



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091

COUNCIL INFORMATION MEMORANDUM NO. 95-24

Area Code (907)

Administration
Ph: 373-9055
Fx: 373-9085

From: Administration
Date: July 5, 1995

Clerks Office
Ph: 373-9065
Fx: 373-9085

SUBJECT: MATANUSKA UTILITIES COMPANY (MUC) ACQUISITION PROPOSAL

Finance
Ph: 373-9070
Fx: 373-9085

Administration proposes the following process/outline for acquisition of Matanuska Utility Company (MUC).

Library
Ph: 376-5913
Fx: 376-2347

1. CITY AGREES TO PURCHASE:

A. REAL ESTATE

- a. Lot 3, Block 3, Century Park #2 - 200' radius Well Site, net acreage - 2.15 acres (park dedication reserved).
- b. Easement rights of record.

B. WATER DISTRIBUTION SYSTEM

- a. APUC certificate transferable - Water rights
- b. System as shown on plans (copy attached), including:

PLANT

- WELL (61' deep, 6" casing, 75 gpm)
- WELL HOUSE (12'X16' wood frame)
- PUMP (1987 - 5hp Myers, 230V, 3450 rpm)
- PRESSURE TANK (2-315 gal w/air volume control)
- 8" TRANSMISSION LINE (1,028 LF ductile iron)
- 8" DISTRIBUTION LINE (2,478 LF ductile iron)
- 6" DISTRIBUTION LINE (1,592 LF ductile iron)
- EXISTING CUSTOMER BASE (24 accounts)
- POTENTIAL ADDITIONAL CUSTOMERS (40 undeveloped lots)

C. ALL OTHER ASSETS (tangible/intangible), including:

- a. ACCOUNTS RECEIVABLE: \$.....
- b. ACCOUNTS PAYABLE: \$

Museum
Ph: 373-9071
Fx: 373-9072

Planning
Ph: 373-9074
Fx: 373-9085

Police
Ph: 373-9077
Fx: 373-9051

Public Works
Ph: 373-9095
Fx: 373-9085

Ph: _____
Fx: _____

2. MUC AGREES TO SELL:

A. CONSIDERATION: \$75,000

3. MUC CONVEYANCE: Warranty Deed (Land) Bill of Sale (Plant)

4. TO CLOSE: Effective date:

5. CONSTRUCTION: Prior to LID Paving Project: 40 keyboxes, 9 hydrants, stub line to KGB Road.

MAT-SU TITLE INSURANCE AGENCY, INC.

951 East Bogard Road - P. O. Box 871810
Wasilla, Alaska 99687

Telephone: (907) 376-5294
Direct Line: (907) 276-5352

LITIGATION REPORT

June 22, 1995

To: **City of Wasilla**
Attn: **Suzanne**

No. MS-37071

Date: June 19, 1995 at 8:00 A.M.

	Premium	Amount
<input checked="" type="checkbox"/> Litigation Report	\$250.00	\$250.00

Stewart Title Guaranty Company agrees that title to the property described herein is vested on the date shown above in:

KHOFAZ U.S.A., INC., a Virginia Corporation, as to an undivided one-half (1/2) interest, and ELIE F. KHOURI, a single man and HALIM F. KHOURI, a single man, as to an undivided one-half (1/2) interest, as tenants in common, an estate in fee simple, as to Parcel No. 1; and

MATANUSKA UTILITY COMPANY, INC., an estate in fee simple, as to Parcel No. 2.

subject only to the exceptions shown herein and to the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

STEWART TITLE GUARANTY COMPANY

By: 

DESCRIPTION:

PARCEL NO. 1:

Lot 3, Block 3, CENTURY PARK 2, according to Plat No. 83-149, located in the Palmer Recording District, Third Judicial District, State of Alaska,

EXCEPTING THEREFROM that certain Well Site conveyed by Warranty Deed recorded July 29, 1977 in Book 144 at Page 635.

PARCEL NO. 2:

That certain Well Site conveyed by Warranty Deed recorded July 29, 1977 in Book 144 at Page 635 and situated of Lot 3, Block 3, Century Park 2, according to Plat No. 83-149, located in the Palmer Recording District, Third Judicial District, State of Alaska.

EXCEPTIONS:

1. Reservations and exceptions as contained in the United States Patent.

2. Taxes due the Matanuska-Susitna Borough
Account No.: 2524B03L003
Taxes for 1995: \$524.28 - Delinquent 1989-1994
Due: \$1,474.09 - Total Due - 1st half due August 15, 1995
Land Value: 31,300.00 Improvements: 0.00
Zone: 013 Mill Rate: 16.75
Property Address: 130 E. Lake View Avenue, Wasilla, Alaska 99654
Assessments: Information to follow
3. Assessments, if any, due the City of Wasilla.
4. EASEMENT
Granted To: MATANUSKA ELECTRIC ASSOCIATION, INC.
Recorded: November 2, 1951
Book/Page: 9/79
BLANKET EASEMENT
5. EASEMENT
Granted To: MATANUSKA ELECTRIC ASSOCIATION, INC.
Recorded: February 17, 1960
Book/Page: 29/114
BLANKET EASEMENT
6. Reservation of one-half (1/2) of all oil, gas, minerals, etc, in instrument
Reserved By: Thomas L. Carter and May C. Carter
Recorded: December 26, 1972
Book/Page: 68/231
7. EASEMENT
Granted To: MATANUSKA ELECTRIC ASSOCIATION, INC.
Recorded: January 12, 1976
Book/Page: 109/848
BLANKET EASEMENT
8. Reservation of one-half (1/2) of all oil, gas, minerals, etc, in instrument
Reserved By: Olympic, Inc.
Recorded: April 28, 1976
Book/Page: 115/37
9. Covenants, conditions and restrictions, including terms and provisions thereof, in Declaration:
Recorded: December 21, 1976
Book/Page: 129/959
10. The right of the Grantor, Gene O. Markle, to dedicate the lands therein conveyed for Park and Recreational uses, as reserved in Warranty Deed recorded July 29, 1977 in Book 144 at Page 635.
11. Easement
Granted To: MATANUSKA ELECTRIC ASSOCIATION, INC
Recorded: August 19, 1977
Book/Page: 146/495
Affects: That portion more particularly described as follows:

A strip of land thirty feet (30') wide, the centerline being described as commencing at the Southwest corner of Lot 5, Block 2 of Carter Subdivision; thence South sixty feet (60') to the Northerly boundary of Tract A, Century Park Subdivision, said point being the True Point of Beginning; thence in a Southwesterly direction a distance of 420' to a point East thirty feet (30') from the West boundary of said Tract A; thence S00°08'15"E six hundred feet (600') more or less to the Southerly boundary of said Tract A and end of easement, and an easement within the 200' circumference of the Well Site in said Tract A thereof. (Service Drop)

12. Easement
Granted To: MATANUSKA ELECTRIC ASSOCIATION, INC
Recorded: December 29, 1977
Book/Page: 156/132
Affects: The Well Site as delineated on the plat of Century Park 2.
13. Notes on the Plat of Century Park 2.
14. Easement(s) delineated on the plat of Century Park 2:
For: 20' Water line, 15' utility, power line and 200' well reserve
Affects: See plat for locations
15. Covenants, conditions and restrictions, including terms and provisions thereof, in Declaration:
Recorded: August 5, 1983
Book/Page: 314/942
16. RESOLUTION No. WR94-33 for special assessment in Paving Assessment improvement District No. 94P2:
By: City of Wasilla
Recorded: December 21, 1994
Book/Page: 791/712
17. Any matters which may arise by reason of the insufficient legal description contained in Warranty Deed recorded July 29, 1977 in Book 144 at Page 635.
18. Proof that Khofaz U.S.A., Inc. and Matanuska Utility Company, Inc., is a corporation duly registered, in good standing and able to conduct business in the State of Alaska (State of Alaska Division of Corporations Anchorage 563-2161).

We require a properly executed Resolution executed by the Board of Directors of Khofaz U.S.A., Inc. and Matanuska Utility Company, Inc., authorizing the proposed transaction and naming the person(s) authorized to execute necessary documents.

This report is restricted to the use of the addressee and is not intended to be utilized as a basis to convey, mortgage or otherwise hypothecate any interest in real property. Liability hereunder is specifically limited to amounts paid hereunder.

NOTE: Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

83-149

16-105X11 A

BOOK 144 PAGE 635
Palmer Recording District

LOTS 2,3,4(3)

STATUTORY WARRANTY DEED

The Grantor, Gene O. Markle, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Matanuska Utility Company, Inc., of 880 "H" Street, Suite 200, Anchorage Alaska, the following described real property:

That certain Well Site designated on Plat No. 76-90 recorded December 21, 1976 in the official records of the Palmer Recording District, State of Alaska.

76-105

Together with all and singular, the tenement, hereditaments, and appurtenances, there unto belonging, or in otherwise appertaining, and particularly all water and water rights, appurtenant to the land, or used thereon.

Reserving and accepting therefrom, however, the right of Grantor to dedicate the lands herein conveyed for park and recreational uses. Subject to the restrictions, reservations and rights-of-way of record.

DATED this 25th day of July, 1977.

GENE O. MARKLE

Gene O. Markle
Grantor

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

On this 25th day of July, 1977, before the undersigned Notary Public, personally appeared Gene O. Markle the individual named in and executing the foregoing instrument, and acknowledged to me that he signed and sealed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year hereinabove written.

Gregory Papas
Notary Public, State of Alaska
My Commission Expires: 10/23/79

77-008849
5.-

RECORDED-FILED
PALMER REC.
DISTRICT

JUL 29 8 51 AM '77

REQUESTED BY Dickson, Evans & Esch

ADDRESS Attorneys at Law
880 H St Suite 200
Anch Ak 99501

58300

DICKSON, EVANS
& ESCH
ATTORNEYS AT LAW
880 H STREET
ANCHORAGE, AK 99501
(907) 276-2272

M7459

10-17-1W SW

BOOK 0631 PAGE 867

(2) 1, 4
(3) 1-5

WARRANTY DEED

The GRANTOR, GENE O. MARKLE, a married man, whose address is P.O. Box 870410, Wasilla, Alaska 99687 for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, GRANTS, CONVEYS and WARRANTS to KHOF AZ U.S.A., INC., a Virginia Corporation, whose address is 1313 Dolley Madison Boulevard, Suite 205, McLean Virginia 22101, its heirs, executors, administrators and assigns, all that certain real property, situate in the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows to-wit:

Lots 1, (one), 2 (two), 3 (three), 4 (four) 5 (five), 8 (eight) and 9 (nine), BLOCK 1, (one) and Lots 1 (one), 4 (four), 5A (Five A), and 6A (Six A), BLOCK 2 (two) and Lots 1 (one), 2 (two) 3 (three), 4 (four) and 5 (five), BLOCK 3 (three), CENTURY PARK II SUBDIVISION according to the official map and plat #83-149 thereof on file and; and according to Plat 87-289, as to Lots 5-A & 6-A, Blk. 2,

A parcel of land contained entirely within the SW 1/4 of Section 10, T17N, R1W, Seward Meridian, and more particularly described as follows:

Beginning at the C-1/4 corner of Section 10, proceed S0°12'07"W, 389.94' to the true point of beginning of this description; thence S0°12'07"E, 288.49'; thence S86°30'W to the easterly right-of-way of the Knik-Goose Bay Road, a distance of 940.63'; thence along the easterly right-of-way of Knik-Goose Bay Road on the following bearings and distances;

1. N00°01'17"E 200.64'
2. N89°58'43"W 50.00'
3. N00°01'17"E 433.27'

to the southerly boundary line of the 'Massey' property; thence along the southerly property line of the 'Massey' property on a bearing of N89°53'17"E to the SE corner of the 'Massey' property, a distance of 290.28'; thence along the easterly property line of the 'Massey' property at a bearing of N00°00'00"E a distance of 100'; thence S89°53'17"E 421.56'; thence S00°01'17"W 388.30'; thence N89°53'17"E 275.93' to the true point of beginning of this description, all located in the Palmer Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT to the reservations, restrictions, and easements contained in patent, or otherwise of record.

DATED this 21st day of September, 1990.

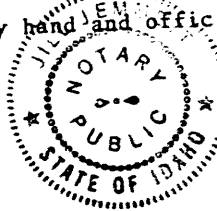
Gene O. Markle

GENE O. MARKLE

STATE OF IDAHO)
) ss:
FOURTH DISTRICT)

THIS IS TO CERTIFY that on this 21st day of September, 1990 before me the undersigned Notary Public in and for Alaska, personally appeared GENE O. MARKLE, known to me and to me known to be the individual who signed the foregoing instrument of writing, and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal



John J. Jannett
Notary Public in and for Idaho
My commission expires: 3/95

After Recording Return to:
KHOFUZ U.S.A., Inc.
1313 Dolley Madison Blvd.
Suite 205
McLean Virginia 22101

90-012800
PALMER REC 13'
DISTRICT
REQUESTED BY _____

'90 OCT 4 AM 10 03

MCKINLEY TITLE & TRUST
1700 E. PARKS HWY.
WASILLA, ALASKA 99604

10-17-1W LOT 10

WARRANTY DEED

BOOK 0776 PAGE 514

THE GRANTOR KHOFAZ U.S.A., INC. a Virginia Corporation registered under the law of the Commonwealth of Virginia, for and in consideration of (\$10) Ten Dollars and other good and valuable consideration in hand paid, grants, conveys and warrants An Equal One Half Ownership Interest of the Total Interest to Grantee ELIE F. KHOURI & single man, of 5136 Leesburg Pike, Suite 1, Alexandria VA 22302, Tel: 212-478 2674 and HALIM F. KHOURI, a single man, 5136 Leesburg Pike, Suite 1, Alexandria VA 22302, Tel: 212-478 2674, in the following described real estate situated in the Palmer Recording District, Third Judicial District, State of Alaska:

- A. ~~2524-B001-L001~~ CENTURY PARK II ~~2524-B001-L002~~ ~~2524-B001-L003~~ ~~2524-B001-L004~~
 - ~~2524-B001-L008~~ 2524-B001-L008 2524-B001-L009
 - 2524-B002-L001 2524-B002-L004
 - 3395-5A - (Lot 5A) 3395-6A - (Lot 6A)
 - 2524-B003-L002 2524-B003-L003 2524-B003-L004

- B. ~~17481N18L018~~ CENTURY PARK I
- C. 17481N18L018

SUBJECT to the reservations, restrictions and easements contained in patent or otherwise of record.

[Signature]
KHOFAZ U.S.A., INC.

Date: Sept. 28, 1993

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) SS:

I, the undersigned, a Motary Public in and for the State and County aforesaid, do hereby certify that ELIE F. KHOURI, President of KHOFAZ U.S.A., INC., whose name is signed to the forgoing writing bearing date the 28 day of Sept, 1993 has acknowledged the same before me in my State and County aforesaid.

GIVEN UNDER my hand and seal this 28 day of Sept, 1993

[Signature]
Motary Public
My commission expires: Nov. 30, 1995

KHOFAZ U.S.A ADDRESS RETURN TO:
6201 LEESBURG PIKE
FALLS CHURCH, VA 22044 U.S.A
TEL- (703) 534 - 0828
FAX- (703) 534 - 1408

1- ACCT NO. 3395000L006A ZONE CTY
CARTER & ADD #1& CENTURY PK #2
LOT 6A

[Signature]

2- ACCT. NO. 3395000L005A ZONE CTY
CARTER & ADD #1& CENTURY PK #2
LOT 5A

[Signature]

BOOK 0776 PAGE 515

94-012765
15'
PALMER REC. DISTRICT
REQUESTED BY _____
Mat-Su Title Insurance Agency, Inc.
P.O. Box 87-1810
Wasilla, AK 99687

'94 AUG 3 AM 9 41

DEPT. OF ENVIRONMENTAL CONSERVATION

MAT-SU DISTRICT OFFICE
P.O. Box 871064
Wasilla, Alaska 99687
(907) 376-5038
(907) 376-2382 Fax

June 16, 1995

Mr. Dick Lowman, P.E.
Alaska Rim Engineering
P.O. Box 2749
Palmer, Alaska 99645

RECEIVED
JUN 19 1995
City of Wasilla, Alaska

RE: City of Wasilla; Century Park Water System Improvements; Plan Review

Dear Mr. Lowman:

On May 30, 1995, this office received your submittal of plans for improvements to the Century Park water system, to accommodate the proposed street paving project within Century Park subdivision and to provide for future connection to the City of Wasilla water system. You also provided the necessary owner's statement for this project. Also, on June 15, 1995, you provided information addressing the sewer line location. I have reviewed the submittal and have the following comments:

Proposed is the installation of approximately 225 lineal feet of 8-inch class 52 ductile iron pipe to connect the Century Park water system to the Knik-Goose Bay road right-of-way. Approximately 54 lineal feet of 12-inch class 52 ductile iron pipe is proposed to be installed in this right-of-way for future connection to the City of Wasilla water system. You are also proposing the installation of nine (9) fire hydrant assemblies throughout the existing Century Park water system, and the installation of service connections to each undeveloped lot within Century Park Subdivision.

Finding other details of the plans satisfactory, construction approval is granted for the concerns of the Department, subject to the following conditions:

- 1) that the water system improvements be done under the direction of a registered engineer and that unqualified as-builts, documenting the improvements and having the engineer's professional seal and original signature, be submitted for Department review and approval,
- 2) that specific as-built documentation is provided to verify the water system has been disinfected and flushed upon completion of the improvements, including satisfactory bacteriological water test results, from a water sample taken after the water system has been disinfected and flushed,

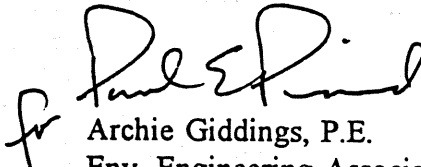
3) that specific as-built documentation is provided to verify that the water system improvements were completed in conformance with the City of Wasilla Standard Specifications.

4) Since this water main extension will not be connected to a City water main during this construction project, in the future when this main is connected to the City system, the main will need to be reflushed and disinfected, and a satisfactory bacteriological sample result will need to be submitted along with the reflushing and redisinfection confirmation, for Department review and approval.

The Department's conditional construction approval is constituted by the enclosed certificate. Please provide the verification of flushing and disinfection and the water sample results immediately upon completion so that the interim operation portion of the Certificate can be issued. The issues of the final operation certificate will be dependent upon review and approval of the required as-builts, also please remember that before this water system can be connected to the City of Wasilla water system, that construction approval will need to be obtained from the Department. This will require that engineering plans showing the proposed connection, be submitted for Department review and approval.

If you have any questions, please don't hesitate to contact me.

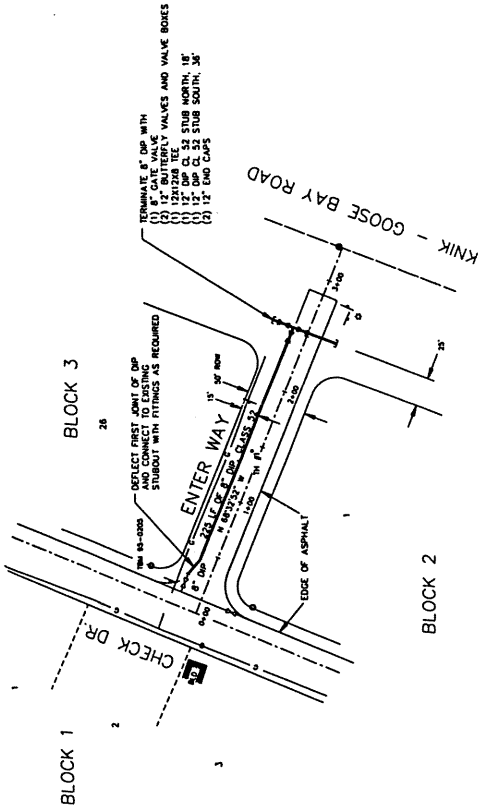
Sincerely,


Archie Giddings, P.E.
Env. Engineering Associate

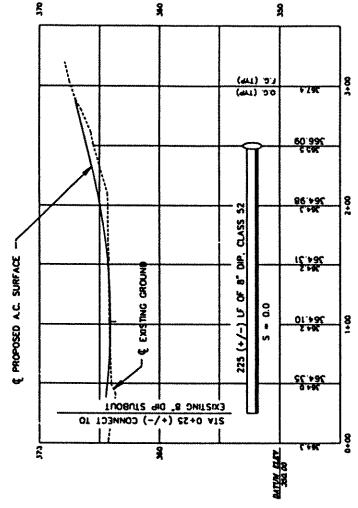
1 Enclosure:(AS)

AG:gp

cc: William Harvey w/encl



ENTER WAY PLAN VIEW



ENTER WAY PROFILE

**REDUCED COPY
DO NOT SCALE**

CALL BEFORE YOU DIG!
 ALASKA PUBLIC UTILITIES
 DIVISION
 3330 BRIDGEWAY, SUITE 200
 ANCHORAGE, ALASKA 99503
 907.562.8000
 907.562.8001
 907.562.8002
 907.562.8003
 907.562.8004
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WATER SYSTEM AND IMPROVEMENTS

NOTES

- MECHANICAL THIRST RESTRAINT MAY BE USED IN LIEU OF CONCRETE THURST BLOCKS PROVIDED THAT HYDRANT ASSEMBLIES USE THE ROOF PER STANDARD DETAIL.
- HYDRANT ASSEMBLIES MAY BE CONNECTED TO 8" DP WITH TAPPING TEES. USE STANDARD TEES AND COUPLINGS WHEN CONNECTING HYDRANT ASSEMBLIES TO 8" DP.
- WATERMAIN CONSTRUCTION IS ADJACENT TO EXISTING ENSTAR GAS MAIN. CONTACT ENSTAR PRIOR TO STARTING CONSTRUCTION.
- ENGINEER WILL STAKE LOCATIONS FOR NEW HYDRANT CONSTRUCTION APPROXIMATELY IN THE LOCATIONS SHOWN. FINISHED HYDRANT LOCATION WILL BE 2'-FEET INSIDE RIGHT-OF-WAY. EXCEPT FOR QUINCY CIRCLE. THE HYDRANT WILL BE APPROXIMATELY 8'-FEET FROM THE EXISTING JUNK.
- PROVIDE AND INSTALL 3/4"-INCH WATER SERVICE TO EACH UNDEVELOPED LOT.

REV.	DATE	DESCRIPTION	BY

ALASKA RIM ENGINEERING
 ENGINEERS-PLANNERS-SURVEYORS
 2000 EAST PALMER AVENUE, SUITE 200
 ANCHORAGE, ALASKA 99503
 907.562.8000

CENTURY PARK L.I.D.

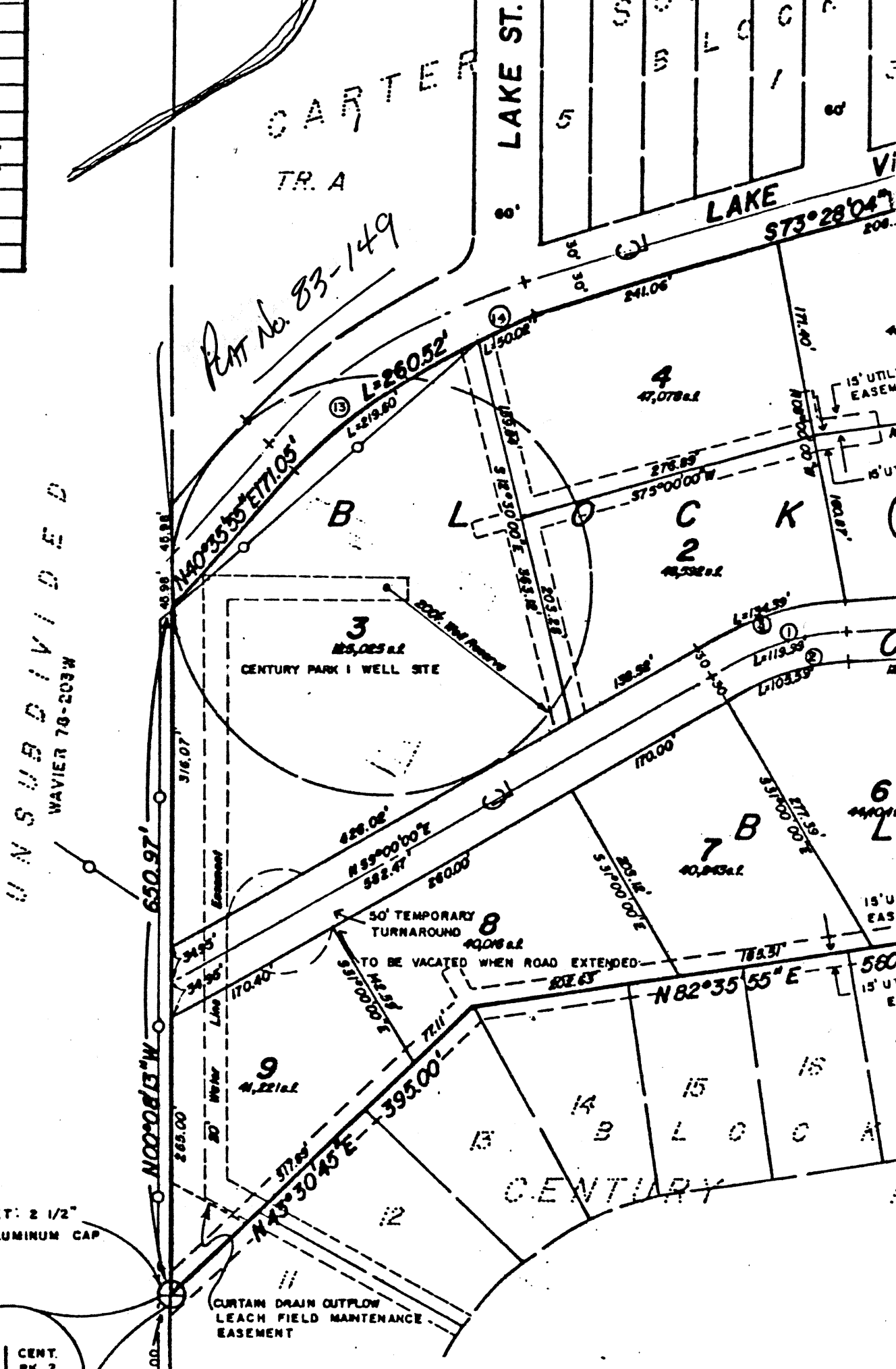
70.06'	70.00'
82.88'	82.79'
31.41'	28.28'
32.65'	29.14'
19.60'	217.61'
5.00'	50.00'
38.00'	138.53'
31.41'	28.28'
33.33'	285.02'
30.19'	27.40'

GOOSE BAY HWY.
THE KNICK-GOOSE

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DRAIN OUTFLOW.
TIME THAT THE
PARK I CURTAIN

MAN
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TEN(10)
ENTY-FIVE (78)
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BOVE THE
200 FEET OF
I SUBDIVISION.
M FIELD FOR
SUBDIVISION.

SET: 2 1/2"
ALUMINUM CAP



CURTAIN DRAIN OUTFLOW
LEACH FIELD MAINTENANCE
EASEMENT

CENT.
PK. 2