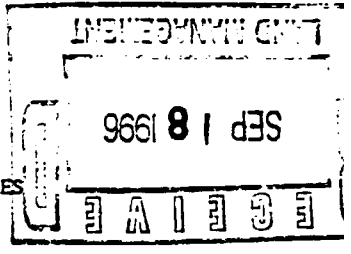MSB# 002467
TRS_____

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

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

SEP 18 1996

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 _Victor W. Trygstad_   Daytime/Message Phone# _907-227-7997_

Mailing Address _PO Box 203227, Anchorage, AK. 99520_

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_____

    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.

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

4.   LEGAL DESCRIPTION AFFECTED BY APPLICATION:

located in T _17N_ R _3E_ S_____, _____ Meridian

Tract/Block/Lot_____ Plat#_____ Recording District_____ (32

Other description: _S18 (NW⅛ SW¼) & NW¼/ S7 SW⅛_ (ACR

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

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

(Purchase)   Lease   Easement   Use Permit

Other (specify):_____

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

Development of a destination Resort with golf course
and Residential homesites (Development plan attached)

7.   PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE "BEST INTEREST OF THE BOROUGH" TO APPROVE
YOUR PROPOSAL AND PROCESS YOUR APPLICATION. _Construction costs exceed 15 million,_
2 year construction employment period. 30-50 yr. round employees
Extensive local and regional economic impact year round.

8.   CURRENT STATUS OF LAND. DESCRIBE ANY EXISTING IMPROVEMENTS, PROVIDE PHOTOGRAPH IF POSSI-
BLE. _Vacant undeveloped_

9.   SPECIFY SOURCES OF CAPITAL FOR THIS PROJECT: _investor / lender_

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: _Developer, Foxboro_
Condominiums (P.U.D.), Helena, Mt. (mid '80s)

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.

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

> _Revised description is approx. the South 1320 feet of_
Tract A, Sec 7 and the North 1980 feet of Tract A
Sec 18, Ak. State Cadastral Survey, being within
Secs 7 + 18, T17N R3E SM At

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

To Be discussed @/ MSB
Re: relevant items

Yes	No	
✓	___	a) Performance bond
___	___	b) Damage deposit
___	___	c) General liability insurance
___	___	d) Worker's compensation insurance
___	___	e) Remote site inspection costs
✓	___	f) Public notice publication costs
✓	___	g) Public notice mailing costs
✓	___	h) Survey and platting costs
___	___	i) Credit report, if MSB financed
✓	___	j) Appraisal fee
___	___	k) As-built survey, if improvements exist
✓	___	l) Closing fees, which may include title insurance, document preparation, escrow closing, recording, and set-up/annual contract collection
___	___	m) Any federal, state and local permits required
___	___	n) Maintenance costs (present or future)

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

Name   Address   Phone#

_____

_____

_____

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:

_____

MSB ACCEPTANCE BY:

_____
Land Management Officer   /Date 10-18-96

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

APPLICANT/BIDDER QUALIFICATION STATEMENT

I _Victor W. Rygstad_____ ,
(Individual Name)

I _____ ; or
(Individual Name)

I _____ On Behalf of _____ ,
(Representative's Name)   (Organization's Name)

_PO Box 203227_____ ,
(Address)

_Anchorage, AK   99520_____ ,
(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.

_____ 9-17,96   _____
Applicant Signature   /Date   Applicant Signature   /Date

_Victor W. Rygstad_____   _____
Print name   Print name

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