

Waldec Enterprises, Inc.
6208 Staedem Drive
Anchorage, AK 99504-1628

WELLS FARGO
ANCHORAGE, AK
89-5/1252

2603

***** Twenty Five & 00/100 Dollars

DATE
02/08/02

AMOUNT
*****25.00

PAY
TO THE
ORDER
OF

Mat-Su Borough

[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈002603⑈ -⑈125200057⑈ ⑈100752439⑈

WALDEC ENTERPRISES, INC.

02/08/02

2603

Payee: n/a
Land Application

Application Conference Scheduled _____
Date Time

MSB# _____
TRS _____

MATANUSKA-SUSITNA BOROUGH
LAND MANAGEMENT DIVISION
350 East Dahlia Avenue
Palmer, Alaska 99645

APPLICATION
TO PURCHASE, LEASE OR USE BOROUGH OWNED LAND OR RESOURCES

APPLICATION FEE: \$25.00 (NON-REFUNDABLE)

UPON ACCEPTANCE OF THE APPLICATION BY THE BOROUGH A PROCESSING FEE OF \$125.00 WILL BE DUE AND PAYABLE BY THE APPLICANT.

THIS FORM IS TO BE COMPLETED BY AN INDIVIDUAL OR AN ORGANIZATION PROPOSING TO PURCHASE, LEASE OR USE BOROUGH-OWNED LAND OR RESOURCES. COMPLETE IN FULL AND TO THE BEST OF KNOWLEDGE. PLEASE EXPLAIN ANY OMISSIONS AND USE ADDITIONAL PAGES WHERE APPROPRIATE. IF REQUESTED, PROPRIETARY AND FINANCIAL INFORMATION OF APPLICANTS THAT IS SO MARKED WILL BE KEPT CONFIDENTIAL.

1. NAME OF INDIVIDUAL COMPLETING APPLICATION FORM:

Name E.G. JUDD WALKER Daytime/Message Phone# (907) 360-1886
Mailing Address 6208 STAEDEN DR. ANCHORAGE, AK 99504

2. IF OTHER INDIVIDUAL(S) OR AN ORGANIZATION(S) WILL BE A PARTY TO THIS APPLICATION, INDICATE BELOW. ATTACH ADDITIONAL PAGES AS NEEDED:

a) Name _____ Daytime Phone# _____
Mailing Address _____
Relationship to other applicant(s) _____

b) Organization name PIONEER MOUNTAIN PROPERTIES
Address 6208 STAEDEN DR.
Primary Contact: JUDD WALKER Title: GENERAL PARTNER Daytime Phone# (907) 360-1886

3. TYPE OF ORGANIZATION: (Check one)

Individuals _____ Business Corporation _____
General Partnership _____ Non-Profit Corporation _____
Limited Partnership _____ Non-Profit Association _____
Other LLC

If non-profit, has IRS Tax Exempt Status been obtained? Yes _____ No _____ If yes, attach letter of determination. N/A

Note: Please submit, as appropriate, the following items with this application: 1) current Alaska business license; 2) current Matanuska-Susitna Borough business license; 3) designation of signatory authority to act for organization or other individuals; 4) certificate and articles of incorporation; 5) partnership agreement and amendments; 6) charter/by-laws for non-profits; 7) most recent annual financial statement.

MSB# _____
TRS _____

4. LEGAL DESCRIPTION AFFECTED BY APPLICATION:

located in T 17N R 3E S 18 , SEWARD Meridian

Tract/Block/Lot TRACT "A" Plat# ASC592-118 Recording District PALMER

Other description: SOUTHERN 240 ACRES OF TRACT "A", N 3/4 OF THE W 1/2 OF SECT 18

Tax # _____ MSB Map# _____ No. of Acres 240

5. THIS APPLICATION IS BEING MADE FOR THE FOLLOWING: (Circle one)

Purchase* Lease Easement Use Permit

Other (specify): - SEE ATTACHED PAGES -

*OTHER THAN FOR INCOME, PLEASE ATTACH A BRIEF EXPLANATION WHY IT WOULD BE IN THE BEST INTEREST OF THE BOROUGH TO SELL THE PROPERTY TO YOU (REQUIRED PER MSB CODE 23.10.230).

6. DESCRIBE PROPOSAL BRIEFLY. ATTACH NARRATIVE FOR FURTHER DESCRIPTION AND A SITE PLAN.

- SEE ATTACHED PAGES -

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

- SEE ATTACHED PAGES -

8. CURRENT STATUS OF LAND. DESCRIBE ANY EXISTING IMPROVEMENTS, PROVIDE PHOTOGRAPH IF POSSIBLE.

RAW, UNIMPROVED, VACANT

9. SPECIFY SOURCES OF CAPITAL FOR THIS PROJECT:

THROUGH WALDEC ENTERPRISES AND/OR WELLS FARGO BANK

10. LIST AND DESCRIBE PREVIOUS PROJECTS IN WHICH YOU HAVE BEEN INVOLVED IN THAT ARE SIMILAR IN NATURE AND SCOPE TO THE PROPOSED USE OF THE BOROUGH'S PROPERTY:

- SEE ATTACHED PAGES -

11. HAS APPLICANT PREVIOUSLY PURCHASED OR LEASED BOROUGH OWNED LAND OR RESOURCES?

 Yes No If YES, PROVIDE LEGAL DESCRIPTION, TYPE OF PURCHASE OR LEASE, AND STATUS.

- SEE ATTACHED PAGES -

MSB# _____
TRS _____

12. IF APPLICANT IS A BUSINESS OPERATION, LIST PRESENT BUSINESS ACTIVITIES. _____

- SEE ATTACHED PAGES

13. IF REQUIRED, ARE YOU PREPARED TO SPEND FUNDS FOR THE FOLLOWING:

- | | | |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a) Performance bond <u>ON BALL FIELDS AND TRAILS WITH GREENBELT ONLY</u>
<u>WILL GET BOND UPON PAYOFF OF NOTE WITH BOROUGH.</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | b) Damage deposit |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | c) General liability insurance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | d) Worker's compensation insurance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | e) Remote site inspection costs |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | f) Public notice publication costs |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | g) Public notice mailing costs |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | h) Survey and platting costs - <u>SHARE 50/50</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | i) Credit report, if MSB financed |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | j) Appraisal fee |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | k) As-built survey, if improvements exist |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | l) Closing fees, which may include title insurance, document preparation, escrow closing, recording, and set-up/annual contract collection <u>SHARE 50/50</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | m) Any federal, state and local permits required <u>SHARE 50/50</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n) Maintenance costs (present or future) - <u>UNTIL ACCEPTANCE BY BOROUGH</u> |

14. LIST THREE (3) CREDIT OR BUSINESS REFERENCES:

Name	Address	Phone#
<u>WELLS FARGO BANK</u>	_____	_____
<u>NC MACHINERY</u>	_____	_____
<u>CONSTRUCTION MACHINERY</u>	_____	_____

15. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS? ___ Yes No If yes, explain, including dates: _____

16. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OR LIEN? ___ Yes No If yes, explain: _____

17. HAS APPLICANT, OR AFFILIATED ENTITY, EVER BEEN SERVED WITH A FOREST RESOURCES AND PRACTICES (A.S. 15 OR 41) NOTICE OF VIOLATION OR CITATION? ___ Yes No If yes, explain: _____

18. APPLICANT ACKNOWLEDGES HAVING RECEIVED A COPY OF THE MATANUSKA-SUSITNA BOROUGH PRIVACY POLICY NOTICE REQUIRED BY TITLE V OF THE GRAMM-LEACH-BLLEY ACT. Yes ___ No

MSB# _____
TRS _____

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

APPLICANT/BIDDER QUALIFICATION STATEMENT

I _____
(Individual Name)

I E.G. JUDD WALKER
(Individual Name)

I JUDD WALKER On Behalf of PIONEER MTN. PROPERTIES
(Representative's Name) (Organization's Name)

6208 STAEDEM DR.
(Address)

ANCHORAGE, AK 99504-1628
(City, State) (Zip)

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

- The applicant/bidder is a legally competent person under the laws of Alaska; and
- 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
- is not currently in breach or default on any contract or lease for real property transactions in which the Borough has an interest; and
- 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
- has not failed to perform under or is not in default of a contract with the Borough; and is not delinquent in any tax payment to the Borough.

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

E.G. Judd Walker 2-12-02
Applicant Signature /Date

Applicant Signature /Date

E.G. JUDD WALKER
Print name

Print name

MSB ACCEPTANCE BY:

Land & Resource Management Chief / Date