

CITY OF VALDEZ



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

Application Fee: \$50.00 (Non-Refundable) Waived 2017 per Resolution # 12-72

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.

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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: RYDOR ENTERPRISES LLC Phone: 907-831-0676
Daytime/ Message

Mailing Address: RYDOR MCCUNE @ GMAIL.COM / 907SNOWCAT@GMAIL.COM

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 RYDOR ENTERPRISES LLC

Address PO BOX 3633

Primary Contact: RYAN MCCUNE / NATE SMITH

Title: OWNERS

Daytime Phone #: RYAN 907-831-0676 NATE 907-227-5341

3. TYPE OF ORGANIZATION: (Check one)

Individuals _____

General Partnership _____

Limited Partnership _____

Other LLC

Business Corporation _____

Non-Profit Corporation _____

Non-Profit Association _____

If non-profit, has IRS Tax Exempt Status been obtained? Yes _____ No X

If yes, attach letter of determination.

4. Legal Description AFFECTED BY APPLICATION:

Located in Township 8S Range 5W Section , Copper River Meridian

Lot/ Block/ Tract/ Subd. _____ Plat # _____

Other Description ASLS 79-116

Tax # _____ No. of Acres APPROX 100

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).

THIS 100 ACRES WOULD EXPAND BOTH THE RESIDENTIAL AND COMMERCIAL POSSIBILITIES OF THE MOUNTAIN RECREATIONAL FACILITY

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.

CURRENTLY OWN 100 ACRE PARCEL: THIS WOULD
ENSURE THAT ALONG W/ COV INPUT & INVOLVEMENT
THE VISION WOULD REMAIN ALIVE W/ ACCESS TO
THE CURRENT LAND.

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

APPLICANT QUALIFICATION STATEMENT

I, RYAN M'CUNE
(Individual Name)

I, NATE SMITH
(Individual Name)

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

P.O. BOX 3633
(Address)

VALDEZ, AK 99686
(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.

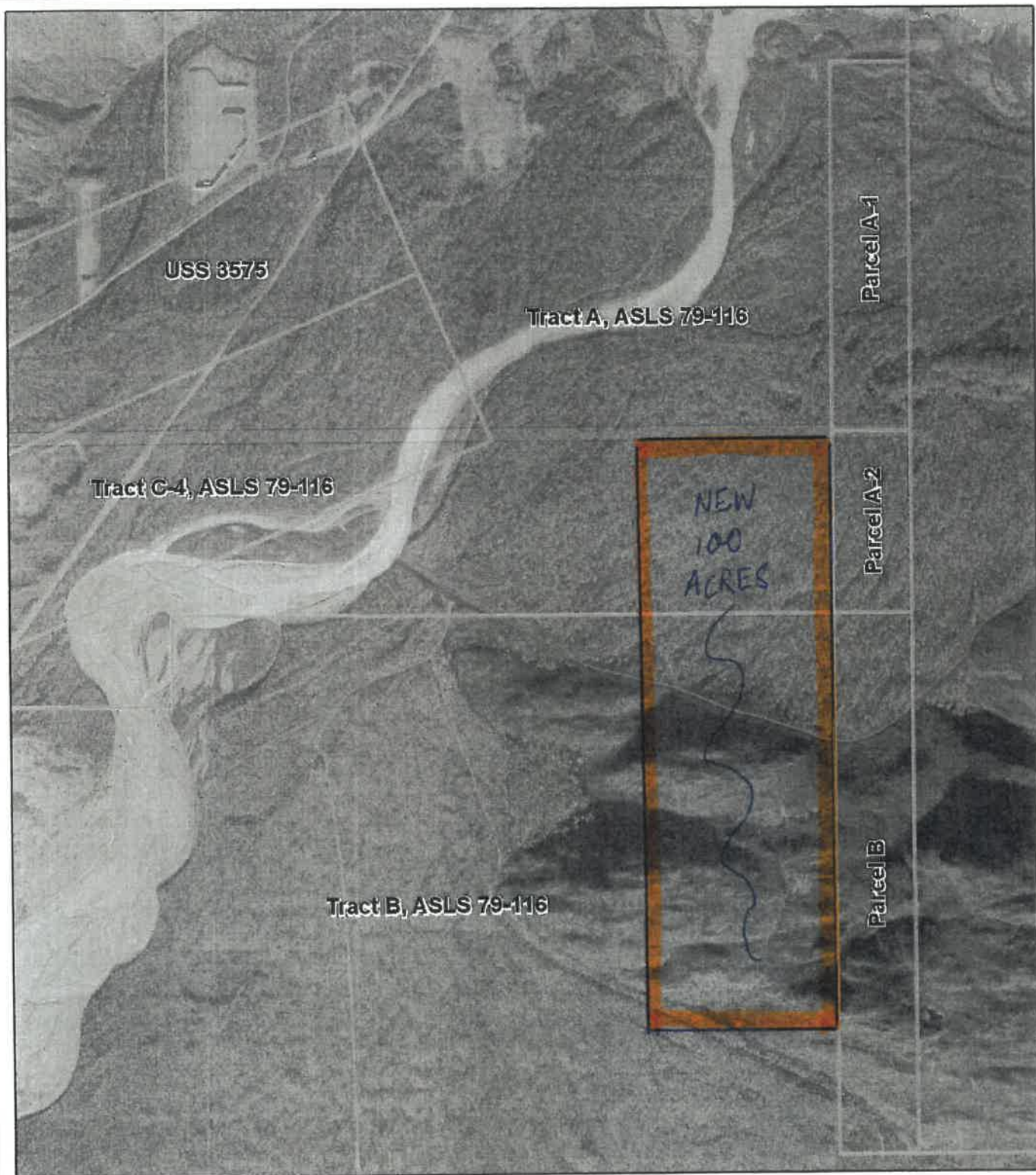
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE
TO MY KNOWLEDGE.

[Signature] 10-2-18
Applicant Signature Date

RYAN M'CUNE
Print Name

[Signature] 10/2/18
Applicant Signature Date

NATE SMITH
Print Name



Rydor Property: Parcels A-1, A-2, & B, ASLS 79-116

*This map represents an approximate location of stream buffer. Due to the undeveloped nature of the landscape, a lack of control points in the area reduces spatial accuracy.



Legend

- Tax Parcels
- Streams
- 50 ft Stream Buffer
- Section Line Easement