

Submitted by: Chair of the Assembly at
the Request of the Mayor

Prepared by: Public Works Department
For Reading: November 22, 2011

See AR 2011-323 (S-Amended)

**ANCHORAGE, ALASKA
AR No. 2011-323**

1 **A RESOLUTION CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR**
2 **SPECIAL ASSESSMENT DISTRICT 1P03, WHICH CONSTRUCTED STREET**
3 **IMPROVEMENTS TO MARSTON DRIVE AND FORAKER DRIVE, AND**
4 **SETTING THE DATE OF ASSESSMENT INSTALLMENT PAYMENTS,**
5 **INTEREST ON UNPAID ASSESSMENTS, AND PROVIDING FOR PENALTIES**
6 **AND INTEREST IN THE EVENT OF DELINQUENCY.**
7

8
9 **THE ANCHORAGE ASSEMBLY RESOLVES:**

10
11 **Section 1.** The improvements authorized in AO 2007-53 have been completed
12 and actual costs determined (Exhibit 1). Special assessments are hereby levied
13 against properties benefited by said improvements as set forth in the attached
14 assessment roll prepared for the district (Exhibit 2). The district boundaries are
15 shown on the attached map (Exhibit 3).
16

17 **Section 2.** The assessment calculation has changed for three parcels. The
18 estimated assessment for these three parcels in AO 2007-53 was based on a
19 pending replat. The replat expired before completion. Therefore, the assessment
20 for each of these parcels has been changed in accordance with AMC 19.40.090.
21

22 **Section 3.** Timely notice of assessment was sent to each property owner
23 whose property is benefited by the improvements. These property owners are
24 indicated in Exhibit 2. Each property owner was given notice of a Public Hearing
25 to be held before the Municipal Assembly, providing an opportunity to present
26 objections and/or inequalities in the roll for Special Assessment District 1P03. In
27 conformance with the notice to the property owners, the Municipal Assembly held
28 a public hearing on _____, 201_. At said hearing all
29 errors and inequalities to which valid objections were raised were corrected and
30 the amounts now indicated on the assessment roll are those amounts determined
31 to be assessed. Said amounts are equal to, or less than, the direct benefit each
32 property derives from the improvements constructed. The assessment roll has
33 been duly certified by the Municipal Clerk.
34

35 **Section 4.** All assessments and installment interest thereon may be paid in
36 approximately equal annual installments, according to the schedule specified in
37 AR 93-179 (Exhibit 4). In accordance with AMC 19.20.260, no payment shall be
38 required before 60 days after the Assembly's confirmation of the assessment roll.
39 The first installment is due by March 31, 2012, and is payable on the same day of

1 each subsequent year. Interest on unpaid installments starts to accrue on March
2 1, 2012.

3
4 **Section 5.** Interest on the unpaid assessment shall be at the rate equal to the
5 effective interest rate on the last bonds sold to finance similar improvements
6 pursuant to AMC Section 19.20.260.

7
8 **Section 6.** Assessment installments not paid when due and payable are
9 delinquent beginning on the day following the date when due and payable.
10 Pursuant to AMC 19.20.260, a penalty of eight percent (8%) shall be added to any
11 assessment installment not paid before the date of delinquency. Both the penalty
12 and the delinquent amount shall draw interest at the rate of eight percent (8%) per
13 annum until paid.

14
15 **Section 7.** A special assessment collection charge, as authorized in Anchorage
16 Municipal Code 19.20.265, will be charged to those properties identified in this
17 resolution.

18
19 **Section 8.** Pursuant to AMC 19.20.250, within thirty (30) days from the passage
20 of this resolution, the Municipal Treasurer shall mail a notice to any owner of
21 property whose assessment, schedule of payments, delinquencies, or amount of
22 penalty and interest has been changed as a result of the public hearing on the
23 assessment roll. Not more than sixty (60) or fewer than thirty (30) days before the
24 date of said assessment or the first installment thereof shall become delinquent,
25 the Municipal Treasurer shall mail a payment notice to each property owner, but
26 failure to mail such notice shall in no way affect any liability for assessment levied
27 by this resolution.

28
29 **Section 9.** This resolution shall be effective immediately upon passage and
30 approval by the Assembly.

31
32 PASSED AND APPROVED by the Anchorage Municipal Assembly, this
33 _____ day of _____, 201__.

34
35
36
37 _____
Chair of the Assembly

38 ATTEST:

39
40
41 _____
42 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 688-2011

Meeting Date: November 22, 2011

1 FROM: MAYOR

2
3 SUBJECT: A RESOLUTION CONFIRMING AND LEVYING SPECIAL
4 ASSESSMENTS FOR SPECIAL ASSESSMENT DISTRICT 1P03,
5 WHICH CONSTRUCTED STREET IMPROVEMENTS TO MARSTON
6 DRIVE AND FORAKER DRIVE, AND SETTING THE DATE OF
7 ASSESSMENT INSTALLMENT PAYMENTS, INTEREST ON
8 UNPAID ASSESSMENTS, AND PROVIDING FOR PENALTIES AND
9 INTEREST IN THE EVENT OF DELINQUENCY.

10
11 On April 17, 2007, the Assembly approved AO2007-53 creating special
12 assessment district 1P03 for road improvements to Marston Drive and Foraker
13 Drive (Exhibit 1) and (Exhibit 3). This ordinance specified that 30% of the costs
14 would be paid by the Municipality and the remaining 70% would be paid by
15 benefiting property owners through special assessments. This resolution confirms
16 and levies individual assessments totaling \$3,354,890.32. The assessments shown
17 on Exhibit 2 are based on this amount.

18
19 The percentage share for three parcels has been changed since the creation of the
20 district in AO 2007-53. The estimated assessment was based on a pending replat.
21 All three parcels had the same owner at the time. This replat expired and now one
22 of the lots has transferred ownership. The shares for these three parcels have
23 increased on the final assessment roll (Exhibit 2).

24
25 The final cost of the project is \$4,792,700.45, which is within the district's
26 \$4,860,838.40 budget cap as stated in AO 2007-53.

27
28 Information on the proposed final assessments was provided in a letter to property
29 owners and at a public meeting. Several property owners expressed concern with
30 the overall project cost, which had increased since they had originally petitioned the
31 Municipality. However, property owners approved the increased costs in a 2006
32 re-ballot. The final project cost was within the limit established by the 2006 re-
33 ballot.

34
35 There are four lots owned by the Municipality within the district. The Municipal
36 share was based on AMC 19.40.090. The total Municipal contribution to the district
37 is \$2,169,594.10. The amount assessed to property owners is \$2,623,106.35.

1
2 Interest on the unpaid assessment shall be at the rate equal to the effective
3 interest rate on the last bonds sold to finance similar improvements pursuant to
4 AMC Section 19.20.260. The term of the repayment period depends on the
5 amount of the assessment and ranges from 5 to 20 years in accordance with AR
6 1993-179 (Exhibit 4).
7

8 **THE MUNICIPALITY RECOMMENDS APPROVAL OF A RESOLUTION**
9 **CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR SPECIAL**
10 **ASSESSMENT DISTRICT 1P03, WHICH CONSTRUCTED STREET**
11 **IMPROVEMENTS TO MARSTON DRIVE AND FORAKER DRIVE, AND SETTING**
12 **THE DATE OF ASSESSMENT INSTALLMENT PAYMENTS, INTEREST ON**
13 **UNPAID ASSESSMENTS, AND PROVIDING FOR PENALTIES AND INTEREST**
14 **IN THE EVENT OF DELINQUENCY.**

15
16 Prepared by: J.W. Hansen, Deputy Director
17 Project Management and Engineering Division
18 Approved by: Ron Thompson, P.E., Director, Public Works Department
19 Concur: Dennis A. Wheeler, Municipal Attorney
20 Concur: George J. Vakalis, Municipal Manager
21 Respectfully submitted: Daniel A. Sullivan, Mayor
22
23 Attachments: Exhibit 1 -- AO 2007-53
24 Exhibit 2 -- Final Assessment Roll
25 Exhibit 3 -- Map
26 Exhibit 4 -- AO 1993-179

A
L
A
S
K
A

2007-025548-0

Recording Dist: 301 - Anchorage
4/26/2007 3:28 PM Pages: 1 of 9



cc

**Amended
Estimated Assessments**
Special Assessment District 1P03
Marston Dr/Foraker Dr RID
AO 2007-53

Record in the Anchorage Recording District

After recording, return originals to:

Municipal Clerks Office
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: March 27, 2007

CLERK'S OFFICE

APPROVED ANCHORAGE, ALASKA
Date: 4-17-07 AO NO. 2007- 53

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING
2 ANCHORAGE ORDINANCE 2004-2 THAT CREATED SPECIAL ASSESSMENT
3 DISTRICT 1P03 AND AUTHORIZED THE PROPOSED ROAD IMPROVEMENTS TO
4 MARSTON DRIVE AND FORAKER DRIVE.
5

6
7 WHEREAS, the Anchorage Assembly amended and approved Anchorage Ordinance
8 (AO) 2004-2 creating special assessment district 1P03 for road improvements to Marston
9 Drive and Foraker Drive; and

10
11 WHEREAS, the total estimated cost of the proposed road improvements has increased
12 from \$1,986,578 to \$4,418,944, resulting in increases to property-owner-approved
13 assessments by more than ten percent (10%); and

14
15 WHEREAS, AMC 19.40.130 specifies that final assessments shall not exceed property-
16 owner-approved assessments by more than ten percent (10%) unless the increased
17 costs are approved by property owners representing over fifty percent (50%) of the new
18 assessable amount; and

19
20 WHEREAS, property owners representing more than fifty percent (50%) of the
21 assessable costs approved the new estimate and assessments through a petition
22 process; and

23
24 WHEREAS, the attached petition roll reflects the new cost estimate and assessments
25 approved by property owners; now therefore,

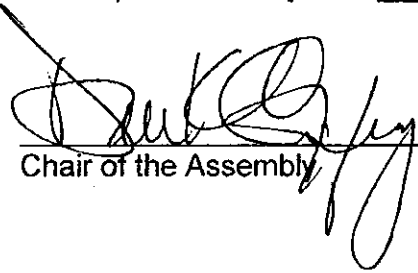
26
27 THE ANCHORAGE ASSEMBLY ORDAINS:
28

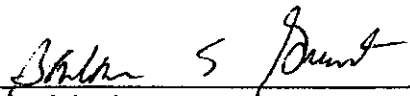
29 **Section 1.** That AO 2004-2 is amended by substituting the attached petition roll for the
30 petition roll approved at creation of the district

31
32 **Section 2.** This ordinance shall be effective immediately upon passage and approval



1 PASSED AND APPROVED by the Anchorage Municipal Assembly this 17th day of
2 April, 2007.


Chair of the Assembly

3
4
5
6
7 ATTEST:
8
9
10 
11 Municipal Clerk

**MUNICIPALITY OF ANCHORAGE
SUMMARY OF ECONOMIC EFFECTS - GENERAL GOVERNMENT**

AO Number: 2007-53

Title: An Ordinance of the Municipality of Anchorage Amending Anchorage Ordinance 2004-2 that Created Special Assessment District 1P03 and Authorized the Proposed Road Improvements to Marston Drive and Foraker Drive

Sponsor & Preparing Agency: Project Management & Engineering Others Affected: None

Changes in Expenditures and Revenues (Thousands of Dollars)

	FY 07	FY 08	FY 09	FY 10	FY 11
Operating Expenditures					
1000 Personnel services	N/A				
2000 Supplies	N/A				
3000 Other services	N/A				
4000 Debt service	52	156	385	385	385
5000 Capital Outlay	NONE	NONE	NONE	NONE	NONE
Total Direct Costs	52	156	385	385	385

ADD: 6000 Charge from others	N/A				
LESS: 7000 Charge to others	N/A				
FUNCTION COST:	N/A				

REVENUES:	NONE	NONE	263	263	263
------------------	------	------	-----	-----	-----

CAPITAL:	250	3,383	432		
-----------------	-----	-------	-----	--	--

POSITIONS: FT, PT AND TEMP	N/A				
-----------------------------------	-----	--	--	--	--

Public Sector Economic Effects: The amended project estimate shows total capital expenditures of \$4,418,944 of which \$354,000 has already been spent. A substantial portion of the capital expenditures, \$3,021,581.94, will be repaid through property-owner-approved special assessments, in accordance with AMC 19.40.100 A. Municipal funding participation is a combination of a code required 30% municipal match and assessments on four municipal park properties within the district and will be paid with road bonds. The debt service was determined by assuming that bonds would be retired over 20 years, with an estimated interest rate of six percent (6%). Revenue projections were based on the same assumptions. Construction is anticipated to begin in 2008 with completion in 2009.

Private Sector Economic Effects: The benefited properties will be assessed a special assessment for construction of the improvements, per the substituted petition roll. Benefiting property owners will be paying \$3,021,581.94 of the project costs in accordance with AMC 19.40.100.A.

If further explanation is necessary, a separate page may be attached.

Prepared by: James L. Lamson
(name)

Telephone: 343-8120

Validated by OMB: _____
(name)

Date: _____

Approved by: Howard C. Holtan, P.E.
Director, Preparing Agency

Date: _____

Concurred by: NONE
Director, Affected Agency

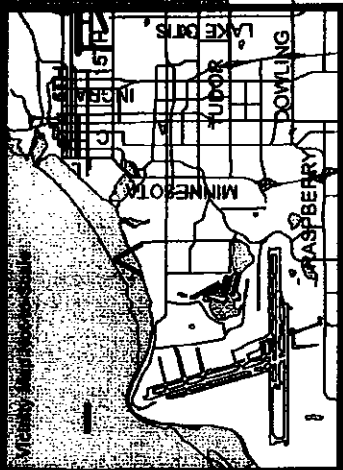
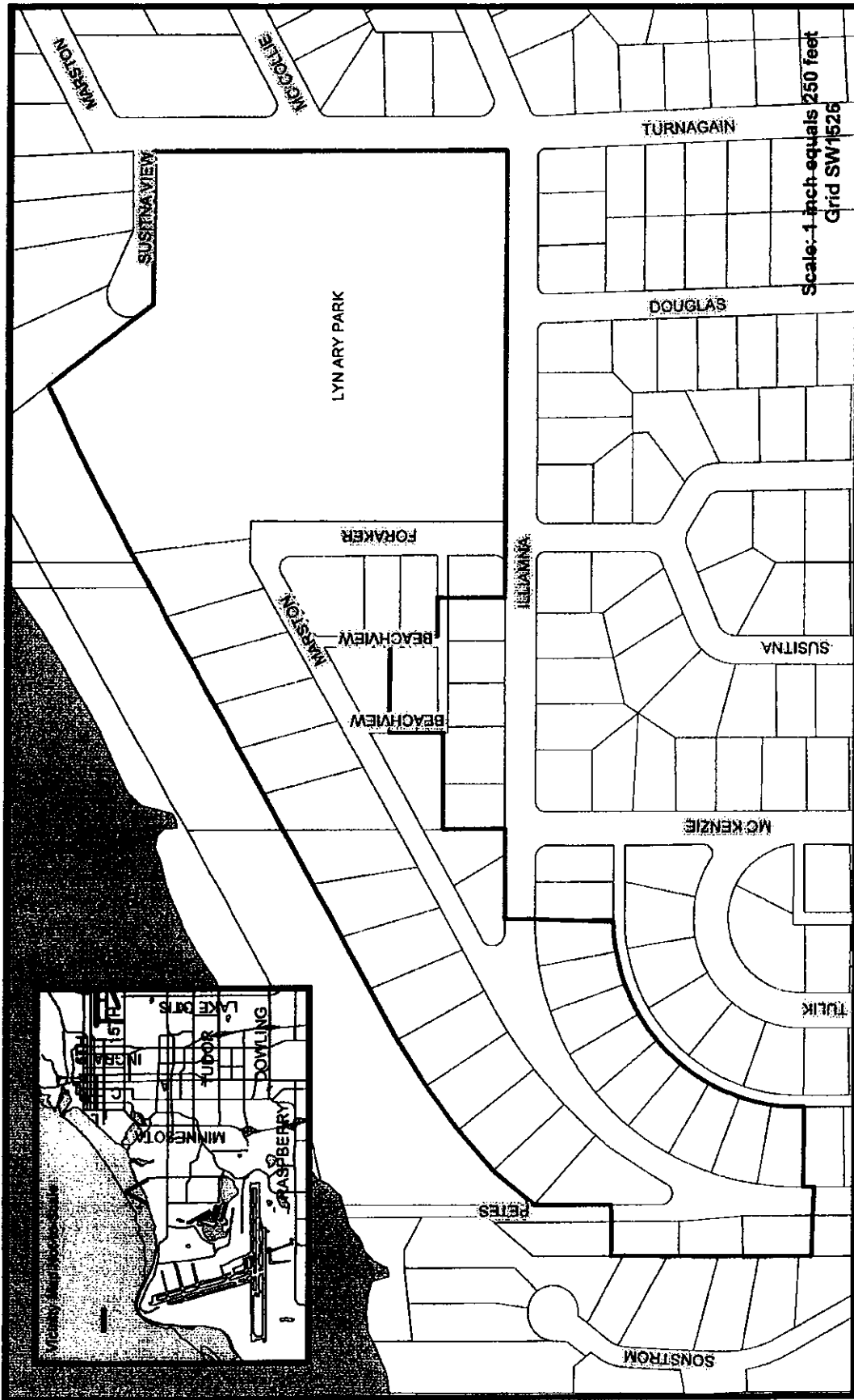
Date: _____

Approved by: _____
Executive Manager

Date: _____

2007-025548-0
4 of 9





Marston Dr/Foraker Dr RID Upgrade

Anchorage Water & Wastewater Utility



Map created
on 10-31-06
by AJU

Legend

 Road Project Boundary

2007-025548-0

5 of 9



SUBSTITUTE PETITION ROLL FOR AO 2004-2 MARSTON DRIVE/FORAKER DRIVE RID IPO3

ID	TAXID	SUBDIVISION	BLK	LOT	ASSESSMENT SHARE	ESTIMATED ASSESSMENT	YEARS TO PAY	TOTAL INTEREST ESTIMATED AT 6%	ANNUAL P&I ASSESSMENT	TOTAL OF PAYMENTS	Owner of Record: Info to be Removed Prior to Recordation
1	00119305	Turnagain Heights	K	9	2.74%	\$84,612.34	20	\$62,925.45	\$7,376.89	\$147,537.79	Name removed
2	00119303	Turnagain Heights	K	10	0.00%	\$0.00	0	\$0.00	\$0.00	\$0.00	Name removed
3	00119304	Park	K	14A	0.00%	\$0.00	0	\$0.00	\$0.00	\$0.00	Name removed
4	00119311	Simonson Estates	C	9	2.06%	\$63,626.22	20	\$47,318.26	\$5,547.22	\$110,944.48	Name removed
5	00119312	Simonson Estates	C	10	2.17%	\$67,220.97	20	\$49,991.64	\$5,860.63	\$117,212.61	Name removed
6	00119313	Turnagain Heights	K	13A	2.98%	\$92,296.14	20	\$68,639.82	\$8,046.80	\$160,935.96	Name removed
7	00119315	Turnagain Heights	K	11	2.56%	\$79,252.34	20	\$58,939.26	\$6,909.58	\$138,191.60	Name removed
8	00119317	Turnagain Heights	K	2A	2.87%	\$88,769.46	20	\$66,017.06	\$7,739.33	\$154,786.52	Name removed
9	00119318	Turnagain Heights	K	3A	2.87%	\$88,769.46	20	\$66,017.06	\$7,739.33	\$154,786.52	Name removed
10	00119319	Turnagain Heights	K	4A	2.87%	\$88,769.46	20	\$66,017.06	\$7,739.33	\$154,786.52	Name removed
11	00119320	Turnagain Heights	K	5A	2.87%	\$88,769.46	20	\$66,017.06	\$7,739.33	\$154,786.52	Name removed
12	00119321	Turnagain Heights	K	6A	3.06%	\$94,601.79	20	\$70,354.52	\$8,247.82	\$164,956.31	Name removed
13	00119322	Simonson Estates	C	8	2.98%	\$92,243.60	20	\$68,600.75	\$8,042.22	\$160,844.34	Name removed
14	00119323	Simonson Estates	C	7	2.87%	\$88,874.29	20	\$66,095.02	\$7,748.47	\$154,969.32	Name removed
15	00119324	Simonson Estates	C	6	2.87%	\$88,641.75	20	\$65,922.08	\$7,728.19	\$154,563.83	Name removed
16	00119325	Simonson Estates	C	5	2.86%	\$88,409.20	20	\$65,749.14	\$7,707.92	\$154,158.34	Name removed
17	00119326	Simonson Estates	C	4	2.86%	\$88,292.93	20	\$65,662.67	\$7,697.78	\$153,955.59	Name removed
18	00119327	Simonson Estates	C	3	2.86%	\$88,292.93	20	\$65,662.67	\$7,697.78	\$153,955.59	Name removed
19	00119328	Simonson Estates	C	2	2.86%	\$88,409.20	20	\$65,749.14	\$7,707.92	\$154,158.34	Name removed
20	00119329	Simonson Estates	C	1	2.86%	\$88,176.65	20	\$65,576.20	\$7,687.64	\$153,752.85	Name removed

*Assessments consolidated in parcel Tax ID 00119305

4/26/2007

1 of 2



SUBSTITUTE PETITION ROLL FOR AO 2004-2 MARSTON DRIVE/FORAKER DRIVE RID IPO3

ID	TAXID	SUBDIVISION	BLK	LOT	ASSESSMENT SHARE	ESTIMATED ASSESSMENT	YEARS TO PAY	TOTAL INTEREST ESTIMATED AT 6%	ANNUAL P&I ASSESSMENT	TOTAL OF PAYMENTS	Owner of Record; Info to be Removed Prior to Reconciliation
	21	00119330	Marston Park	C		3.18%	\$98,485.60	20	\$73,242.87	\$171,728.48	Name removed
	22	00119331	Lyn Ary Park Site			10.60%	\$327,954.14	20	\$243,896.59	\$571,850.73	Name removed
	23	00119336	Turnagain Heights	K	1A	3.11%	\$96,251.88	20	\$71,581.67	\$167,833.55	Name removed
	24	00119340	Turnagain Heights	K	8A	4.89%	\$151,365.03	20	\$112,568.83	\$263,933.85	Name removed
	25	00119418	Simonson Estates	B	3	2.31%	\$71,318.33	20	\$53,038.81	\$124,357.15	Name removed
	26	00119419	Simonson Estates	B	4	2.41%	\$74,417.13	20	\$55,343.36	\$129,760.49	Name removed
	27	00119420	Simonson Estates	B	5	2.41%	\$74,417.13	20	\$55,343.36	\$129,760.49	Name removed
	28	00119421	Simonson Estates	B	6	2.41%	\$74,417.13	20	\$55,343.36	\$129,760.49	Name removed
	29	00119422	Simonson Estates	B	7	2.41%	\$74,417.13	20	\$55,343.36	\$129,760.49	Name removed
	30	00119423	Simonson Estates	B	8	2.41%	\$74,417.13	20	\$55,343.36	\$129,760.49	Name removed
	31	00119424	Simonson Estates	B	9	2.41%	\$74,417.13	20	\$55,343.36	\$129,760.49	Name removed
	32	00119425	Simonson Estates	B	10	2.41%	\$74,417.13	20	\$55,343.36	\$129,760.49	Name removed
	33	00119426	Simonson Estates	B	11	0.06%	\$1,815.81	5	\$339.52	\$2,155.33	Name removed
	34	00119504	C L Plumb		9	2.36%	\$72,964.31	20	\$54,262.91	\$127,227.22	Name removed
	35	00119502	Petes		2	2.02%	\$62,472.96	20	\$46,460.59	\$108,933.55	Name removed
	36	00119503	Petes		1	2.26%	\$70,005.77	20	\$52,062.67	\$122,068.44	Name removed
Subtotal of estimated amounts to be collected						\$3,021,581.94					

*Replatted two lots into one.





**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 221-2007

Meeting Date: March 27, 2007

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

FROM: Mayor

SUBJECT: An Ordinance of the Municipality of Anchorage Amending Anchorage Ordinance 2004-2 that Created Special Assessment District 1P03 and Authorized the Proposed Road Improvements to Marston Drive and Foraker Drive.

This ordinance amends AO 2004-2, by substituting a new petition roll that reflects the latest property-owner-approved costs and assessments.

On April 20, 2004, the Anchorage Assembly approved AO 2004-2, creating Special Assessment District 1P03, with a property-owner-approved cost estimate of \$1,986,578. The cost estimate has increased to \$4,418,944. The majority of the cost increases are related to unique engineering requirements related to construction in an area commonly referred to as part of the Turnagain Slide Area, and substantial increases in construction costs.

AMC 19.40.130 specifies that final assessments shall not exceed property-owner-approved assessments by more than 10% unless the increased costs are approved by property owners representing over 50% of the new assessable amount. Property owners approved the new petition roll with 57.00% in favor, 18.56% opposed, and 24.44 % not responding.

Four municipal park parcels are adjacent to the proposed improvements and are included in the district. Final assessments for these park parcels will be paid with road bonds, in accordance with AO 2004-2.

Ordinance amendments are also being submitted for companion special assessment districts for public water and sanitary sewer improvements.

THE ADMINISTRATION SUPPORTS AMENDING ORDINANCE AO 2004-2 AS PROPOSED AND RECOMMENDS THAT A PUBLIC HEARING BE SCHEDULED.

Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
Concur: James N. Reeves, Municipal Attorney
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor



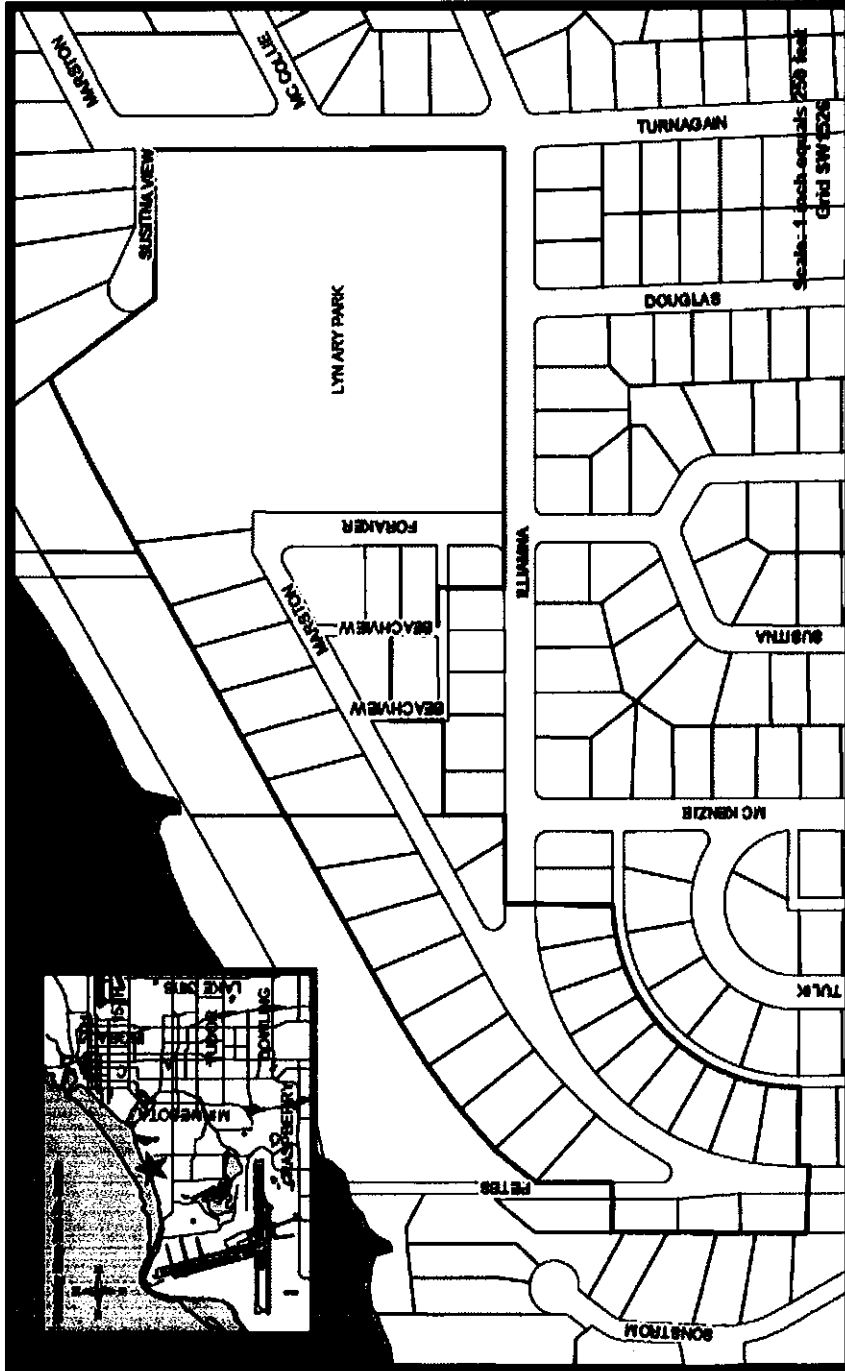
EXHIBIT 2
FINAL ASSESSMENT ROLL
MARSTON DRIVE/FORAKER DRIVE RID IPO3

ID	TAXID	APP	PROPERTY INFORMATION			OWNER OF RECORD: NAMES TO BE REMOVED PRIOR TO RECORDING	ASSESSMENT SHARE	ASSESSMENT INFO			PAYMENT OPTION INFORMATION		
			SUBDIVISION	BLK	LOT			FINAL ASSESSMENT	YEARS TO PAY	TOTAL INTEREST	ANNUAL P&I ASSESSMENT	TOTAL OF PAYMENTS	
1	00119303	000	Tumagain Heights	K	9	Quist, Robert & Maxine	2.21%	\$74,201.76	20	\$27,919.86	\$5,106.08	\$102,121.62	
2	00119304	000	Tumagain Heights	K	10	Quist, Robert C & Maxine	2.21%	\$74,201.76	20	\$27,919.86	\$5,106.08	\$102,121.62	
3	00119305	000	Park	K	14A	Zasada, Jon	0.50%	\$16,828.47	20	\$6,332.04	\$1,158.03	\$23,160.52	
4	00119311	000	Simonson Estates	C	9	Morgan, Elizabeth N	2.01%	\$67,325.58	20	\$25,332.56	\$4,632.91	\$92,658.15	
5	00119312	001	Simonson Estates	C	10	Morgan, Elizabeth N	2.12%	\$71,255.10	20	\$26,811.12	\$4,903.31	\$98,066.22	
6	00119313	000	Tumagain Heights	K	13A	Hendrickson, Gwendolyn F	2.91%	\$97,599.36	20	\$36,723.66	\$6,716.15	\$134,323.02	
7	00119315	000	Tumagain Heights	K	11	Hendrickson, F Gwendolyn	2.50%	\$83,759.02	20	\$31,515.96	\$5,763.75	\$115,274.98	
8	00119317	000	Tumagain Heights	K	2A	Fink, Matthew L.	2.79%	\$93,557.19	20	\$35,202.72	\$6,438.00	\$128,759.91	
9	00119318	000	Tumagain Heights	K	3A	Fink, Matthew L.	2.79%	\$93,557.19	20	\$35,202.72	\$6,438.00	\$128,759.91	
10	00119319	000	Tumagain Heights	K	4A	Gillam, Robert B Restated Revocable Trust Robert B Gillam Trustee	2.79%	\$93,557.19	20	\$35,202.72	\$6,438.00	\$128,759.91	
11	00119320	000	Tumagain Heights	K	5A	Wilke, Diane	2.79%	\$93,557.19	20	\$35,202.72	\$6,438.00	\$128,759.91	
12	00119321	000	Tumagain Heights	K	6A	Gillam, Robert B Restated Revocable Trust	2.97%	\$99,779.20	20	\$37,543.87	\$6,866.15	\$137,323.06	
13	00119322	000	Simonson Estates	C	8	Spinelli, Charles L	2.81%	\$94,375.38	20	\$35,510.57	\$6,494.30	\$129,885.95	
14	00119323	000	Simonson Estates	C	7	Schmid, David J & Blower, Victoria A	2.78%	\$93,292.29	20	\$35,103.04	\$6,419.77	\$128,395.33	
15	00119324	000	Simonson Estates	C	6	Lefevre, Patricia N.	2.77%	\$93,014.83	20	\$34,998.64	\$6,400.67	\$128,013.46	
16	00119325	000	Simonson Estates	C	5	Fink, Matthew L	2.77%	\$92,808.51	20	\$34,921.01	\$6,386.48	\$127,729.52	
17	00119326	000	Simonson Estates	C	4	Rush, Clark C & Marianne B.	2.73%	\$91,466.86	20	\$34,416.19	\$6,294.15	\$125,863.05	
18	00119327	000	Simonson Estates	C	3	White, David W.	2.73%	\$91,469.30	20	\$34,417.10	\$6,294.32	\$125,866.40	
19	00119328	000	Simonson Estates	C	2	Cupples, Lorane O.	2.73%	\$91,476.60	20	\$34,419.85	\$6,294.82	\$125,896.45	
20	00119329	000	Simonson Estates	C	1	Mothe, Corbett R.	2.67%	\$89,578.15	20	\$33,705.52	\$6,164.18	\$123,283.68	

EXHIBIT 2
FINAL ASSESSMENT ROLL
MARSTON DRIVE/FORAKER DRIVE RID IPO3

ID	TAXID	APP	SUBDIVISION	BLK	LOT	OWNER OF RECORD, NAMES TO BE REMOVED PRIOR TO RECORDING	ASSESSMENT SHARE	FINAL ASSESSMENT	YEARS TO PAY	TOTAL INTEREST	ANNUAL P&I ASSESSMENT	TOTAL OF PAYMENTS
21	00119330	000	Marston Park	C		Municipality of Anchorage MOA 5501	3.10%	\$104,088.77	20	\$39,165.43	\$7,162.71	\$143,254.20
22	00119331	000	Lyn Ayr Park Site			Municipality of Anchorage MOA 5501	11.13%	\$373,473.76	20	\$140,526.78	\$25,700.03	\$514,000.53
23	00119336	000	Tumagain Heights	K	1A	Municipality of Anchorage MOA 5501	3.02%	\$101,399.85	20	\$38,153.67	\$6,977.68	\$139,553.52
24	00119340	000	Tumagain Heights	K	8A	Grumman, Alexander J. & Karla M.	4.77%	\$160,115.31	20	\$60,246.50	\$11,018.09	\$220,361.82
25	00119418	000	Simonson Estates	B	3	The Bert Family Trust	2.24%	\$75,133.44	20	\$28,270.42	\$5,170.19	\$103,403.86
26	00119419	000	Simonson Estates	B	4	Fink, Matthew L. dba Lincoln Investments	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76
27	00119420	000	Simonson Estates	B	5	Nigh, James	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76
28	00119421	000	Simonson Estates	B	6	Kreig, Raymond A.	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76
29	00119422	000	Simonson Estates	B	7	Eberhardt, Peter & Maureen T	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76
30	00119423	000	Simonson Estates	B	8	Spinvest LLC	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76
31	00119424	000	Simonson Estates	B	9	Spinvest LLC	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76
32	00119425	000	Simonson Estates	B	10	Dexter, David G & Paesani, Mary Lisa	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76
33	00119426	000	Simonson Estates	B	11	MacLeod, Andrew S. & Aleo-MacLeod, Vanessa V.	0.05%	\$1,815.81	5	\$132.50	\$389.66	\$1,948.31
33	00119426	000	Simonson Estates	B	11	Municipal portion for this parcel	2.27%	\$75,705.66	20	\$28,485.73	\$5,209.57	\$104,191.39
34	00119504		C L Plumb		9	Municipality of Anchorage	2.30%	\$77,115.93	20	\$29,016.37	\$5,306.61	\$106,132.30
35	00119502	000	Petes		2	Curley, James E. & Joan R.	1.96%	\$65,799.05	20	\$24,758.18	\$4,527.86	\$90,557.23
36	00119503	000	Petes		1	Startings, Cable	2.21%	\$73,997.37	20	\$27,842.95	\$5,082.02	\$101,840.32
							100.0%	\$3,354,890.32			\$231,126.37	\$4,616,682.43

Exhibit 3



Marston Dr/Foraker Dr RID Upgrade

Anchorage Water & Wastewater Utility



Map created
on 10-31-06
by AJJ

Legend

— Road Project Boundary

Exhibit 4

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Finance Department
For Reading: June 29, 1993

CLERK'S OFFICE
APPROVED

Date: 6-29-93

ANCHORAGE, ALASKA
RESOLUTION NO. AR 93-179

A RESOLUTION ESTABLISHING A REVISED TIME PAYMENT SCHEDULE FOR THE
PAYMENT OF ROAD, PARK, GAS LINE, AND WATER AND WASTEWATER
ASSESSMENTS

WHEREAS, Anchorage Municipal Code Section 19.20.240 calls for the adoption of
time payment schedules for payment of assessments, by resolution;

NOW, THEREFORE, the Assembly of Anchorage resolves:

Section 1. All assessments levied on property, benefitted by an improvement that is
financed by special assessment bonds or notes, shall be payable in annual installments that are
provided for in the terms of the bond or note sale.

Section 2. Unless otherwise provided for by the Municipal Assembly, all other
assessments levied on property benefitted by special assessment districts created after the
effective date of this ordinance and not described in Section 1, shall be payable in annual
installments as follows:

Less than \$500.00	One lump sum payment
\$500.00 or more but less than \$1,000.00	Two equal annual installments
\$1,000.00 or more but less than \$2,500.00	Five equal annual installments
\$2,500.00 or more but less than \$5,000.00	Ten equal annual installments
\$5,000.00 or more but less than \$7,500.00	Fifteen equal annual installments
More than \$7,500.00	Twenty equal annual installments

Section 3. Nothing in this resolution is intended to prohibit a property owner from
paying a levied a-levied assessment in full at any time.

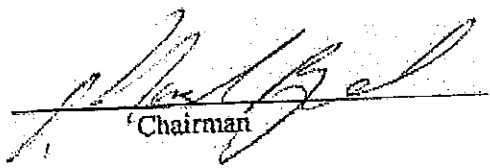
Section 4. This resolution will take effect on April 1, 1994. It is effective for water
and wastewater improvements as approved by the Alaska Public Utilities Commission.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

PASSED AND APPROVED by the Assembly of Anchorage this 29th day of

June, 1993.


Chairman

ATTEST:


Municipal Clerk