





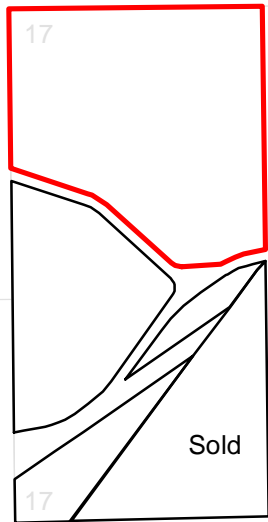


# Tract D Blackburn Subdivision

WR.BB.0004

R 14E

9 10



T 5S

Map Disclaimer :

This parcel map is provided for informational purposes only. The parcel boundaries and other features, including water bodies, shown on this map may not be accurately represented, current or otherwise reliable. Interested parties may not rely on this map for any purpose, whatsoever, and must independently research and verify all information related to the depicted parcels.

UA LAND MANAGEMENT

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Meridian Township Range

F 5S 14E

1,000

Feet

Photo Source : Google Earth  
Photo Date : 6/20/2015

McCarthy B-6 (USGS)



LAND SALES CASH PURCHASE  
TERMS AND CONDITIONS

LAND SALES CASH PURCHASE  
TERMS AND CONDITIONS

1. LAND SALE. In this Land Sales Cash Purchase 7 H U P V D Q G & R Q G L W L R Q V 3 / D C  
8 Q L Y H U V L W \ R I \$ O D V N D / D Q G 0 D Q D J H P H Q W R I I n i t i a t i v e M K H 3 8 C  
parcels of land located throughout Alaska.

2. REQUIREMENTS FOR SUBMITTING OFFERS. Parcels will be sold at or above the fair  
market value. All offers shall be date stamped by the University with the date of receipt (the  
3 2 I I H U ' D W H ' 2 I I H U V P D \ Q R W E H Z L W K G U D Z Q D W D Q \ W L P

a. Offer to Purchase Form. Each offer must be submitted using the attached Land Sales  
Cash Purchase Offer to Purchase Form 3 2 I I H U W R 3 X U F K D V H ) R U P ' D Q C  
envelope and the outside of the envelope clearly labeled with the following information:

Land Sales Offer  
Subdivision Name /Parcel Name  
Parcel # \_\_\_\_\_ (enter appropriate number)  
Name of Individual Submitting Offer  
Address of Individual Submitting Offer  
Date

b. Deposit. A deposit in the amount of TEN PERCENT (10%) of the offer amount (rounded  
up to the nearest dollar) must be submitted with the completed and signed Offer to  
Purchase Form. DO NOT SEND CASH. Deposits must be in the form of a F D V K L H U ¶ V  
check or money order , made payable to the University of Alaska . If offering to  
purchase more than one parcel, separate Offer to Purchase Forms and deposits must  
E H V X E P L W W H G I R U H D F K S D U F H O ' H S R V L W V P D \ D W W H  
up to THIRTY (30) DAYS following the opening of the offer(s) at the end of the offer  
period. Deposits from successful offerors shall be applied as down payment towards  
the purchase of the parcel(s). Deposits shall be returned to unsuccessful offerors within  
THIRTY (30) DAYS following the opening of the offer(s) at the end of the offer period.

c. Ethics Disclosure Form. Any offers from University employees or family me(e)-31ra8 Tf 1 0 0 1 m

- a. The offer is submitted for less than fair market value, as determined in the sole



Z L W K W K H U H T X L U H P H Q W V R I W K L V / D Q G 6 D O H 2 I I H U R U U ¶ V  
errors, or the content of this Land Sale, will be disallowed if not made in writing prior to submitting an offer.

8. AGE REQUIREMENT. You must be at least EIGHTEEN (18) YEARS OF AGE in order to submit an offer to purchase. THE UNIVERSITY WILL NOT ENTER INTO A CONTRACT WITH ANYONE UNDER THE AGE OF EIGHTEEN (18).

9. NOTICES/COMMUNICATIONS. All notices and communications sent by the University to offerors, including successful offerors, pursuant to the terms and conditions of this Land Sale D Q G W K H 8 Q L Y H U U ¶ V R I I H U, will be sent by U.S. G3 R V W D O 6 H U Y L F H 3 8 or via email. Documents requiring signatures will be sent via USPS to the address shown R Q R I I H U R U U ¶ V 2 I I H U U ¶ V or emailed to the offeror via R D O Sign, unless otherwise agreed to in advance in writing by the University. All notices and communications sent USPS or emailed by the University shall be deemed given on (i) the date the return receipt is signed, or (ii) FIVE (5) DAYS after deposit in the U.S. Mail, or (iii) the date emailed whichever occurs first.

10. PURCHASE AGREEMENT. If an offer is accepted in writing by the University and sent to the offeror, the successful offeror must, within FIFTEEN (15) DAYS of the date of the 8 Q L Y H U V L W \ ¶ V R I I H U, properly complete, sign and return the Purchase Agreement to the University at the address provided in Section 2.d. above.

11. USE OF DEPOSIT/DOWN PAYMENT AS LIQUIDATED DAMAGES. The University may U H W D L Q W K H 8 Q L Y H U V L W \ D Q G W K H 2 I I H U R U D J U H H W K D W W deposit, down payment, and all other funds paid to the University, as liquidated damages, and not as a penalty, in the event that the successful offeror fails to: (i) properly complete, sign and return the Purchase Agreement or any other closing documents within FIFTEEN (15) DAYS R I W K H G D W H R I I H U U ¶ V or other communication; or (ii) meet any or all of the terms and conditions contained herein, outlined in the acceptance letter, or listed in the Purchase Agreement. The Purchase Agreement, if any, shall be terminated by the University, and the University shall be free to accept another R I I H U 7 K H 8 Q L Y H U V L W \ D Q G W K H 2 I I H U R U D J U H H W K D W W difficult of ascertainment, are reasonably represented by the amount of the deposit, and may (but not necessarily will) include costs of advertising, staff costs, legal costs, title examination fees, lost profits from other possible sales, and other similar costs and damages. THE DEPOSIT/DOWN PAYMENT AND ALL OTHER FUNDS PAID TO THE





21. ADMINISTRATIVE PROTEST OF UNIVERSITY DECISIONS. An Offeror may protest a University decision concerning the offer or the sale and if appropriate appeal that decision as follows:

- a. Protest to the Chief Strategy, Planning, and Budget Officer. An Offeror may protest

UNIVERSITY OF ALASKA  
LAND SALES CASH PURCHASE  
OFFER TO PURCHASE FORM

**INSTRUCTIONS:** Please print legibly. Please read all information in the University of Alaska Land Sales Cash Purchase Terms and Conditions package prior to completing this form. This form must be filled out in its entirety and must be submitted with the correct deposit amount. The offer amount must be at or above the fair market value as determined in the sole discretion of the University. This form must be submitted to the University of Alaska, Land Management, at 1815 Bragaw Street, Suite 101, Anchorage, Alaska 99508-3438, or at 2025 Yukon Drive, Suite 106, Fairbanks, Alaska 99775-5280.

An Ethics Disclosure Form, if applicable, must be completed and **MUST ACCOMPANY ALL OFFERS FROM UNIVERSITY EMPLOYEES OR FAMILY MEMBERS.** The Ethics Disclosure Form can be found at [www.ualand.com](http://www.ualand.com).

OFFEROR

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE NUMBER ( ) \_\_\_\_\_ FAX NUMBER ( ) \_\_\_\_\_

OFFER

I hereby submit an offer to purchase PARCEL # WR.BB.0004

LOT Tract D BLOCK \_\_\_\_\_ SUBDIVISION Blackburn Subdivision

The amount of my offer is: (please also write out the amount in words, rounded up to the nearest dollar).

OFFER AMOUNT: \_\_\_\_\_ NO/CENTS

(\$ \_\_\_\_\_ .00)

The amount of my deposit is: (must be a minimum of TEN PERCENT (10%) of the offer amount, rounded up to the nearest dollar).

DEPOSIT ENCLOSED: \_\_\_\_\_ NO/CENTS

(\$ \_\_\_\_\_ .00)

\$ 00 SD \ P H Q W V P X V W E H L Q W K H I R U P R I D F D V K L H U \ V F K H F N R U P R

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TITLE VERIFICATION

Please type or print all names, as they should appear on the deed, deed of trust and deed of trust note. ALL PARTIES TO BE NAMED ON THE DEED MUST SIGN THIS OFFER TO PURCHASE FORM. Please note, the University will not extend financing or convey title to anyone under the age of eighteen (18):

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Please indicate below if marital status should appear on the title:

- ‡ Do not indicate marital status.
- ‡ A single person(s).
- ‡ A married person.
- ‡ Husband and wife.

If Offeror is more than one person, please specify one of the following:

- ‡ As tenants by the entirety (husband and

of Alaska Land Sales Cash Purchase Terms and Conditions. IF MY OFFER IS ACCEPTED AND, FOR WHATEVER REASON, I DECIDE NOT TO ENTER INTO A PURCHASE AGREEMENT, I AGREE THAT THIS DEPOSIT SHALL BE RETAINED BY THE UNIVERSITY AS LIQUIDATED DAMAGES, AND NOT AS A PENALTY, PURSUANT TO PARAGRAPH 1 2.

I hereby certify that I am EIGHTEEN (18) YEARS of age or older.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

UNIVERSITY OF ALASKA, LAND MANAGEMENT