CITY OF VALDEZ

APPLICATION FOR PURCHASE OF CITY OWNED LAND
(SALE BY NEGOTIATION)

Application Fee: $50.00 (Non-Refundable)

This form is to be completed by an individual or an organization proposing to purchase City-owned land. Complete in full and to the best of your knowledge. Please explain any omissions and use additional pages where appropriate.

The completed application along with the application fee shall be returned to the City of Valdez, Community & Economic Development Department located in City Hall.

If the land is sold to the applicant requesting the property, the applicant per this application will pay the following costs:

A deposit will be required prior to the City initiating any request to prepare land for sale. This deposit will be the cumulative amount of any required appraisal, land survey or Phase I environmental analysis according to the following schedule:

* If a survey and/or appraisal are required:	$3,000
* If only a Phase I Environmental Analysis is required (Required on all industrial land):	$3,000
* If a survey or appraisal and Environmental Analysis are required:	$5,000

Once an appraised value has been determined, the applicant must sign the "Agreement to Purchase" and return it to the Community & Economic Development Department with the earnest money deposit in the amount of 10% (Industrial) or 20% (Residential) of the purchase price.

The deposit will be used to offset the cost of the appraisal, land survey, environment analysis and/or any additional costs. Any balance of the deposit will be applied according to the following policies:

1. Shall be applied to the purchase price.

2. Additional costs to be paid by purchaser are:
   - Soils report (if requested by purchaser)
   - Recording fees for deeds, lease terminations and plat(s) (if necessary)
   - One-half closing costs (if any)

3. If the applicant declines to purchase the property within the specified time in the "agreement to purchase", the deposit/earnest money will be forfeited and applied to the preparation costs.

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1. Name of Individual or Private Company Completing Application Form:

Name:_____ Phone:_____
Daytime/ Message

Mailing Address:_____

2. If other individual(s) or an organization(s) will be a party or the sole applicant to this application, indicate below. Attached Additional Pages as Needed:

   a) Name_____ Phone:_____

      Mailing Address _____

      _____

      Relationship to other applicant(s) _____

      _____

   b) Organization's name _____

      Address _____

      Primary Contact: _____

      Title: _____

      Daytime Phone #: _____

3. TYPE OF ORGANIZATION: (Check one)

Individuals_____ Business Corporation_____
General Partnership_____ Non-Profit Corporation_____
Limited Partnership_____ Non-Profit Association_____
Other_____

If non-profit, has IRS Tax Exempt Status been obtained? Yes____ No___
If yes, attach letter of determination.

4. Legal Description AFFECTED BY APPLICATION:

   Located in Township_____Range_____Section___, Copper River Meridian

   Lot/ Block/ Tract/ Subd._____Plat #_____

   Other Description_____

   Tax # _____No. of Acres_____

5. DESCRIBE PROPOSAL. ATTACH NARRATIVE FOR FURTHER DESCRIPTION AND A SITE PLAN (the description should include the use; nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).

   _____

   _____

   _____

6. IF THE REQUEST IS FOR A PURCHASE AT LESS THAN FAIR MARKET VALUE, PROVIDE JUSTIFICATION **(Requires 6 city council votes for approval)**.

   _____

   _____

   _____

   _____

7. PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE "BEST INTEREST OF THE CITY" TO APPROVE YOUR PROPOSAL AND PROCESS YOUR APPLICATION.

   _____

   _____

   _____

   _____

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

APPLICANT QUALIFICATION STATEMENT

I, _____
(Individual Name)
I, _____
(Individual Name)

I, _____On Behalf of_____
(Representative's Name) (Organization's Name)

_____
(Address)

_____
(City, State) (Zip)

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

The Applicant is a citizen of the United States, over the age of nineteen; and
If a group, association or corporation, is authorized to conduct business under the laws of the State of Alaska; and
Has not failed to pay a deposit or payment due the City in relation to City-owned real property in the previous five (5) years; and
Is not currently in breach or default on any contract or lease for real property transactions in which the City has an interest; and
Has not failed to perform under or is not in default of a contract with the City; and
Is not delinquent in any tax payment to the City.

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

_____ _____
Applicant Signature Date Applicant Signature Date

_____ _____
Print Name Print Name