

Application for Zoning Map Amendment

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650



Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Big Country Enterprises, LLC	Name (last name first) S4 Group
Mailing Address 4700 E 147TH AVE ANCHORAGE AK 99516	Mailing Address 124 E 7th Avenue Anchorage, AK 99501
Contact Phone: Day: 406-698-6969 Night:	Contact Phone: Day: 306-8104 Night:
FAX:	FAX:
E-mail: toddbrownson@hotmail.com	E-mail: Tom@S4AK.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax #(000-000-00-000): 017-073-06-000 + 017-074-06-000 80

Site Street Address: UPPER DEARMOUN RD ANCHORAGE AK

Current legal description: (use additional sheet if necessary)

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

EXCEPTING THEREFROM THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

AND

LOT 2 VERGASON-JONES SUBDIVISION

Existing Zoning: R8

Acreage: 70.05 Acres

Grid # SW2941

PROPOSED ZONING R6

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Assembly for administrative reasons.

12/22/2014

Date

Signature (Agents must provide written proof of authorization)

Accepted by:

JF

Poster & Affidavit:

5 + aff

Fee

\$32,370

Case Number

2014-0219

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☒ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- ☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center
☐ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☒ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION ATTACHMENTS

- Required: ☒ Area to be rezoned location map ☒ Signatures of other petitioners (if any)
 (35 Sets) ☒ Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.
☒ Draft Assembly ordinance to effect rezoning. ☒ Original, signed application
☒ Ownership and beneficial interest form
 Optional: ☐ Building floor plans to scale ☐ Site plans to scale ☐ Building elevations
☐ Special limitations ☐ Traffic impact analysis ☐ Site soils analysis
☐ Photographs

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

December 22, 2014

Lewis & Clark Subdivision
Attachment 'A'
To Application for Rezoning

Need & Justification for the rezoning: This proposal is to create individual lots for single family home construction with reduced development costs associated with a more reasonable road cost, thus a more reasonably priced lot that people can afford. The current zoning of R-8 allows lots with a minimum lot size of five acres and 300' in width, our proposal is for 34 lots on 70 acres, with lots ranging in size from 1 1/4 to 3 acres in size, which equates to an average density of less than .5 dwelling units per acre. These lot sizes will fit in well with the surrounding average lot sizes of about an acre and a quarter.

Proposed land use and development: The proposed land use is for a development of single-family homes, one per lot.

Probable timeframe for development: The probable timeframe for development of the subdivision is from 2015 to 2020.

A. Conformance to the Comprehensive Plan

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:

- a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;*
- b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matter as access, landscaping, screening, design standards and site planning; or*
- c. The proposed use does not conflict with the applicable Comprehensive Plan goals and policies.*

Response: This rezoning does conform with the land use classification map. This area is classified by the Hillside District Plan as 'Limited Intensity Residential 0 - 1 unit per acre. On page 2-17 of the plan, this area is described as follow; *"The limited intensity Residential designation provides for large-lot, single-family residences in a rural environment, much which is served by private wells and septic systems. The*

1. Describe the effect of development under the amendment and the cumulative effect of similar development on the surrounding neighborhood, the general area, and the community with respect to the following:

- a. The Environment*
- b. Transportation*
- c. Public Services and Facilities*
- d. Land Use Patterns*

Response: The environment is being protected with this proposal. The wetlands are being tracted out as can be seen on the proposed site plan, and all of the drainage ways will have the proper easements and setbacks as defined in Title 21. Lewis & Clark directly adjoins and accesses the transportation roadway network by tying into Upper DeArmoun Road to the north and to Canyon Road to the east. Public facilities such as electricity, natural gas, cable and telephone are directly available to the site. Land use patterns are maintained, and are within the HDP regulations. To the east lies subdivisions that have been developed with one acre lots, to the north lies subdivisions developed with one acre lots and above, to the south is undeveloped property that contains the main creekbed of Rabbit Creek, and to the west lies developed subdivisions with half-acre lots. Lewis & Clark, with a proposed 0.5 dua and lots ranging in size of one acre to three acres fits nicely in with the developed surrounding properties.

2. Quantify the amount of undeveloped land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing available land is not sufficient or is not adequate to meet the need for land in this zoning category?

Response: The remaining undeveloped parcels on the hillside are few and far between. Most parcels that remain are encumbered with wetlands, steep slopes, and bedrock, making them at the least, difficult to develop economically. Remaining parcels that have substantial views like this parcel, are especially rare.

3. When would development occur under the proposed zoning? Are public services available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this zoning?

Response: Development would occur under the proposed zoning over a span of five years, 2015 through 2020. These lots will be serviced by onsite septic systems and private water wells, there are no public sewer or water services available. Electricity, natural gas, cable and telephone services will be provided for each lot.

MUNICIPALITY OF ANCHORAGE

Community Development Department



Phone: 907-343-7931

Fax: 907-343-7927

Mayor Dan Sullivan

Title 21 Code Selection

For review and approval of my project, RE-ZONING, AREA TO BE NAMED "Lewis & Clark",
I choose to be regulated by: SUBDIVISION.



"Old" Title 21 (expires December 31, 2015)



"New" Title 21 (becomes effective January 1, 2014)

I understand that my application will be reviewed and acted on using the provisions of the code version I have selected, and that this selection is final.*

Thomas H. Dreyer
Signature of Petitioner or Petitioner's Representative

1/5/2015
Date

Thomas H. Dreyer
Printed Name

*Should the petitioner wish to switch the applicable version of code at any time after this form is submitted, a new application is required and new application fees will be assessed. The case will then be scheduled as a new application in accordance with the cut-off date schedule.

For office use only:

2014-0219
Permit/Case Number

10/30/14

Submitted By: S4 Group, LLC

Prepared By: S4 Group, LLC

ANCHORAGE, ALASKA

AO No. 2015-_____

AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONING OF APPROXIMATELY 72.66 ACRES FROM R-8 TO R-6, FOR THE PARCELS T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4 AND VERGASON-JONES LOT 2, IN ANCHORAGE.

(Rabbit Creek Community Council) (Planning and Zoning Commission Case 2015-_____)

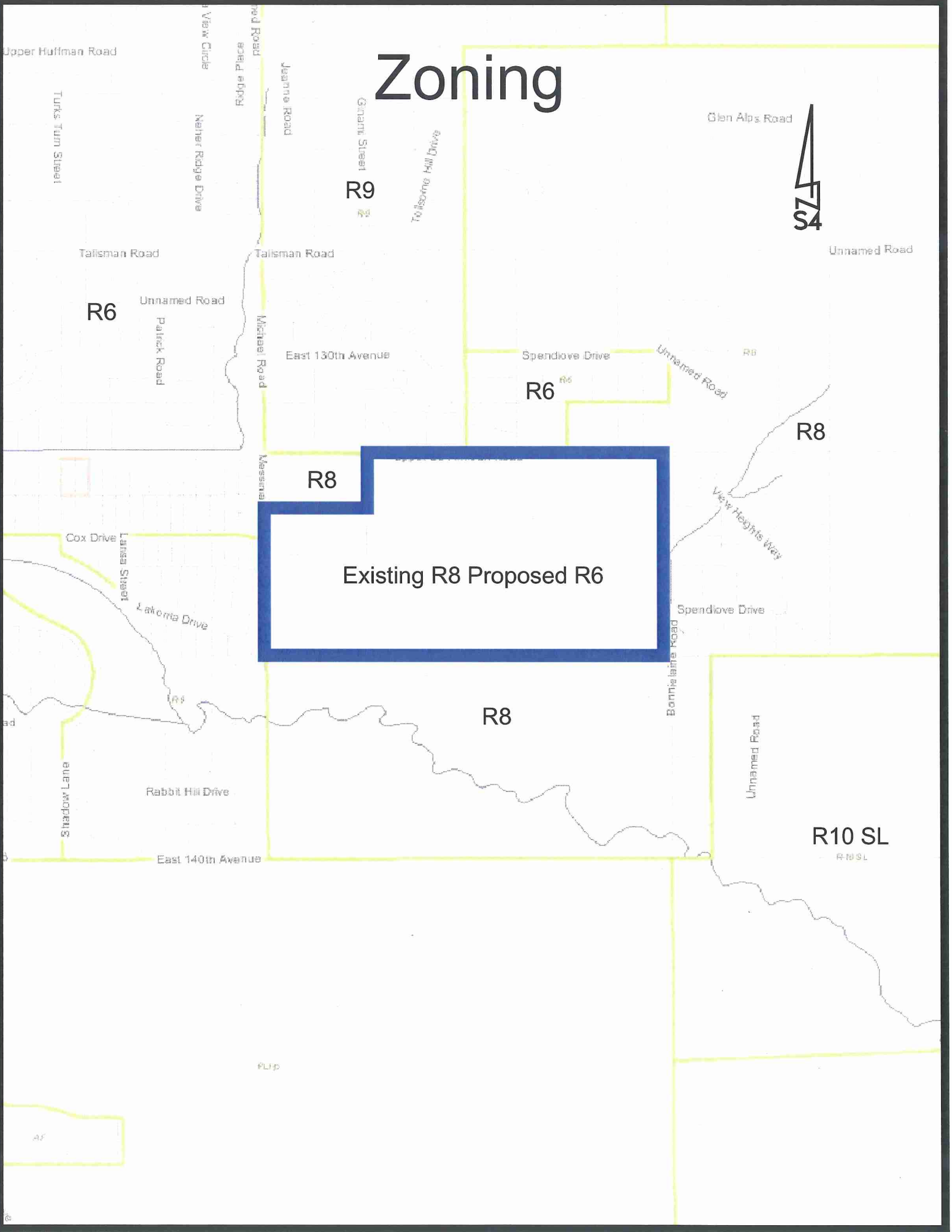
THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the property as R-6 :
T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4 AND VERGASON-JONES LOT 2

Section 2. This ordinance shall become effective 10 days after the Deputy Director of the Planning Division has received the written consent of the owners of at least 51 percent of the property within the area described in Section 1 above to the special limitations contained herein, in accordance with AMC section 21.20.120A.2.-3. The rezone approval contained herein shall automatically expire, and be null and void, if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Deputy Director of the Planning Division shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2015.

Zoning



Aerial

4
S4

Talisman Rd

Jean Rd

E 130th Ave

Spendlove Dr

Spendlove Dr

Swanson Cir

Michael Rd

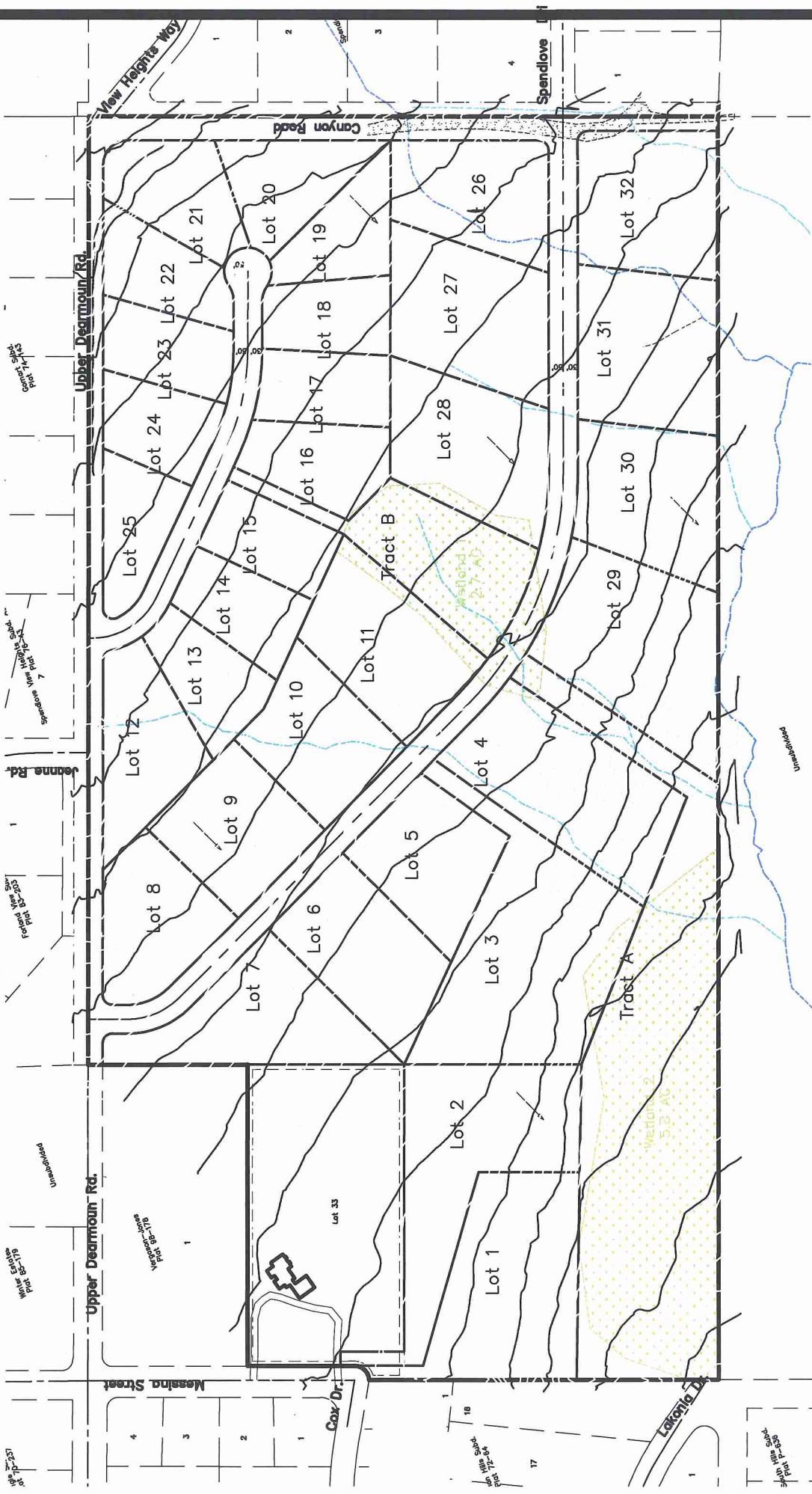
Upper De Armon Rd

Canyon Rd

View Hill

Rabbit Creek

Rabbit Creek



Proposed Subdivision

S4 Group

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

Scale 1" = 300'



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue Anchorage, Alaska 99501 (907) 306-8104

I, TODD BROWNSON, authorized signer for Big Country Enterprises, LLC authorize S4 Group to create a plat for Lewis & Clark Subdivision.

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 SE1/4)
OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

EXCEPTING THEREFROM THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE
SOUTHEAST ONE-QUARTER (NW1/4 NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST.
SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
STATE OF ALASKA.

CONTAINING 70.05 ACRES, MORE OR LESS

A handwritten signature in blue ink, appearing to read 'Todd Brownson', written over a horizontal line.

11/18/2014

Date



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue Anchorage, Alaska 99501 (907) 306-8104

I, **Bruce Vergason**, authorize S4 Group to create a proposed plat for Lot 2, Vergason-Jones Subdivision.

Bruce Vergason

Digitally signed by Bruce Vergason
DN: cn=Bruce Vergason, o=Williams Scotsman Inc.,
ou=AK17700 Branch Manager,
email=bruce.vergason@as.willscot.com, c=US
Date: 2014.12.19 17:14:42 -0900

Date

Alyeska Title Guaranty Agency

CERTIFICATE TO PLAT

1. Effective Date: **December 08, 2014 at 8:00 A.M.**
Order No. 45114

2. Certificate to be issued:

(a) Certificate to Plat (Fee \$250.00)

Liability: \$250.00

Assured:

S4 Group, LLC and the Municipality of Anchorage

3. The Fee Simple interest in the land described in this Certificate is owned, at the Effective Date, by

Big Country Enterprises, LLC, an Alaska limited liability company as to Parcel 1 and Bruce M. Vergason and Evelyn Lori Vergason, husband and wife as tenants by the entirety as to Parcel 2

4. The land referred to in this Certificate is described as follows:

Parcel 1:

The North one-half of the Southeast one-quarter (N1/2 SE1/4) of Section 25, Township 12 North, Range 3 West, Seward Meridian, located in the Anchorage Recording District, Third Judicial District, State of Alaska.

EXCEPTING THEREFROM the Northwest one-quarter of the Northwest one-quarter of the Southeast one-quarter (NW1/4 NW1/4 SE1/4) of Section 25, Township 12 North, Range 3 West, Seward Meridian, located in the Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel 2:

Lot 2, Vergason-Jones Subdivision, according to the official plat thereof filed under Plat No. 98-178, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Alyeska Title Guaranty Agency

CERTIFICATE TO PLAT

We find the following exceptions to title to be addressed on any Plat or Re-Plat:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Affects Parcels 1 and 2)
2. Reservations and exceptions as contained in U.S. Patent Number 1143325 and/or in Acts authorizing the issuance thereof. (Affects Parcels 1 and 2)
3. Taxes and/or assessments, including penalties and interest, if any, owing the Municipality of Anchorage. (Affects Parcels 1 and 2)
4. Rights of the public and governmental agencies in and to any portion of said land included within the boundaries of any street, road and/or highway. (Affects Parcels 1 and 2)
5. Reservation of section line easement 33 feet in width along each side of the section line as provided by 43 U.S.C. 932. (Affects Parcels 1 and 2)
6. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 17, 1987 in Book 1640 at Page 122. (See document for area affected) (Affects Parcel 1)
7. NOTES as recited on Plat(s) of said Subdivision. (Affects Parcel 2)
8. SLOPE EASEMENTS as dedicated and reserved on the Plat(s) of said Subdivision. (Affects Parcel 2)
9. EASEMENTS as shown on the Plat(s) of said Subdivision. (Affects Parcel 2)
10. Public Use Easement for a public street, highway, walkway, trail, and corridor for utilities of every kind and nature and appurtenances thereto, including the terms and provisions thereof, granted to Anchorage, a municipal corporation as set forth in Final Order of Condemnation/Judgment recorded February 16, 1990 in Book 2000 at Page 641. (See document for area affected) (Affects Parcel 1)
11. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 25, 1998, Book 3312 Page 402. (Blanket Easement as to Parcel 2)

12. Any right, title or interest of Rodney Spendlove, or those claiming by, through or under that person or entity, as disclosed by Patent Number 1204212, and Warranty Deed recorded May 8, 2000 in Book 3629 at Page 903. (Affects Parcels 1 and 2)

13. Short Form Deed of Trust, including terms and provisions thereof, securing the amount shown together with any other amounts due thereunder:

Amount : \$199,000.00 together with any other amounts due thereunder
Trustor/Borrower : Bruce M. Vergason and Evelyn Lori Vergason, Husband and Wife,
Tenants By The Entirety
Trustee : Pacific Northwest Title
Beneficiary/Lender : First National Bank Alaska
Dated : April 8, 2011
Recorded : April 13, 2011
Instrument No. : 2011-017024-0

Affects Parcel 2

14. Deed of Trust, including terms and provisions thereof, securing the amount shown together with any other amounts due thereunder:

Amount : \$300,000.00 together with any other amounts due thereunder
Trustor/Borrower : Big Country Enterprises, LLC
Trustee : Alaska USA Title Agency
Beneficiary/Lender : James P. Hoeffler and Karyn K. Warner, Trustees of the Hoeffler Family Trust dated
April 13, 1999
Dated : August 22, 2014
Recorded : September 12, 2014
Instrument No. : 2014-036618-0

Affects Parcel 1

15. Subject to the Articles of Organization according to A.S. 10.50.090, and Operating Agreement, (and any amendments thereto) for Big Country Enterprises, LLC and interests disclosed thereby. (Affects Parcel 1)

NOTE: Submission for our review of a copy of the preliminary or proposed plat is required. Such review will determine the effect of the exceptions as set out herein.

NOTE: This report is to be used for the purposes herein stated, and is not to be used for the basis for the closing of any transaction affecting title to the herein subject property. Liability herein is limited to the compensation received therefore.

NHN NSN, AK

Sincerely,



Barbara Clements
Authorized Signer for
Alyeska Title Guaranty Agency

RIGHT-OF-WAY EASEMENT

Jeff F. and Lori C. Jones

3145 West 100th Avenue, Anchorage, Alaska 99515, "Grantor,"
for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, set-over, and
deliver to CHUGACH ELECTRIC ASSOCIATION, INC., an Alaska non-profit electric cooperative of Anchorage, Alaska, "Grantee," and to its successors,
assigns, licensees, and permittees, a sole and exclusive easement through, over, in, under, and across the lands of Grantor, situate in the
Anchorage Recording District, State of Alaska, and more particularly described as follows.

The Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Southeast Quarter
(SE¼), of Section Twenty-five (25), Township Twelve North (T12N), Range Three West
(R3W), Anchorage Recording District, Seward Meridian, Alaska.

TO erect, construct, reconstruct, and install, and to continue to operate, maintain, repair, alter, inspect, replace, improve, and relocate,
and to remove, such electric transmission and distribution lines, and their related facilities, including foundations, footings, pilings, guys, anchors,
crossarms and other attachments and equipment, and telephone lines, and telecommunication lines, and their related facilities, through, over,
in, under, and across the aforesaid premises as may from time to time be necessary or desirable for the exclusive use, occupation, and enjoyment
of such right-of-way, including the right of ingress and egress to said premises, and the right to excavate, remove soils or fill on said premises,
and the right to cut and keep clear of all trees, shrubbery, under-growth, and other obstructions on said premises as may be reasonably required
for the construction, reconstruction, relocation, installation, operation, and maintenance of such facilities.

TO HAVE AND TO HOLD the same to Grantee, its successors, assigns, licensees, and permittees, FOREVER.

Grantor agrees that all poles, wire, conductors, and other facilities, including any main service entrance equipment, which may be installed
on the above-described premises by or for Grantee or its successors, assigns, licensees, and permittees, shall remain the property of Grantee,
or the property of such successors, assigns, licensees, or permittees, as the case may be, and removable at its or their option.

Grantor Covenants that he/she/they will not interfere with the lateral support of the right-of-way and will not excavate or fill in any portion
of the above described easement without written approval of Grantee.

Grantor Covenants that he/she/they is the owner of the above-described premises, and that the said premises are free and clear of encum-
brances and liens of whatsoever character, except those held by the following persons:

National Bank of Alaska

IN WITNESS WHEREOF, Grantor has set his/her/their hand and seal, or has caused these presents to be executed by his/her/their duly
authorized representative or agent, all as of the 14th day of August, 19 98

[Signature] (Seal) _____ ("Grantor") (Seal)
Lori C. Jones (Seal) _____ ("Grantor") (Seal)

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 14th day of August, 19 98,
before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned
and sworn as such, personally appeared Jeff Jones & Lori C. Jones
Call Jones
known to me and to me known to be the individual one named in and who executed
the foregoing instrument and acknowledged to me that he signed and sealed the same
as an voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first
above written.

[Signature]
Notary Public in and for Alaska
My Commission Expires 1/25/2000
052651
ANCHORAGE
RECORDING DISTRICT

After Recording, Return to:
Chugach Electric Association, Inc.
P. O. Box 196300
Anchorage, AK 99519-6300

FOR DISTRICT RECORDERS USE

1998 AU 25 PM 2:09

REQUESTED BY

BK 03645FG0263

48434 BN

*STATUTORY WARRANTY DEED

The Grantors, JEFF F. JONES and LORI C. JONES, husband and wife, of 3145 W. 100th Blvd Anchorage AK 99515, pursuant to *Sec. 34.15.030, Alaska Statutes, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, convey and warrant to Grantees, BRUCE M. VERGASON and EVELYN LORI VERGASON, husband and wife, as Tenants by the Entirety with the right of survivorship, of 11801 Mary Avenue Anchorage AK 99515, the following described real property, together with all tenements, hereditaments and appurtenances located in the Anchorage Recording District, Third Judicial District, State of Alaska:

Lot Two (2), of VERGASON-JONES SUBDIVISION, according to Plat 98-178, filed in the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT to reservations and exceptions in U.S. Patent and/or in Acts authorizing the issuance thereof; real property taxes, if any due; easements, reservations and notes on plat; and easements of record.

DATED this 6th day of June, 2000.

Jeff F. Jones
JEFF F. JONES

Lori C. Jones
LORI C. JONES

STATE OF ALASKA

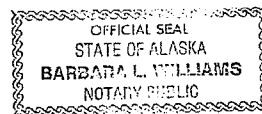
)
) ss.
)

THIRD DISTRICT

THIS IS TO CERTIFY that on the 6th day of June, 2000, before me the undersigned Notary Public personally appeared JEFF F. JONES and LORI C. JONES, who are known to me and to me known to be the persons named in and who executed the above and foregoing, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Barbara L. Williams
Notary Public in and for Alaska
My Commission expires: 7-28-2002



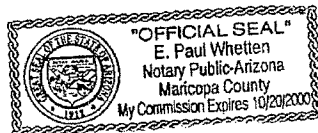
READ & APPROVED

AFTER RECORDING RETURN TO GRANTEEES

STATE OF ~~ALASKA~~ ^{ARIZONA} ~~CALIFORNIA~~
COUNTY OF ~~...~~ ^{MARICOPA} JUDICIAL DISTRICT

to me known to be the individual _____ described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Notary Public in and for the State of Alaska ~~CO. 81~~, ARIZONA
My commission expires: 10/20/2000

027706
AIRMAIL
RECORDING DISTRICT

2000 JUL -9 AM 9:30

REQUESTED BY

PNT

2011-017024-0

Recording Dist: 301 - Anchorage
4/13/2011 8:37 AM Pages: 1 of 3

A
L
A
S
K
A



Recording Requested By/Return To:
First National Bank Alaska
Attention: Loan Shipping Unit
101 W. 36th Ave., Ste #216
Anchorage, Alaska 99503

PJT 1155181

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below, in the "Definitions" Section of the Master Form, and in Sections 3, 11, 13, 18, 20 and 21 of the Master Form. Certain rules regarding the usage of words used in this Security Instrument are also provided in Section 16 of the Master Form.

"Master Form" means that certain Master Form Deed of Trust recorded in the Office of the Recorder, Department of Natural Resources, under Instrument Number 2007-049918-0, for land situated in the Anchorage Third Judicial District.
[Name of Recording Jurisdiction]

- (A) "Security Instrument" means this document, which is dated April 8, 2011, together with all Riders to this document.
- (B) "Borrower" is Bruce M. Vergason and Evelyn Lori Vergason, Husband and Wife, Tenants By The Entirety. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is First National Bank Alaska. Lender is a National Bank organized and existing under the laws of The United States of America. Lender's address is P. O. Box 100720, Anchorage, Alaska 99510-0720. Lender is the beneficiary under this Security Instrument.
- (D) "Trustee" is Pacific Northwest Title.
- (E) "Note" means the promissory note signed by Borrower and dated April 8, 2011. The Note states that Borrower owes Lender One Hundred Ninety Nine Thousand Dollars and Zero Cents Dollars (U.S. \$199,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments (as defined in the Master Form) and to pay the debt in full not later than May 1, 2026.
- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- ☐ Adjustable Rate Rider ☐ Condominium Rider ☐ Second Home Rider
☐ Balloon Rider ☐ Planned Unit Development Rider ☐ Other(s) [specify]
☐ 1-4 Family Rider ☐ Biweekly Payment Rider

All references to section numbers in the Security Instrument that are contained in the Riders refer to those sections of the same number incorporated from the Master Form.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property

located in the Anchorage Third Judicial District:
 [Name of Recording Jurisdiction]

Lot 2, VERGASON-JONES SUBDIVISION, according to the official plat thereof, filed under Plat Number 98-178, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

which currently has the address of 13301 Messinia Street
 [Street]
Anchorage, Alaska 99516 ("Property Address").
 [City] [Zip Code]

Borrower's Address, if different: 13301 Messinia Street, Anchorage, AK 99516

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

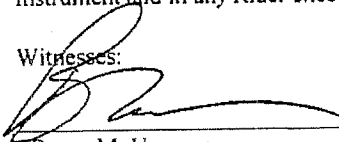
THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.
 INCORPORATION OF MASTER FORM PROVISIONS

Paragraph (I) through and including paragraph (Q) of the "Definitions" Section of the Master Form, and Section 1 through and including Section 25 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.



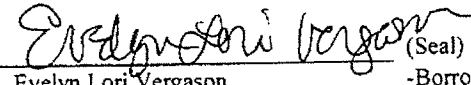
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:


Bruce M. Vergason

(Seal)
-Borrower

(Seal)
-Borrower


Evelyn Lori Vergason

(Seal)
-Borrower

(Seal)
-Borrower

_____[Space Below This Line For Acknowledgment]_____

STATE OF ALASKA, Third Judicial district ss:

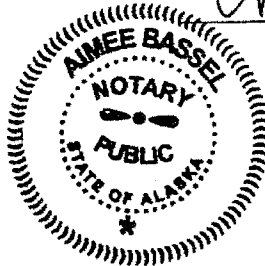
On this 8th day of April 2011, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared and known to me to be the person(s) named Trustor(s) in the foregoing deed, and acknowledged to me that Bruce M. Vergason and Evelyn Lori Vergason executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

My commission Expires: 10/10/2013



[Notary Public for Alaska]



Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE

PETITIONER: CORPORATE OFFICERS OR PARTNERS

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office (if any)	Address	Phone
TOOD BROWNSON	Manager BIG COUNTRY ENTERPRISE	309 Kittredge St. #2, Boston, MA 02131	406-698-6269
ELISHA BROWNSON	Member	" "	" "
Paul Gionet	Member	4700 E 147th Ave. Anchorage, AK 99516	" "
SUSANNE GIONET	Member	" "	" "
Bruce & Evelyn Vergason	Owners- Lot-2 Vergason Jones	13301 Messina St. Anch, AK 99516	907-336-1045

PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office (if any)	Address	Phone

Attach this sheet to your application form

Accepted by:	Date	Application for	Case Number
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STATE OF ALASKA
DEPARTMENT OF
COMMERCE
COMMUNITY AND
ECONOMIC DEVELOPMENT

Bill Walker, Governor
Fred Parady, Commissioner
Sara Chambers, Director

Division of Corporations, Business and Professional Licensing

Office Use Only

COR

Web-1/2/2015 11:08:13 AM

Limited Liability Company
2015 Biennial Report

For the period ending December 31, 2014

- This report is due on January 02, 2015
- \$100.00 if postmarked before February 02, 2015
- \$137.50 if postmarked on or after February 02, 2015

Entity Name: Big Country Enterprises, LLC
Entity Number: 10016651
Home Country: UNITED STATES

Home State/Province: ALASKA

Registered Agent

Name: Paul Gionet
Physical Address: 4700 E. 147TH AVENUE,
ANCHORAGE, AK 99516
Mailing Address: 4700 E. 147TH AVENUE,
ANCHORAGE, AK 99516

Entity Physical Address: 4700 E. 147TH AVENUE, ANCHORAGE, AK 99516

Entity Mailing Address: 4700 E. 147TH AVENUE, ANCHORAGE, AK 99516

Please include all officials. Check all titles that apply. Must use titles provided. Please list the names and addresses of the members of the domestic limited liability company (LLC). There must be at least one member listed. If the LLC is managed by a manager(s), there must also be at least one manager listed. Please provide the name and address of each manager of the company. You must also list the name and address of each person owning at least 5% interest in the company and the percentage of interest held by that person.

Name	Address	% Owned	Titles
Todd Brownson	309 Kittredge St, #2, Boston, MA 02131	25.5	Manager, Member
Elisha Brownson	309 Kittredge St, #2, Boston, MA 02131	25.5	Member
Paul Gionet	4700 E 147th Avenue, Anchorage, AK 99516	24.5	Member
Susanne Gionet	4700 E 147th Avenue, Anchorage, AK 99516	24.5	Member

Purpose: The purpose of the limited liability company is to engage in any lawful activity permitted under the Alaska Revised Limited Liability Company Act.

NAICS Code: 531390 - OTHER ACTIVITIES RELATED TO REAL ESTATE

New NAICS Code (optional):

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

Name: Todd Brownson

Division of Corporations, Business and Professional Licensing

Name(s)

Type	Name
Legal Name	Big Country Enterprises, LLC

Entity Details

Entity Type: Limited Liability Company

Entity #: 10016651

Status: Good Standing

AK Formed Date: 11/18/2013

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2017

Entity Mailing Address: 4700 E. 147TH AVENUE, ANCHORAGE, AK 99516

Entity Physical Address: 4700 E. 147TH AVENUE, ANCHORAGE, AK 99516

Registered Agent

Agent Name: Paul Gionet

Registered Mailing Address: 4700 E. 147TH AVENUE, ANCHORAGE, AK 99516

Registered Physical Address: 4700 E. 147TH AVENUE, ANCHORAGE, AK 99516

Officials

AK Entity#	Name	Titles	Percent Owned
	Elisha Brownson	Member	25.5
	Paul Gionet	Member	24.5
	Susanne Gionet	Member	24.5
	Todd Brownson	Member, Manager	25.5

Filed Documents

Date Filed	Type	Filing	Certificate
11/18/2013	Creation Filing		
1/2/2015	Biennial Report		



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Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 017-074-06-000

Residential 1-Family Sfr

01/05/15

VERGASON BRUCE M & EVELYN LORI

VERGASON-JONES

LT 2

13301 Messinia St

Anchorage

AK 99516

Site 13301 Messinia St

Lot Size: 210,530

---Date Changed---

---Deed Changed---

GRW: PIWR

Zone : R8

Owner : 08/16/00

Stateid: 3645 / 0000263

Tax Dist: 012

Address: 06/28/04

Date : 06/09/00

Grid : SW2941

Hra # :

Plat : 98-0178

REF #: 01/12/99 017-073-07-000

NOTES : REF 017-073-07

ASSESSMENT HISTORY

	---Land---	--Building--	---Total---	
Appraised Val 2012:	259,800	413,500	673,300	
Appraised Val 2013:	259,800	417,300	677,100	--Exemption---
Appraised Val 2014:	259,100	426,900	686,000	-----Type-----
Exempt Value 2014:	0	0	0	
State Exempt 2014:			0	RESIDENTIAL
Resid Exempt 2014:			20,000	RESIDENTIAL
Taxable Value 2014:			666,000	

Liv Units: 001 Common Area:

Leasehold:

Insp Dt: 06/09 Land Only

06/10 Exterior

/

IMPROVEMENT DATA

Style : Two Story	Story Ht : 2.0	Exterior Walls: Wood
Year Built : 2000	Remodeled:	Effective Year: 2000
Total Rooms: 09	Bedrooms : 05	Recreation Rms: 0
Full Baths : 3	Half Bths: 1	Add't Fixtures: 0
Heat Type : Central	Fuel Type: Natural Gas	Sys Heat Type : Forced Air
Fp: Stacks :	Openings :	Free Stand :
Extra Value: 1 Jetted Tub	Extra Val:	E-Z Set Firepl: 1
Condo Style:	Condo Flr:	Condo Com Prop:
Grade : Very Good	Cst/Desgn:	Condition : Average

IMPROVEMENT AREA

Basement : 0	FIN/BSMT :	Basement Gar:	Car	Living
1st Floor : 2,341	2nd Floor : 726	3rd Floor :	0	Area:
Half Floor: 0	Attic Area: 0	FIN DEEP BSM:		3067

ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Attached Garage			1,222
	Cov'rd Open Porch			54
	Wood Deck			478

OTHER BUILDING AND YARD IMPROVEMENTS

Type	Qty	Yrblt	Size	Grade	Condition
Carport Open	1	00	696	Average	Average

Feedback E-mail: wwwfipa@muni.org



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Find Parcel Number

- - - 000

[Submit Search](#)

Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 017-073-06-000

Residential Vacant Land

01/05/15

BIG COUNTRY ENTERPRISES LLC

T12N R3W SEC 25

S2W2NW4SE4 & E2NW4SE4 & NE4SE4

309 Kittredge St #2

Boston

MA 02131

[Site](#)

Lot Size: 2,954,675

---Date Changed---

----Deed Changed----

GRW: PIWR

Zone : R8

Owner : 10/10/14

Stateid: 2014 / 0036617

Tax Dist: 012

Address: 10/10/14

Date : 09/12/14

Grid : SW2941

Hra # :

Plat :

REF #:

NOTES : SQ FT CHG RD IMPROVEMENTS

ASSESSMENT HISTORY

	---Land---	--Building--	---Total---	
Appraised Val 2012:	244,300	0	244,300	
Appraised Val 2013:	260,000	0	260,000	--Exemption--
Appraised Val 2014:	260,000	0	260,000	-----Type-----
Exempt Value 2014:	0	0	0	
State Exempt 2014:			0	
Resid Exempt 2014:			0	
Taxable Value 2014:			260,000	

Liv Units: 000 Common Area:

Leasehold:

Insp Dt: 06/10 Land Only

/

Feedback E-mail: wwfipa@muni.org

