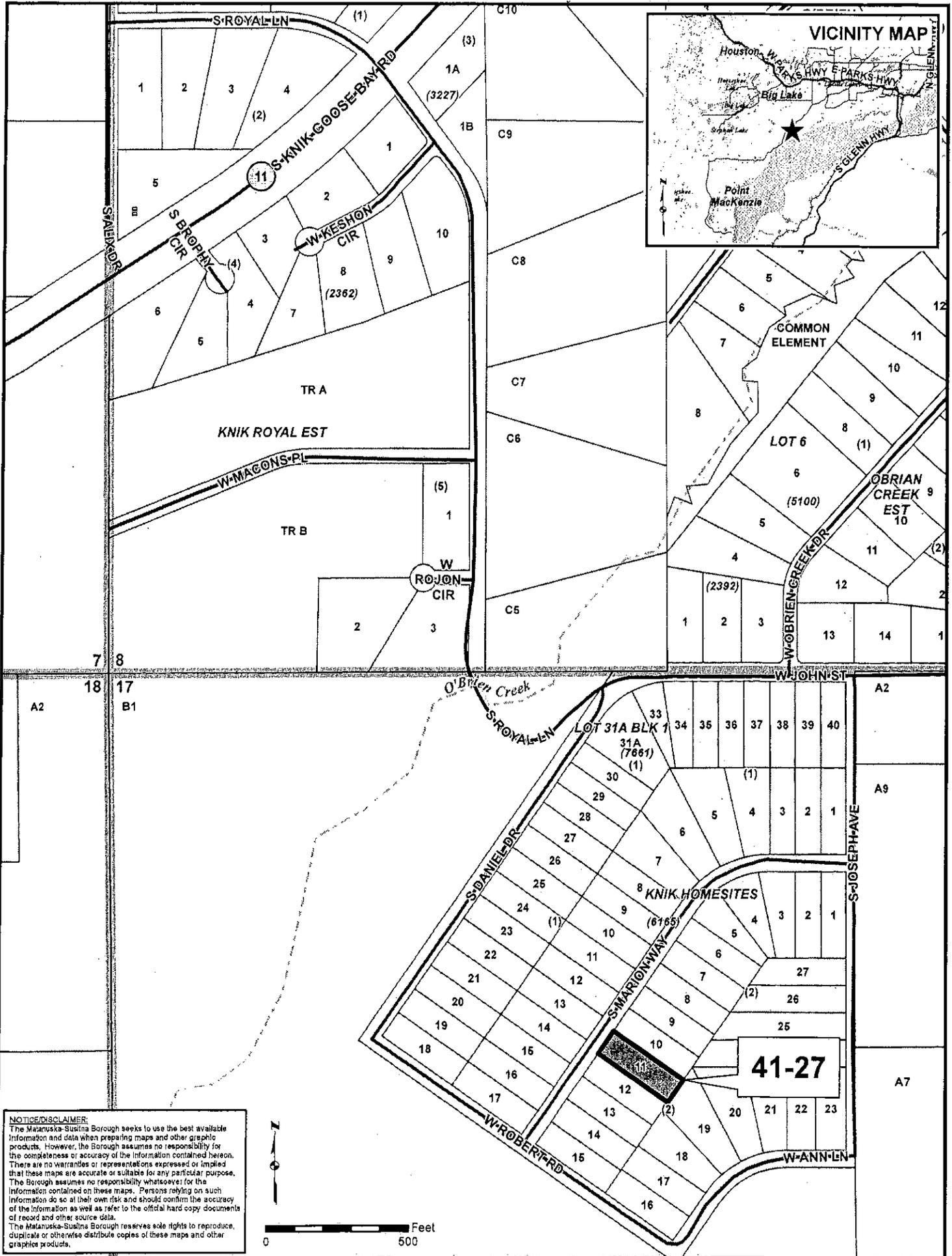
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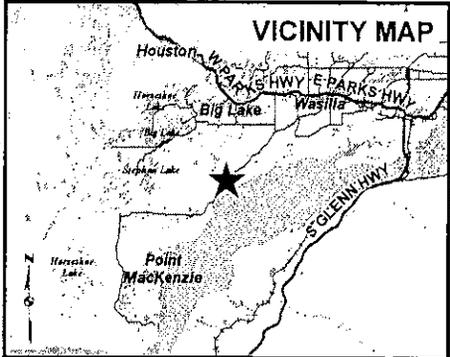
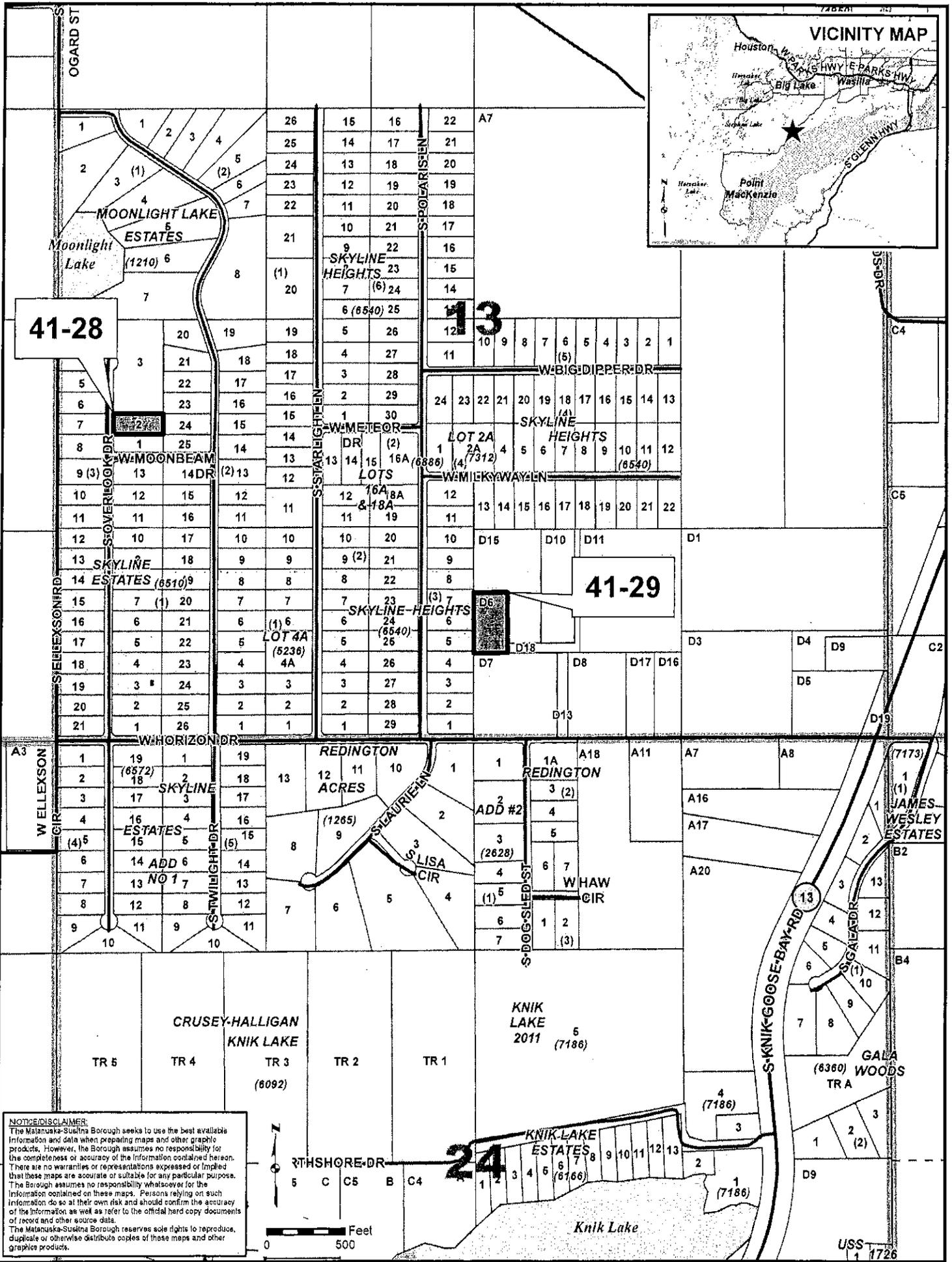


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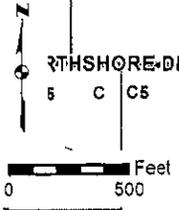


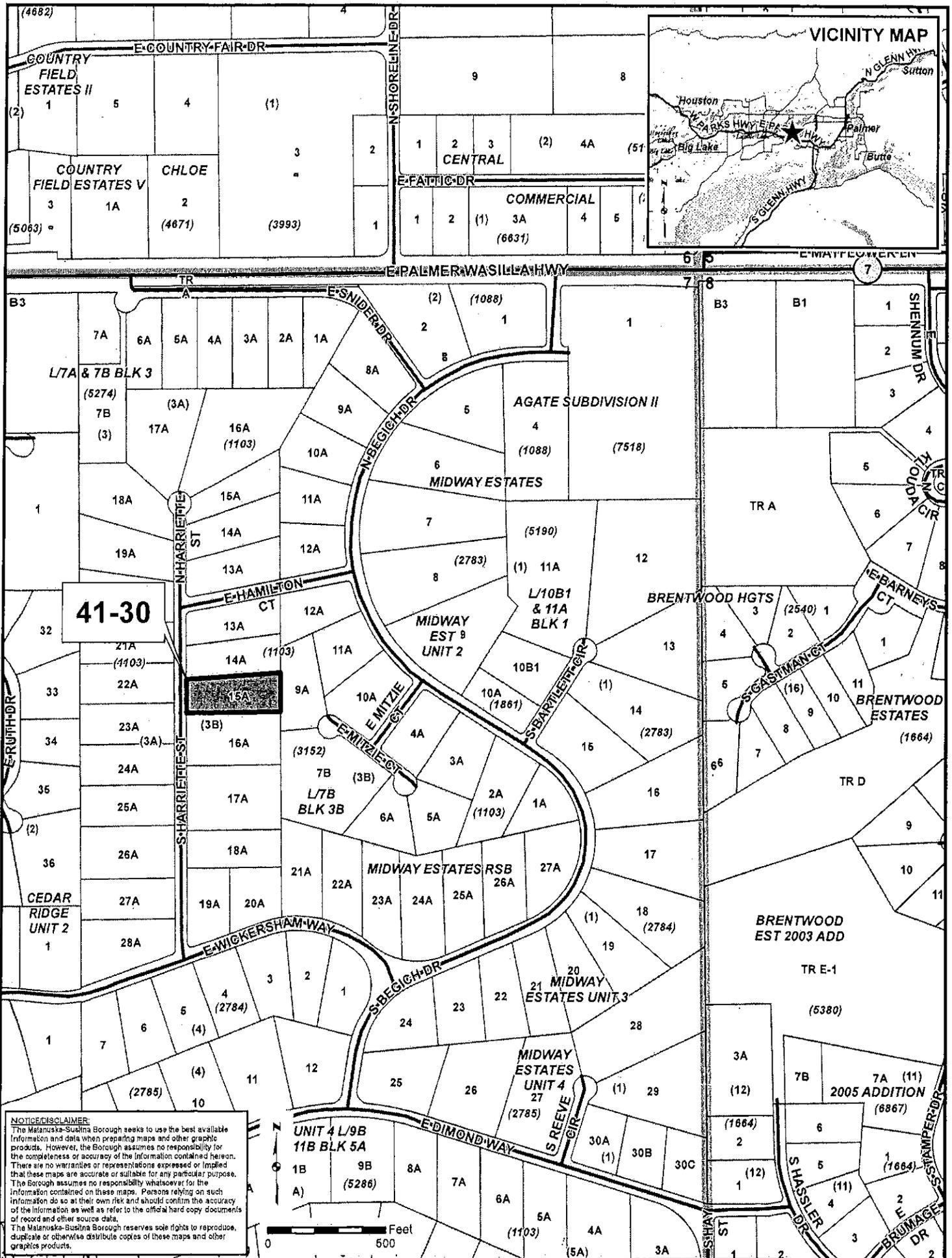


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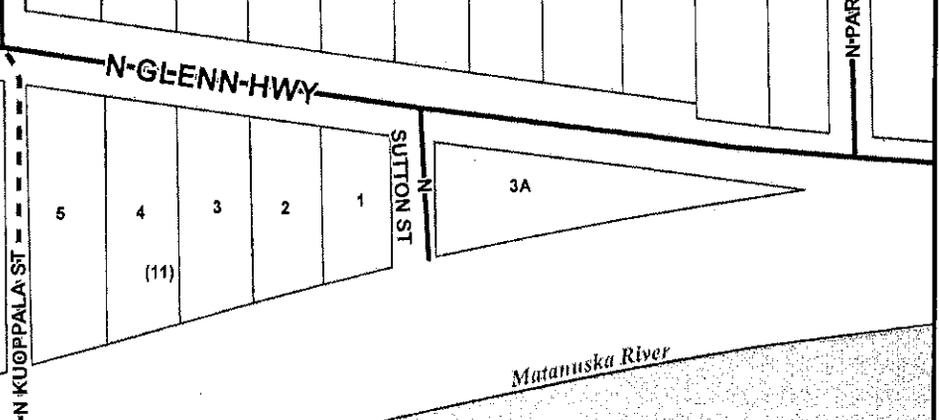
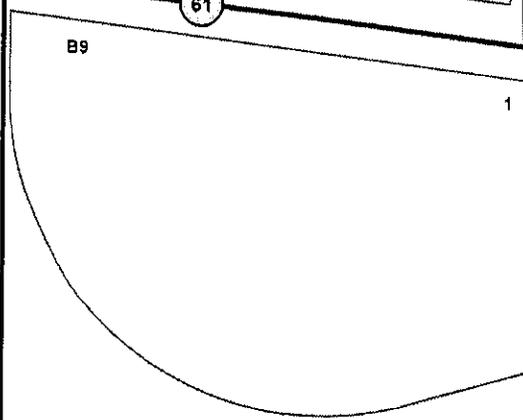
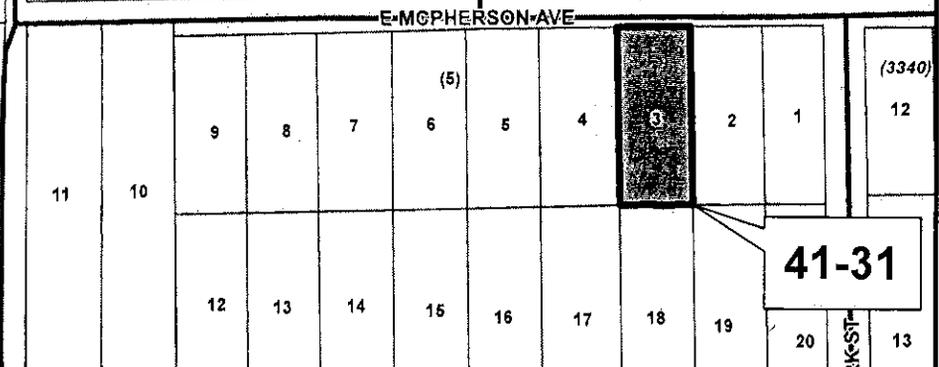
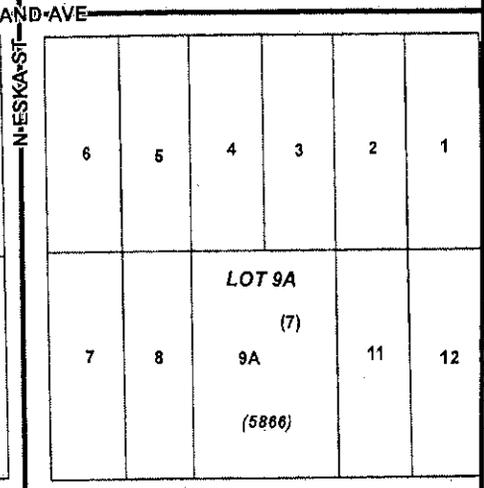
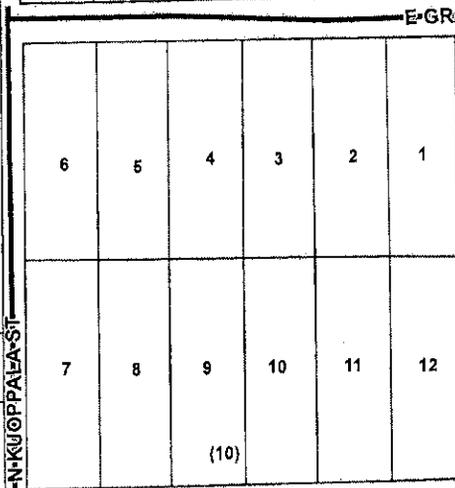
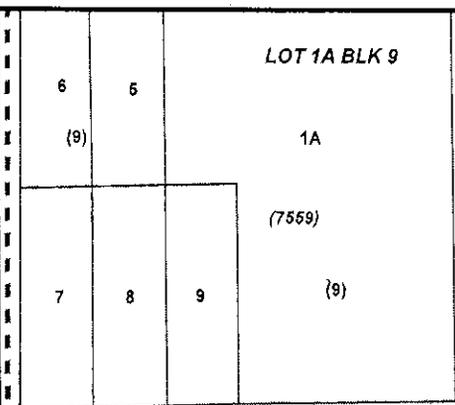
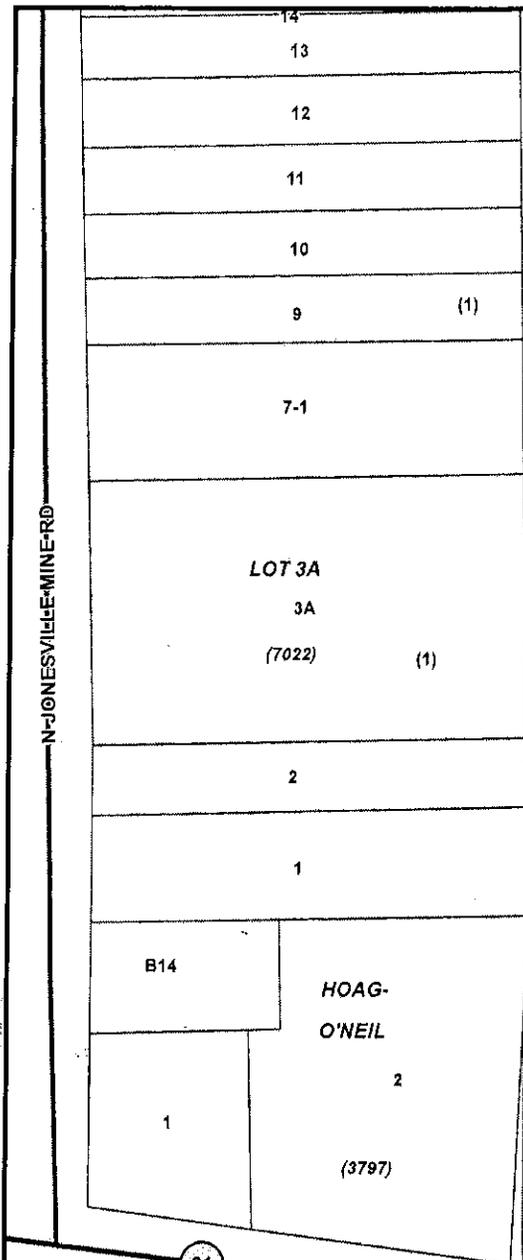
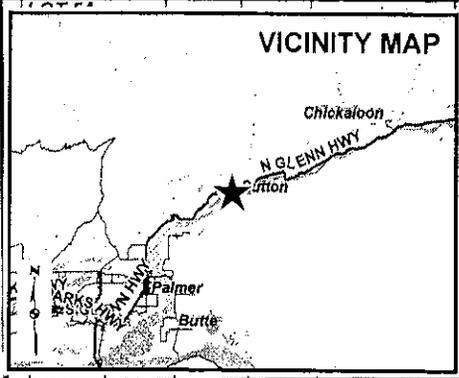
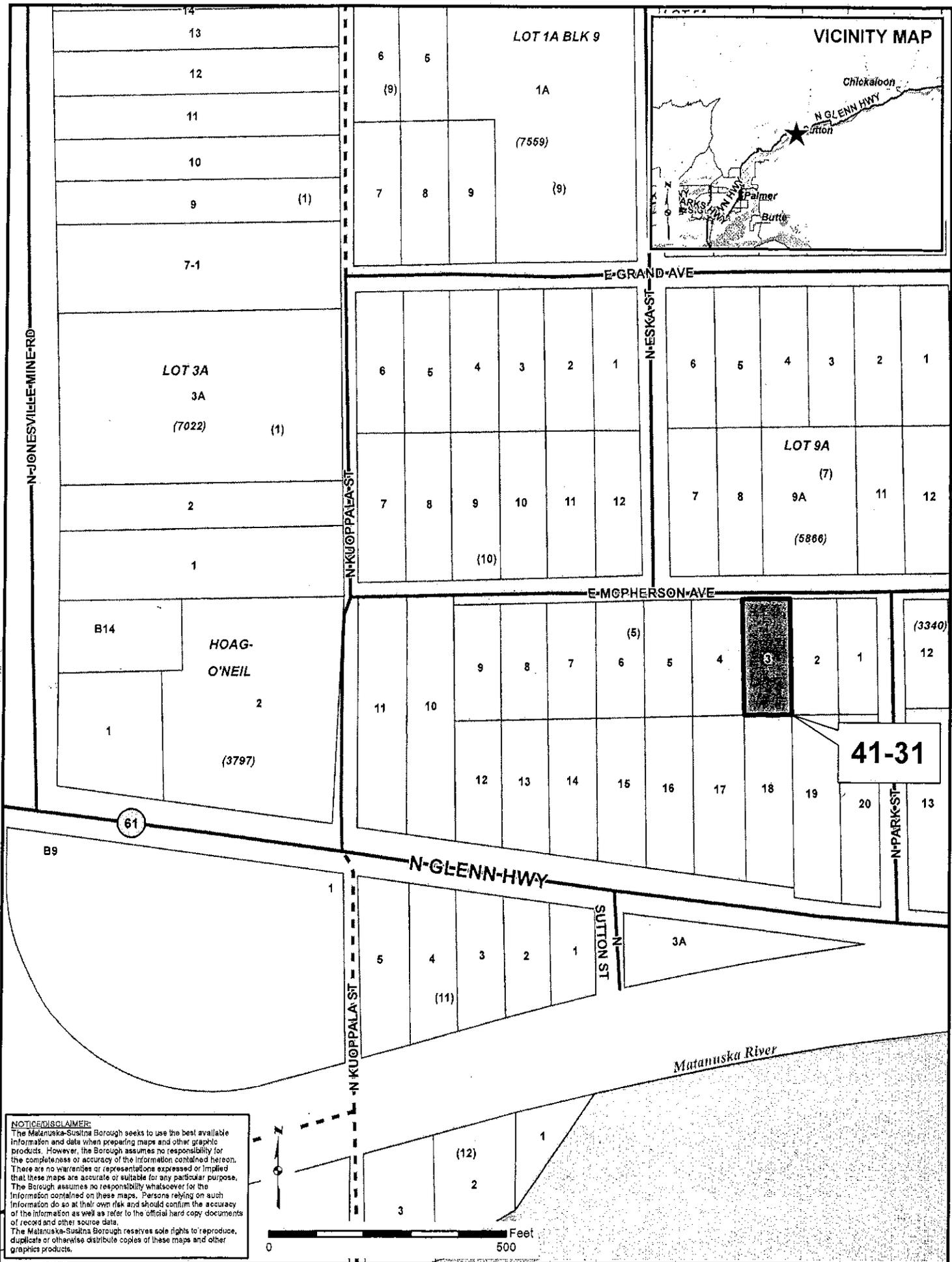
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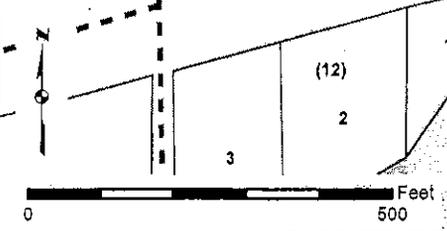


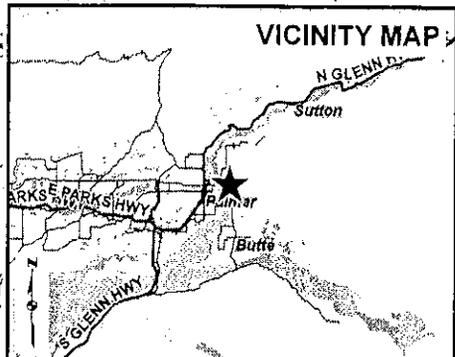
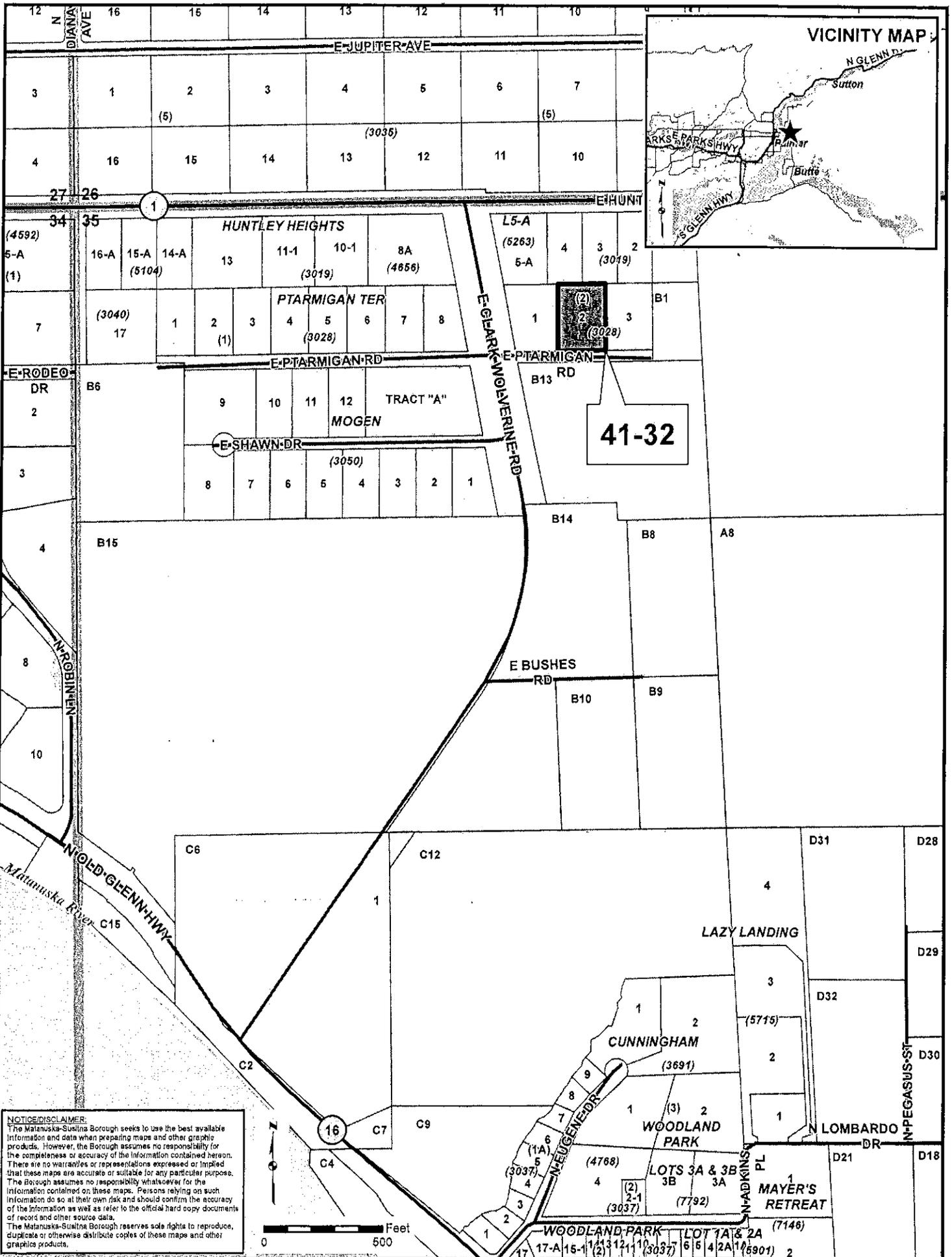
**41-30**

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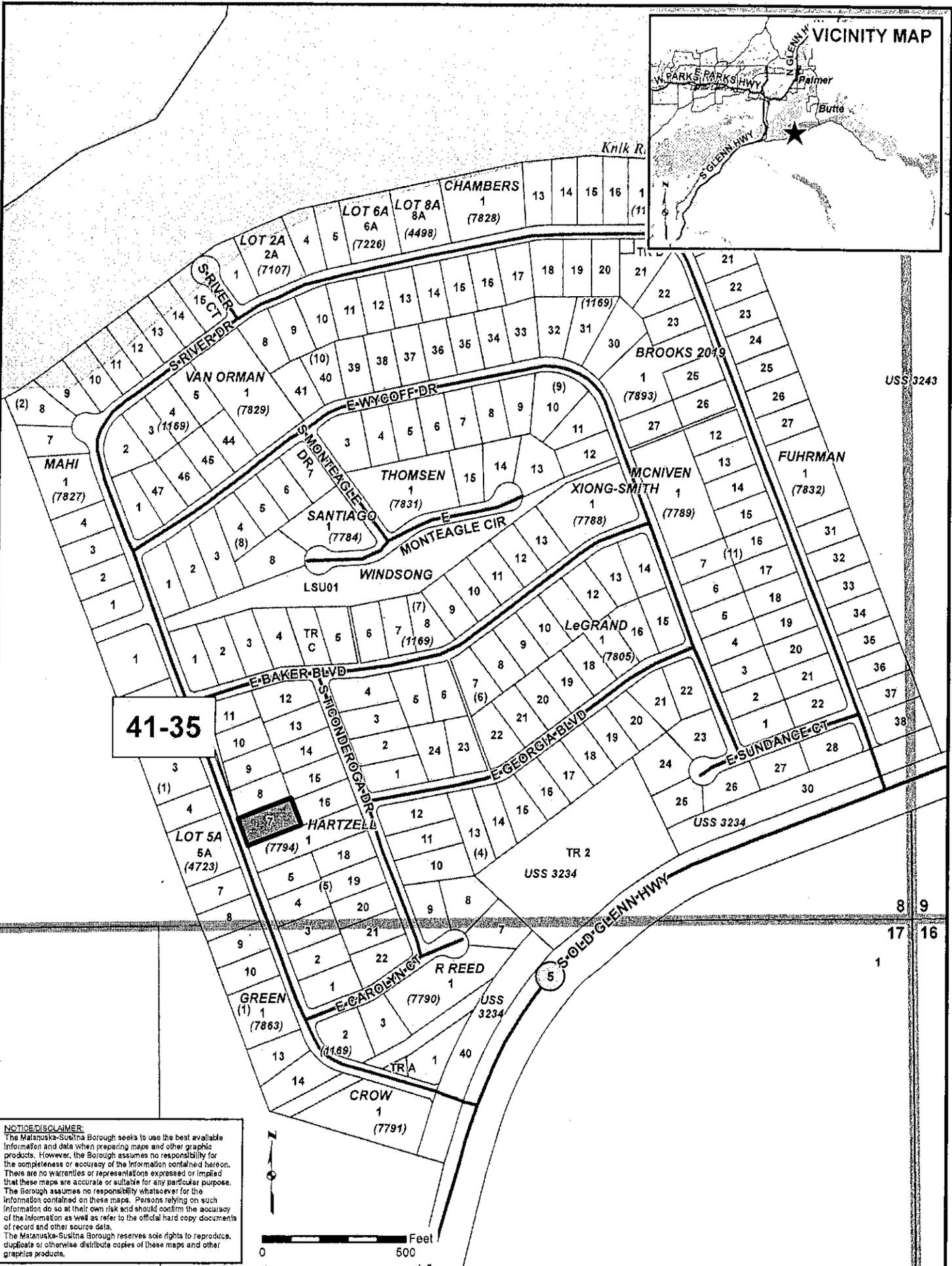
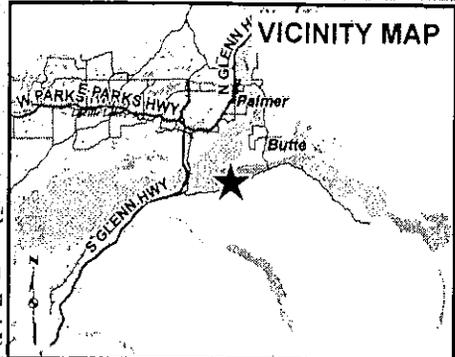


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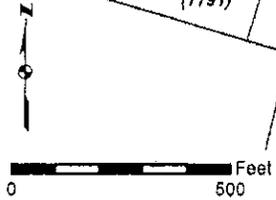


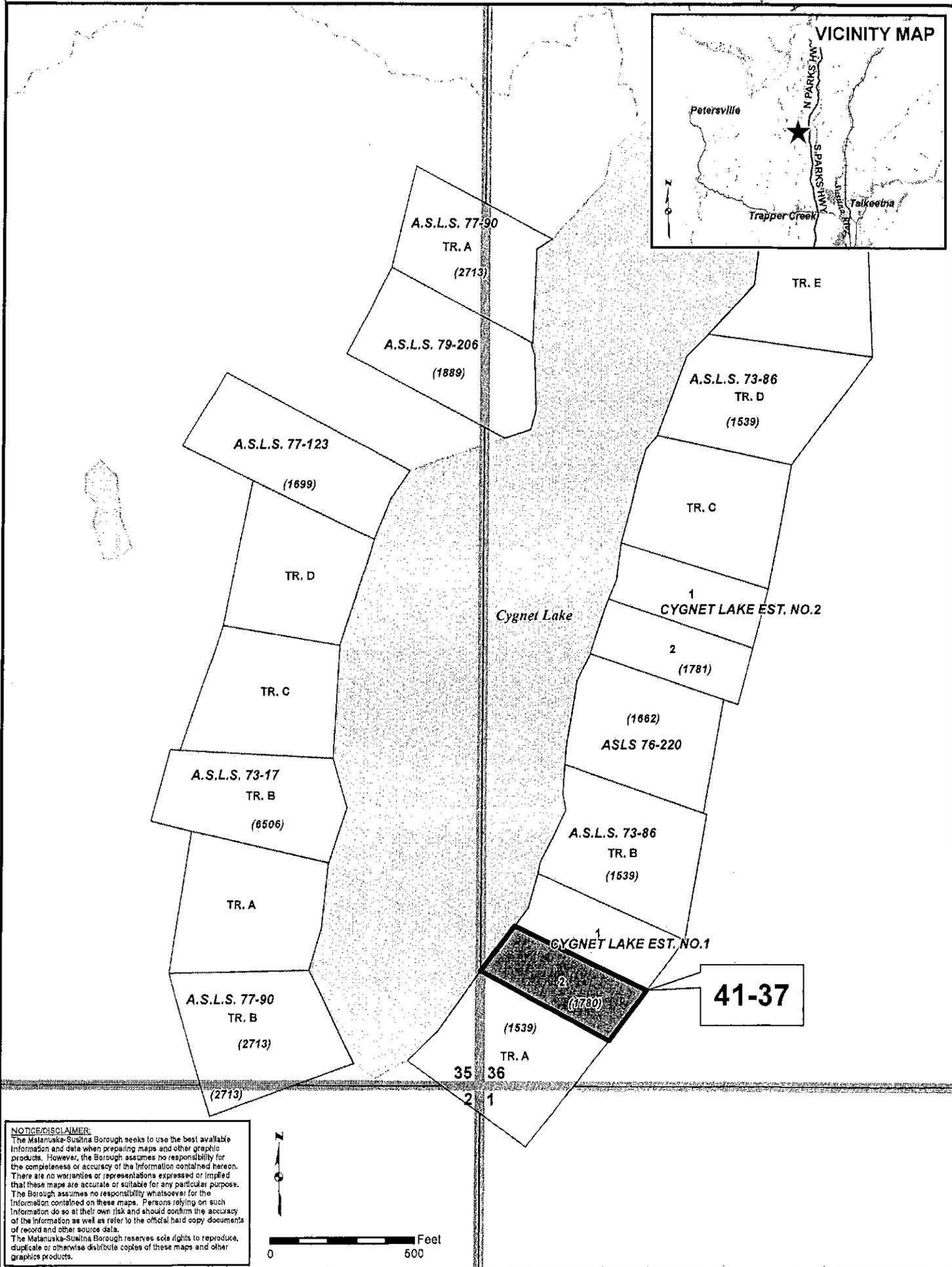
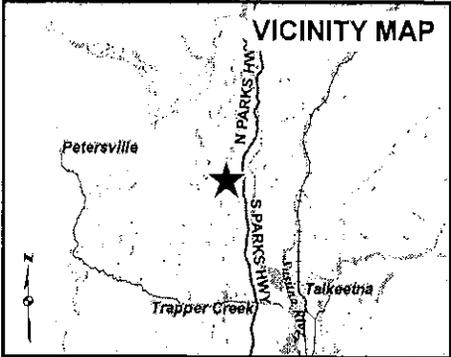
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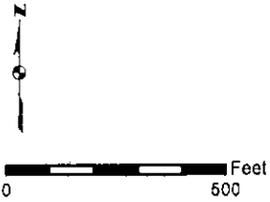
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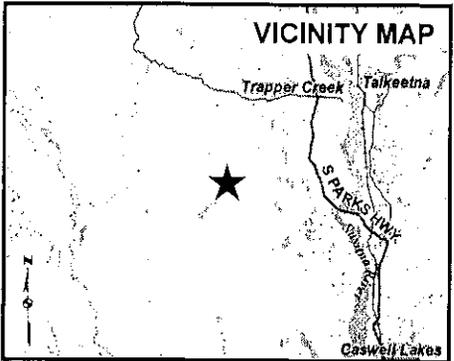
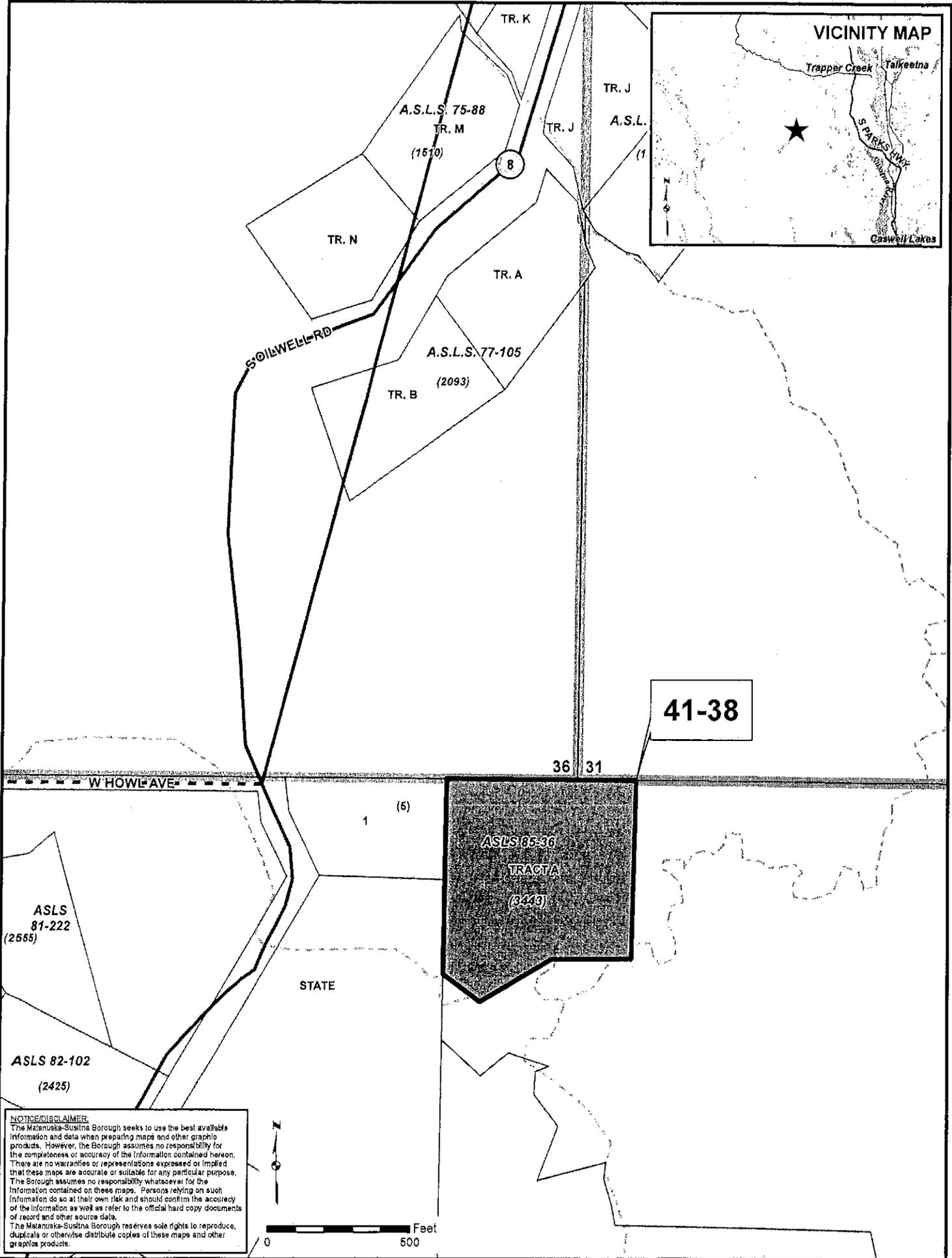
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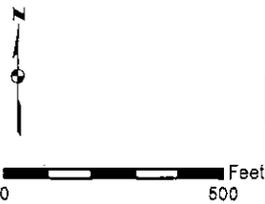
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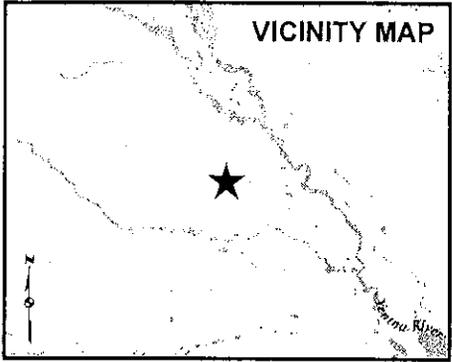




41-38

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41-39

33 34

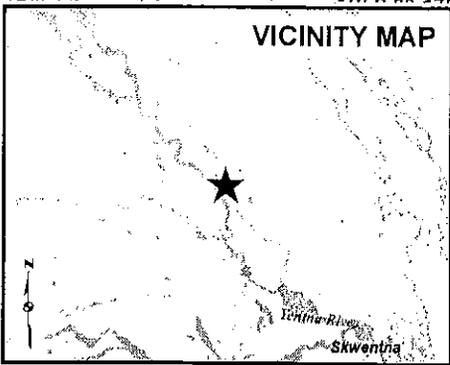
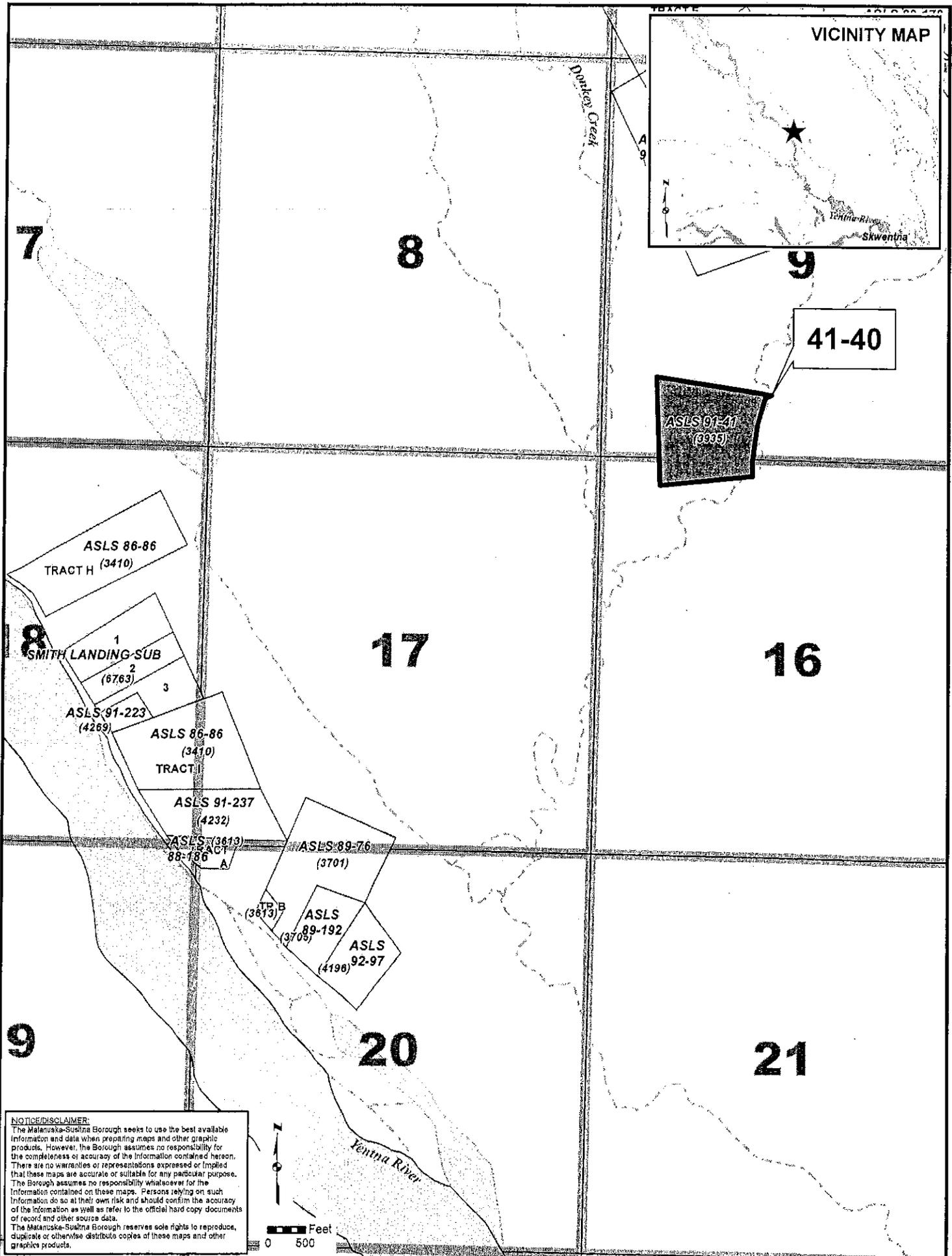
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0 Feet 500



41-40

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(6035)

ASLS 86-86  
TRACT H (3410)

SMITH LANDING SUB  
1  
2 (6763)  
3

ASLS 91-223  
(4269)

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TRACT

ASLS 91-237  
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ASLS 88-186  
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TRACT A

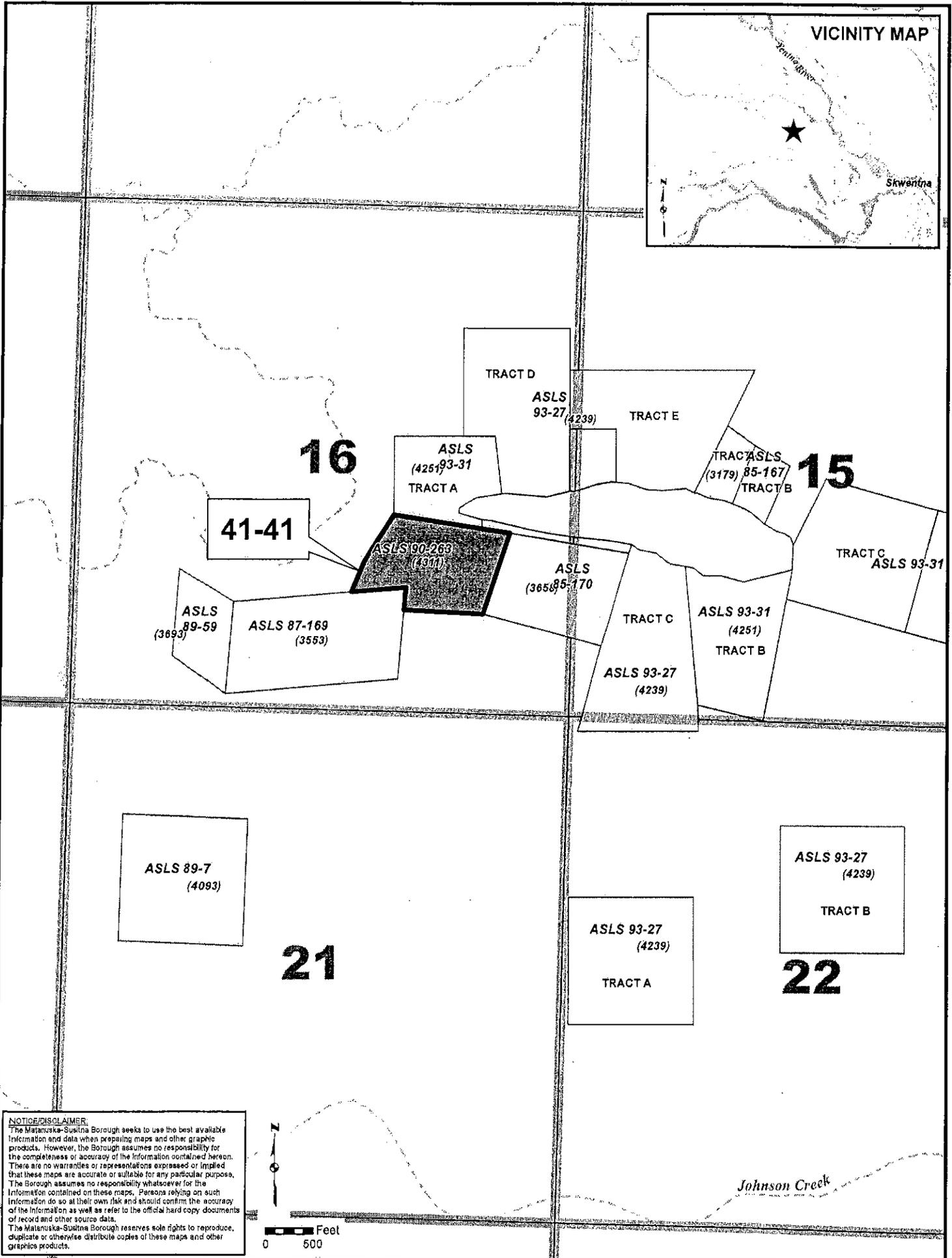
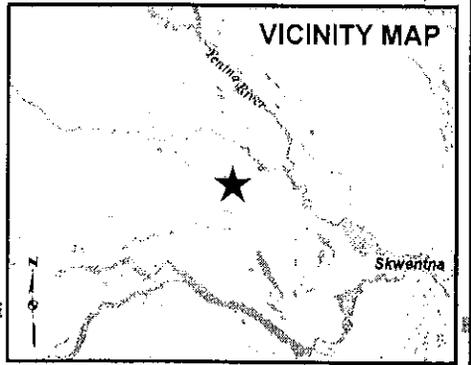
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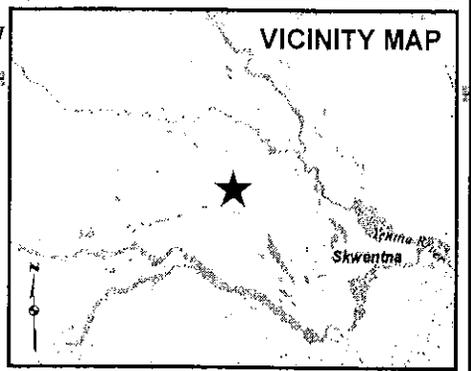
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TRACT H  
**JOHNSON CREEK RRCS**  
 ASLS 2003-10 TRACT I  
 (5801)

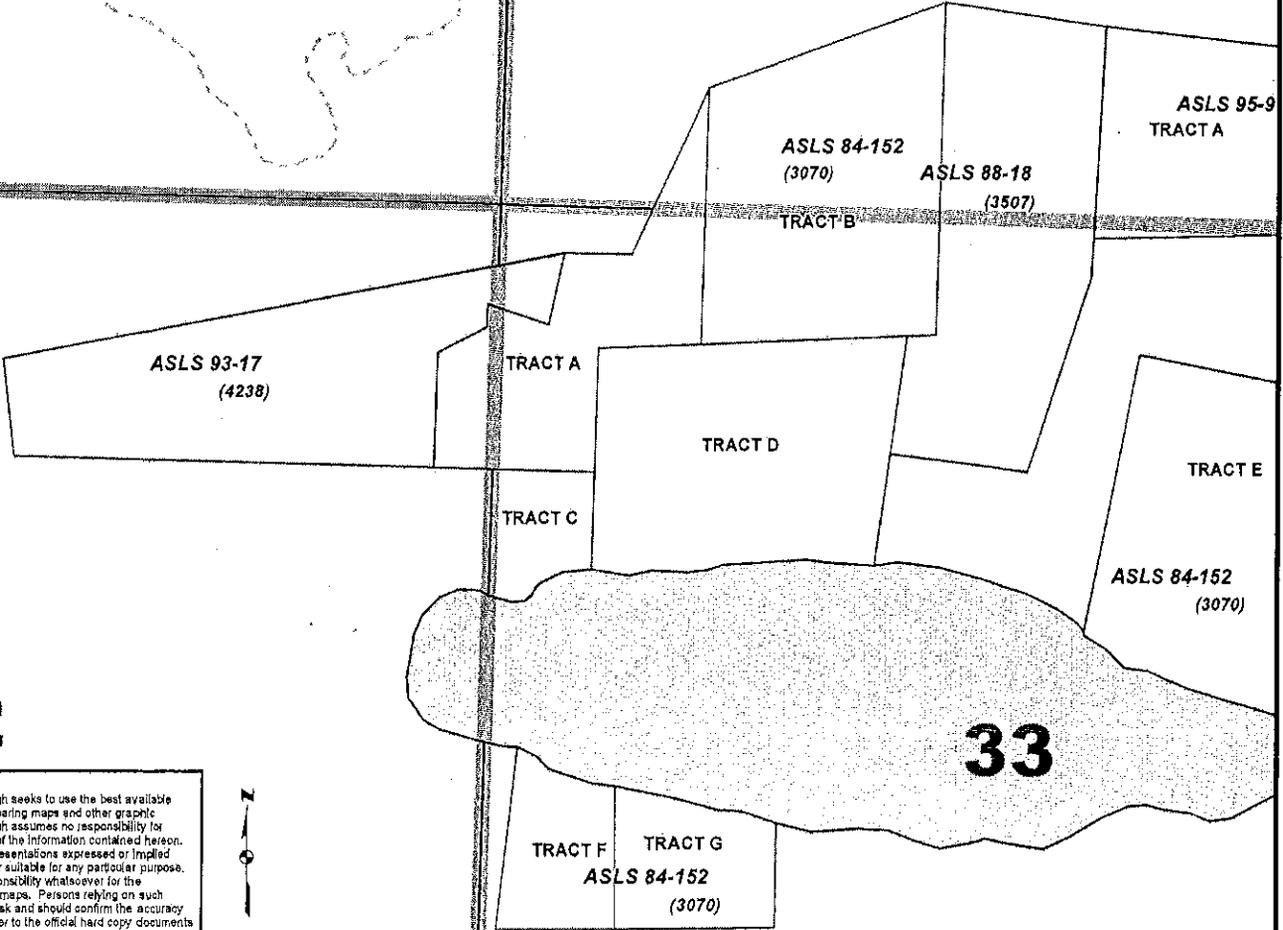
**29**

41-42

**28**

**JOHNSON CREEK RRCS**  
 ASLS 2003-10  
 (5801)

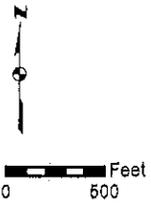
*Red Creek*

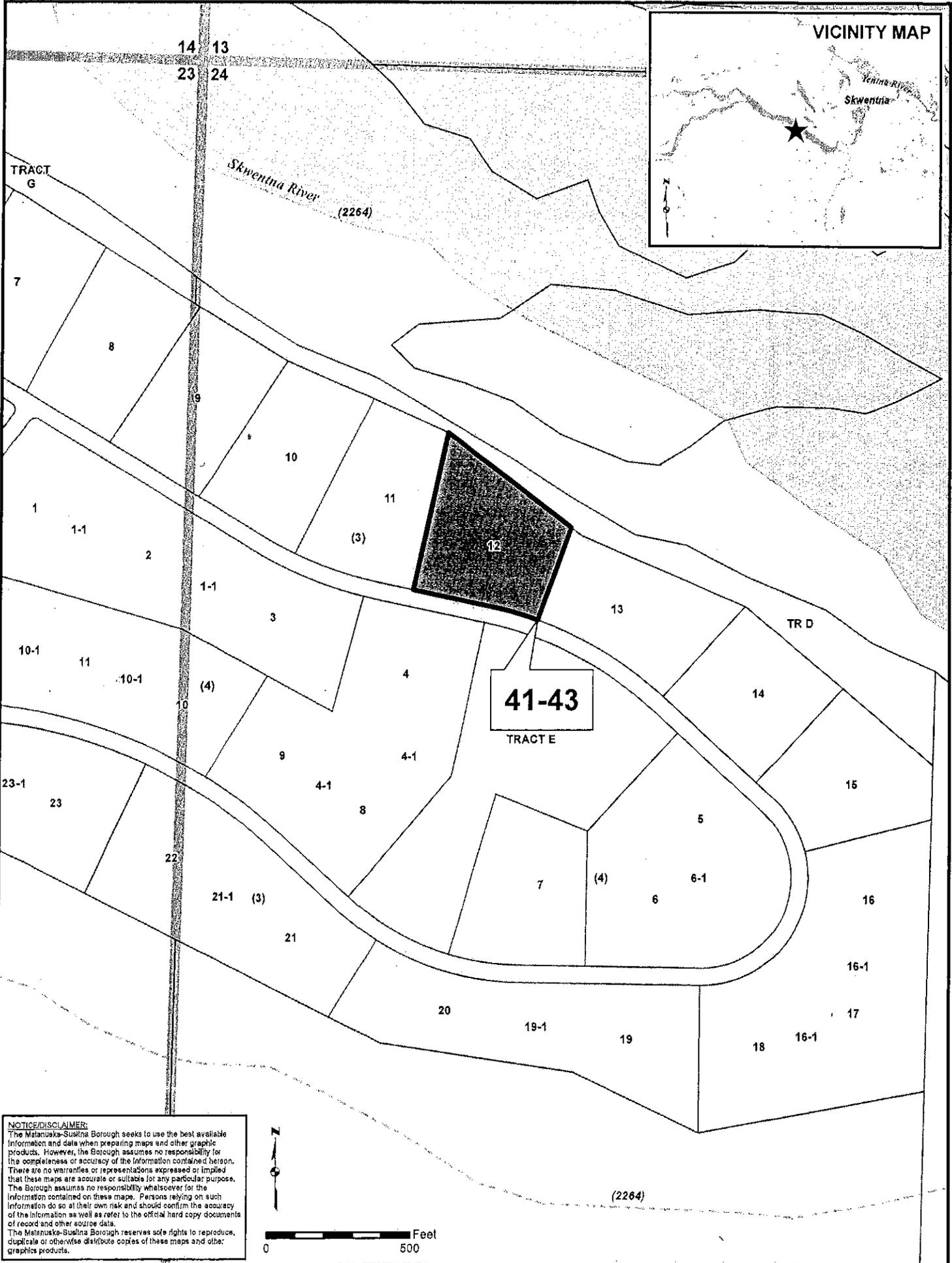


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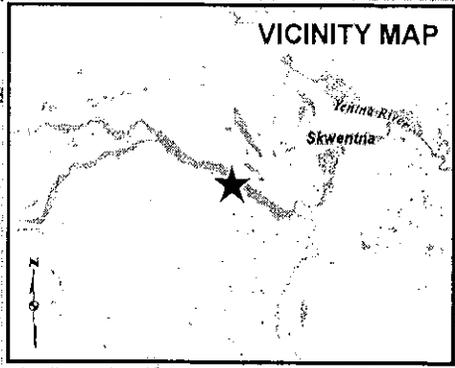
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VICINITY MAP



TRACT G

14 13  
23 24

Skwentna River (2264)

7

8

10

11

12

13

TRACT D

41-43

TRACT E

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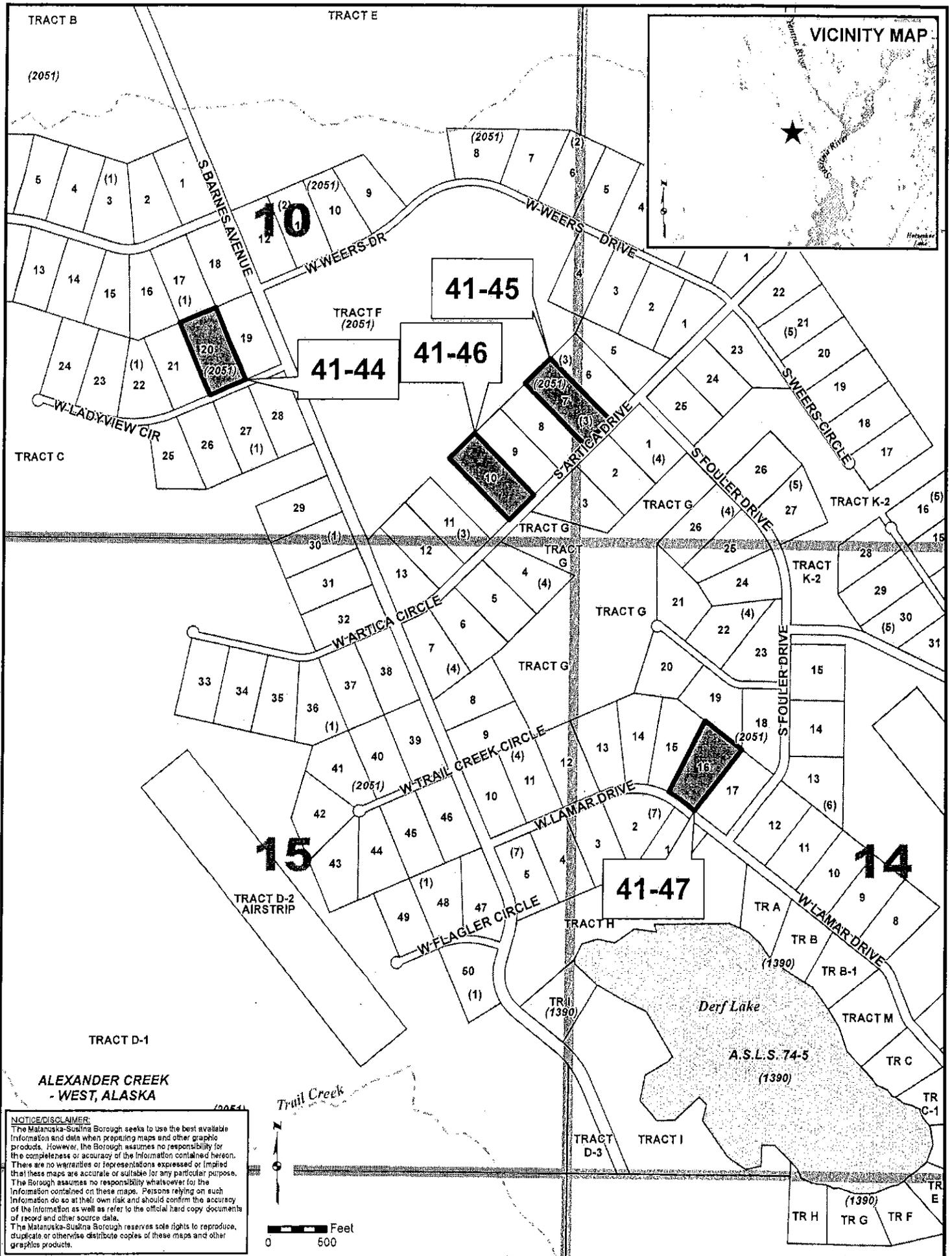
16-1

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(2264)

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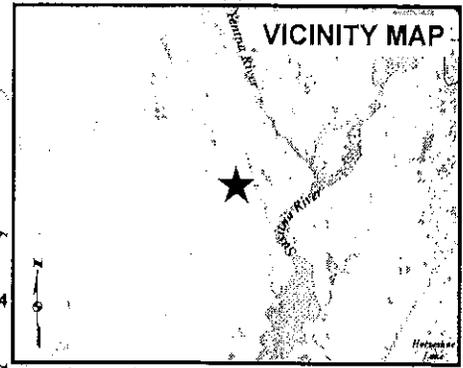




TRACT B

TRACT E

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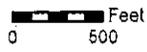
41-47

15

14

ALEXANDER CREEK  
- WEST, ALASKA

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**SECTION VI**  
**CHECKLISTS**

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## SEALED BID CHECKLIST

The following checklist can be used as a guide when submitting a sealed bid. This list is to assist in the required paperwork and should be used only after thoroughly reading the bid packet. **All bidders participating in the sale must sign forms A and C - original signature(s) required.** The other documents require information and a signature specific to each bidder. All of the forms may be reproduced to obtain enough copies to provide for the number of bidders participating or bids submitted. **Each bid must be submitted in a separate envelope.**

I. *Documents Required – One for each Sealed Bid.*

- \_\_\_\_\_ Form A - Sealed Bid Form. **Original signature(s) required**
- \_\_\_\_\_ Form C - Applicant/Bidder Qualification Statement. **Must be completed and signed (original signature required) by each bidder participating in the sale. The name(s) on this form must be the same as the names on the Sealed Bid Form (Form A).** The name(s) on the Applicant/Bidder Qualification Statement (Form C) carries forward to the Promissory Note and the Tax and LID Foreclosure Sale Deed. No names(s) will be added or removed before these documents are executed.
- \_\_\_\_\_ **Bid Deposit** in the form of a cashier's or certified check [bank draft] or money order, payable to the MSB (Matanuska-Susitna Borough).
- | <u>If your bid is :</u>                                   | <u>Your required deposit is:</u> |
|---|----------------------------------|
| Up to and including \$2,000.00                            | \$500.00                         |
| Between \$2,000.01, but equal to or less than \$10,000.00 | \$1,000.00                       |
| Between \$10,000.01 but equal to or less than \$40,000.00 | \$5,000.00                       |
| Over and including \$40,000.01                            | \$10,000.00                      |

II. *Additional document required – if the applicant is an individual and cannot be present at the sale or closing.*

- \_\_\_\_\_ Form D - Special Power of Attorney
- Only the Special Power of Attorney (Form D) included in Section VII Forms will be accepted.** *The Special Power of Attorney (Form D) must be recorded in the recording district where the parcel is located. If bidding on parcels located in different recording districts, the Special Power of Attorney (Form D) must be recorded in each recording district. It is possible to do this by first recording the original Special Power of Attorney (Form D) in one district, and then obtaining certified copies of it to record in the other applicable recording districts.*

III. *Additional document(s) required - if the applicant is a business or represents another individual or an entity, including a partnership, corporation, association, trust or estate.*

- \_\_\_\_\_ Proof of authority for the Bidder to sign on behalf of the individual or entity.

IV. **DID YOU:**

- 1) *Enclose the following in an envelope:*
- \_\_\_\_\_ Form A - Sealed Bid Form
- \_\_\_\_\_ Bid Deposit
- 2) *Seal the envelope*
- \_\_\_\_\_ Yes
- 3) *Write in the upper left corner of the sealed envelope:*
- \_\_\_\_\_ Your name
- \_\_\_\_\_ Your address
- \_\_\_\_\_ Your contact telephone number

- 4) *Write in the center of the sealed envelope:*  
 SEALED BID  
 Parcel No. TS41-\_\_\_ (use TS41 parcel listing TS#; do not use tax number)
- 5) *Hand the following to a Land and Resource Management Representative (if mailing bid go to step 8):*  
 Sealed envelope  
 Form C - Applicant/Bidder Qualification Statement
- 6) *If applicable, hand the following to a Land and Resource Management Representative:*  
 Form D - Special Power of Attorney – must be a recorded copy  
 Proof of authority for the Bidder to sign on behalf of the individual or entity
- 7) *Are you submitting your bid by mail?*  
 No, stop – you’re done  
 Yes, continue with #8 through #10
- 8) *Use another envelope and place in the outer envelope:*  
 Your sealed bid envelope  
 Form C - Applicant/Bidder Qualification Statement  
*If applicable:*  
 Form D - Special Power of Attorney – must be a recorded copy  
 Proof of authority for the Bidder to sign on behalf of the individual or entity
- 9) *Address the outer envelope to:*  
 SEALED BID  
 Land and Resource Management Division  
 Matanuska-Susitna Borough  
 350 East Dahlia Avenue  
 Palmer, AK 99645
- 10) *In the upper left corner of the outer envelope:*  
 Write your name and address

Sealed bids will be accepted during regular business hours:

Beginning: October 2, 2020  
 Closing: October 26, 2020, by 2 p.m.

Land and Resource Management Division must receive your sealed bid envelope along with the forms noted on this checklist no later than October 26, 2020, by 2 p.m. **Bids for the SEALED BID portion of this sale received in the Land and Resource Management Division Office after 2 p.m. on October 26, 2020, will not be accepted.** Sealed bids will be opened in the Borough Gym on October 27, 2020, at 9 a.m. - you do not need to be present.

**FAILURE TO BE PRESENT OR REPRESENTED AT THE SALE ON OCTOBER 31, 2020, BEFORE 9 a.m. MAY RESULT IN DISQUALIFICATION OF YOUR SEALED BID AND FORFEITURE OF YOUR BID DEPOSIT IF NAMED THE SUCCESSFUL BIDDER AT THE SALE.**

It is the bidder’s sole responsibility to ensure all proper documents and payments are included in the bid envelope. Land and Resource Management will only offer general assistance in answering questions relating to the bid process.

## OUTCRY BID CARD CHECKLIST

The following checklist can be used as a guide when submitting to purchase an outcry bid card bid. This list is to assist in the required paperwork and should be used only after thoroughly reading the bid packet. **All bidders participating in the sale must sign forms B and C - original signature(s) required.** The other documents require information and a signature specific to each bidder. All of the forms may be reproduced to obtain enough copies to provide for the number of bidders participating.

I. *Documents Required – One each for the Outcry Bid.*

- \_\_\_\_\_ Form B - Outcry Bid Card Form. **Original signature(s) required**
- \_\_\_\_\_ Form C - Applicant/Bidder Qualification Statement. **Original signature(s) required**  
*Must be completed and signed by each bidder participating in the sale. **The name(s) must be the same as on the Outcry Bid Card Form (Form B). The name(s) on the Applicant/Bidder Qualification Statement (Form C) carries forward to the Promissory Note and the Tax and LID Foreclosure Sale Deed. No names(s) will be added or removed before these documents are executed.***
- \_\_\_\_\_ \$350 Outcry Bid Card Deposit.  
in the form of a cashier's or certified check [bank draft] or money order, payable to the MSB (Matanuska-Susitna Borough).

II. *Additional document required – if the applicant is an individual and cannot be present at the sale or closing.*

- \_\_\_\_\_ Form D - Special Power of Attorney  
**Only the Special Power of Attorney (Form D) included in Section VII Forms will be accepted.** *The Special Power of Attorney (Form D) must be recorded in the recording district where the parcel is located. If bidding on parcels located in different recording districts, the Special Power of Attorney (Form D) must be recorded in each recording district. It is possible to do this by first recording the original Special Power of Attorney (Form D) in one district, and then obtaining certified copies of it to record in the other applicable recording districts.*

III. *Additional document(s) required if the applicant is a business or represents another individual or an entity, including a partnership, corporation, association, trust or estate.*

- \_\_\_\_\_ Proof of authority for the Bidder to sign on behalf of the individual or entity.

IV. **DID YOU:**

- 1) *Enclose the following in an envelope:*
  - \_\_\_\_\_ Form B - Outcry Bid Card Form
  - \_\_\_\_\_ Bid Card Deposit
- 2) *Seal the envelope*
  - \_\_\_\_\_ Yes
- 3) *Write in the upper left corner of the sealed envelope:*
  - \_\_\_\_\_ Your name
  - \_\_\_\_\_ Your address
  - \_\_\_\_\_ Your contact telephone number

# OUTCRY BID CARD CHECKLIST

- 4) *Write in the center of the sealed envelope:*
  - OUTCRY BID CARD
  - Tax & LID Foreclosure Sale TS41
- 5) *Give the following to a Land and Resource Management Representative (if mailing the bid go to step 8):*
  - Sealed envelope
  - Form C - Applicant/Bidder Qualification Statement
- 6) *If applicable, hand the following to a Land and Resource Management Representative (if mailing the bid go to step 8):*
  - Form D - Special Power of Attorney – must be a recorded copy
  - Proof of authority for the Bidder to sign on behalf of the individual or entity
- 7) *Are you submitting your bid by mail?*
  - No, stop – you're done
  - Yes, continue with #8 through #10
- 8) *Use another envelope and place in the outer envelope:*
  - Your outcry bid envelope
  - Form C - Applicant/Bidder Qualification Statement
  - If applicable:*
    - Form D - Special Power of Attorney – must be a recorded copy
    - Proof of authority for the Bidder to sign on behalf of the individual or entity
- 9) *Address the outer envelope to:*
  - OUTCRY BID CARD
  - Land and Resource Management Division
  - Matanuska-Susitna Borough
  - 350 East Dahlia Avenue
  - Palmer, AK 99645
- 10) *In the upper left corner of the outer envelope:*
  - Write your name and address

No outcry bids cards shall be purchased at the sale on October 31, 2020. You may pick up your assigned outcry bid card number at the Outcry Bid Table immediately following the sealed bid sale on October 31, 2020.

Outcry bid cards may be purchased during regular business hours:

Beginning: October 2, 2020  
Closing: October 30, 2020, by 12 noon

Land and Resource Management must receive the outcry bid envelope along with the forms noted on this checklist no later than October 30, 2020, by 12 noon. **Submissions for the OUTCRY BID CARD portion of this sale received in the Land and Resource Management Division Office after 12 noon on October 30, 2020, will not be accepted.**

***FAILURE TO BE PRESENT OR REPRESENTED AT THE SALE ON OCTOBER 31, 2020, BEFORE 9 a.m. MAY RESULT IN DISQUALIFICATION.***

It is the bidder's sole responsibility to ensure all proper documents and payments are included in the bid envelope. Land and Resource Management will only offer general assistance in answering questions relating to the bid process.

**SECTION VII**  
**FORMS**

---

# SEALED BID FORM

**Instructions:** print legibly. Read all information contained in the Tax and LID Foreclosure Sale TS41 bidding and documents packet prior to completing this form. This form must be filled out in its entirety and submitted to the Matanuska-Susitna Borough Land and Resource Management Division Office, 350 East Dahlia Ave., Palmer, Alaska 99645.

**Original signature(s) required below by All bidders participating in the sale**

**TAX SALE PARCEL NO.:** TS41-\_\_\_\_\_

**MY BID AMOUNT IS** (write out the amount in words and numbers):

\_\_\_\_\_  
\_\_\_\_\_ (\$ \_\_\_\_\_)

Type of Payment (check one)

- Certified check
- Money Order
- Cashier's Check

**By signing below, I hereby acknowledge that I am responsible for reading the packet and inspecting the property and that I or my authorized agent must be present at the sale on October 31, 2020, before 9 a.m. and at the scheduled closing time on November 4, 2020. In addition, I agree to pay my bid amount.**

\_\_\_\_\_  
Type or Print Name Legibly

\_\_\_\_\_  
**ORIGINAL Signature**

\_\_\_\_\_  
Type or Print Name Legibly

\_\_\_\_\_  
**ORIGINAL Signature**

\_\_\_\_\_  
Type or Print Name Legibly

\_\_\_\_\_  
**ORIGINAL Signature**

A public opening of the sealed bids will be held in the Borough Gym on October 27, 2020,  
at 9 a.m. - *you do not need to be present.*

**This form must be enclosed in a sealed envelope with the Sealed Bid deposit**

**Form A**

# OUTCRY BID CARD FORM

**Instructions:** print legibly. Read all information contained in the Tax and LID Foreclosure Sale TS41 bidding and documents prior to completing this form. This form must be filled out in its entirety and submitted to the Matanuska-Susitna Borough Land and Resource Management Division Office, 350 East Dahlia Ave., Palmer, Alaska 99645.

**Original signature(s) required below by All bidders participating in the sale**

I hereby submit an outcry bid card deposit of \$350 to purchase a "bid card".

Type of Payment (check one)

- Certified check
- Money Order
- Cashier's Check

**By signing below, I hereby acknowledge that I am responsible for reading the packet and inspecting the property and that I or my authorized agent must be present at the sale on October 31, 2020, before 9 a.m. and at the scheduled closing time on November 4, 2020. In addition, I agree to pay the outcry bid amount.**

\_\_\_\_\_  
Type or Print Name Legibly

\_\_\_\_\_  
**ORIGINAL Signature**

\_\_\_\_\_  
Type or Print Name Legibly

\_\_\_\_\_  
**ORIGINAL Signature**

\_\_\_\_\_  
Type or Print Name Legibly

\_\_\_\_\_  
**ORIGINAL Signature**

**This form must be enclosed in a sealed envelope with the Outcry Bid Card deposit**

**MATANUSKA-SUSITNA BOROUGH  
APPLICANT/BIDDER QUALIFICATION STATEMENT**

COMPLETE THE FOLLOWING APPLICANT/BIDDER QUALIFICATION STATEMENT FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION. ATTACH ADDITIONAL STATEMENTS IF NEEDED.

*Information on this form shall carry forward to the Promissory Note and the Tax & LID Foreclosure Sale Deed.*

*No name(s) will be added or removed before these documents are executed.*

***Original signatures required below by All bidders participating in the sale***

I \_\_\_\_\_;

**INDIVIDUAL** (Type or print Name as it will appear on Sale Documents)

Title shall be delivered at time of closing by quitclaim deed, which shall be issued to Bidder as (select one)

a single man/woman/person (circle one)     a married man/woman/person (circle one);     husband and wife

I \_\_\_\_\_;

**INDIVIDUAL** (Type or print Name as it will appear on Sale Documents)

Title shall be delivered at time of closing by quitclaim deed, which shall be issued to Bidder as (select one)

a single man/woman/person (circle one)     a married man/woman/person (circle one);     husband and wife

\_\_\_\_\_  
(Address) (Daytime Telephone Number)

\_\_\_\_\_  
(City, State) (Zip) (Evening Telephone Number) (Cell Phone Number)

**OR**

I \_\_\_\_\_ ON BEHALF OF

**REPRESENTATIVE** (Type or print Name as it will appear on Sale Documents)

\_\_\_\_\_  
**ORGANIZATION** (Type or print Name as it will appear on Sale Documents)

\_\_\_\_\_  
(Address) (Daytime Telephone Number)

\_\_\_\_\_  
(City, State) (Zip) (Evening Telephone Number) (Cell Phone Number)

do hereby swear and affirm for myself as applicant/bidder or as representative for the organization noted above that:

- 1) The applicant/bidder is a legally competent person under the laws of Alaska; and
- 2) Has not failed to pay a deposit or payment due the Borough in relation to Borough-owned real property in the previous five (5) years; and
- 3) Is not currently in breach or default on any contract or lease for real property transactions in which the Borough has an interest; and
- 4) Has not failed to perform under a contract or lease involving Borough-owned real property in the previous five (5) years and the Borough has not acted to terminate the contract or lease or to initiate legal action; and
- 5) Has not failed to perform under or is not in default of a contract with the Borough; and is not delinquent in any payment to the Borough.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE TO MY KNOWLEDGE.

\_\_\_\_\_  
ORIGINAL Applicant Signature /Date

\_\_\_\_\_  
ORIGINAL Applicant Signature /Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**Do not enclose this form in the envelope -Hand this form to a Land & Resource Management Representative**

