

CLERK'S OFFICE

APPROVED

Date: 2-28-12

Submitted by: ASSEMBLY VICE CHAIR HALL

Prepared by: Assembly Counsel

Reviewed by: Public Works Department

For Reading: February 28, 2012

ANCHORAGE, ALASKA
AR No. 2011-323(S-Amended)

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

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The improvements authorized in AO 2007-53 (Exhibit 1) have been completed and actual costs determined (~~Exhibit 1~~). Special assessments are hereby levied against properties benefited by said improvements as set forth in the attached assessment roll prepared for the district (Exhibit A 2). The number of years to pay and related payment option information, including the amount of annual payments, shall be in accordance with Section 4 below. The district boundaries are shown on the attached map (Exhibit 3).

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

Section 3. Timely notice of assessment was sent to each property owner whose property is benefited by the improvements. These property owners are indicated in Exhibit A 2. Each property owner was given notice of a Public Hearing to be held before the Municipal Assembly, providing an opportunity to present objections and/or inequalities in the roll for Special Assessment District 1P03. In conformance with the notice to the property owners, the Municipal Assembly held a public hearing on December 13, 2011 and January 17, 2012. AT SAID HEARING All errors and inequalities to which valid objections were raised are WERE corrected, AND the Final Assessment amounts now indicated on the assessment roll (Exhibit A) are those amounts determined to be assessed, and the assessment roll is hereby confirmed by the Assembly. Said amounts are equal to, or less than, the direct benefit each property derives from the improvements constructed. The assessment roll has been duly certified by the Municipal Clerk.

Section 4. Revision to the time payment schedule now in place under AR 93-179 (Exhibit 4) requires approval by the Anchorage Assembly, and consistency with time payment schedules approved by the Assembly in certain tariff applications for water and sewer improvements. One or more installment options providing for a payment period of up to thirty (30) years, with corresponding payment amounts, will be submitted for introduction no later

Exhibit A – ASSESSMENT ROLL

Exhibit 1 – AO 2007-53

Exhibit 2 -- Payment Option Information per AR 93-179

Exhibit 3 – RID Map Marston Dr/Foraker Dr Upgrade

Exhibit 4 -- AR 93-179

than the Assembly meeting scheduled for September 11, 2012. To ensure consistency, Assembly approval may be contingent on external regulatory approval. If an updated time payment schedule is not given final Anchorage Assembly and regulatory approval by May 31, 2013, all assessments and installment interest thereon may be paid in approximately equal annual installments, according to the schedule specified in AR 93-179 (Exhibit 4) as reflected on Exhibit 2. The first installment payment shall be due by July 31, 2013, and is payable on the same day of each subsequent year. Interest on unpaid installments starts to accrue on July 1, 2013. ~~IN ACCORDANCE WITH AMC 19.20.260, NO PAYMENT SHALL BE REQUIRED BEFORE 60 DAYS AFTER THE ASSEMBLY'S CONFIRMATION OF THE ASSESSMENT ROLL. THE FIRST INSTALLMENT IS DUE BY MARCH 31, 2012, AND IS PAYABLE ON THE SAME DAY OF EACH SUBSEQUENT YEAR. INTEREST ON UNPAID INSTALLMENTS STARTS TO ACCRUE ON MARCH 1, 2012.~~

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

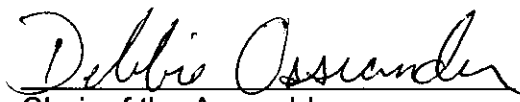
Section 6. Assessment installments not paid when due and payable are delinquent beginning on the day following the date when due and payable. Pursuant to AMC 19.20.260, a penalty of eight percent (8%) shall be added to any assessment installment not paid before the date of delinquency. Both the penalty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

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

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

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

PASSED AND APPROVED by the Anchorage Municipal Assembly, this
28th day of February, 2012.


Chair of the Assembly

ATTEST:


Municipal Clerk

EXHIBIT A

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
1	00119303	000	Turnagain Heights	K	9	Quist, Robert & Maxine	2.21%	\$74,201.76
2	00119304	000	Turnagain Heights	K	10	Quist, Robert C & Maxine	2.21%	\$74,201.76
3	00119305	000	Park	K	14A	Zasada, Jon	0.50%	\$16,828.47
4	00119311	000	Simonson Estates	C	9	Morgan, Elizabeth N	2.01%	\$67,325.58
5	00119312	001	Simonson Estates	C	10	Morgan, Elizabeth N	2.12%	\$71,255.10
6	00119313	000	Turnagain Heights	K	13A	Hendrickson, Gwendolyn F	2.91%	\$97,599.36
7	00119315	000	Turnagain Heights	K	11	Hendrickson, F Gwendolyn	2.50%	\$83,759.02
8	00119317	000	Turnagain Heights	K	2A	Fink, Matthew L.	2.79%	\$93,557.19
9	00119318	000	Turnagain Heights	K	3A	Fink, Matthew L.	2.79%	\$93,557.19
10	00119319	000	Turnagain Heights	K	4A	Gillam, Robert B Restated Revocable Trust Robert B Gillam Trustee	2.79%	\$93,557.19
11	00119320	000	Turnagain Heights	K	5A	Wilke, Diane	2.79%	\$93,557.19
12	00119321	000	Turnagain Heights	K	6A	Gillam, Robert B Restated Revocable Trust	2.97%	\$99,779.20
13	00119322	000	Simonson Estates	C	8	Spinelli, Charles L	2.81%	\$94,375.38
14	00119323	000	Simonson Estates	C	7	Schmid, David J & Blower, Victoria A	2.78%	\$93,292.29
15	00119324	000	Simonson Estates	C	6	Lefevre, Patricia N.	2.77%	\$93,014.83
16	00119325	000	Simonson Estates	C	5	Fink, Matthew L	2.77%	\$92,808.51
17	00119326	000	Simonson Estates	C	4	Rush, Clark C. & Marianne B.	2.73%	\$91,466.86
18	00119327	000	Simonson Estates	C	3	White, David W.	2.73%	\$91,469.30
19	00119328	000	Simonson Estates	C	2	Cupples, Lorane O.	2.73%	\$91,476.60
20	00119329	000	Simonson Estates	C	1	Mothe, Corbett R.	2.67%	\$89,578.15

EXHIBIT A

*\$45,264.39 of the assessment on parcel 00119340-000 is conditionally waived according to a Deed Restriction detailed in AM 37-2012.

A
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K
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2007-025548-0

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



C C

**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.

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4
5
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8
9
10
11
Chair of the Assembly

ATTEST:

Brian S. Hunt
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)

Operating Expenditures	FY 07	FY 08	FY 09	FY 10	FY 11
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
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CAPITAL:	250	3,383	432		
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POSITIONS: FT, PT AND TEMP	N/A				
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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: _____

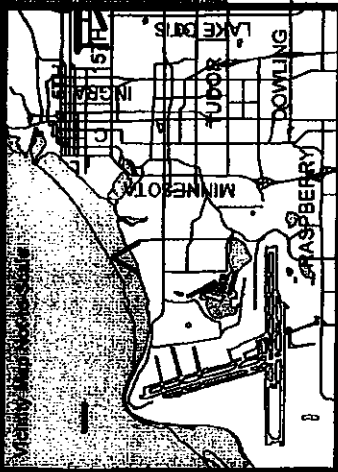
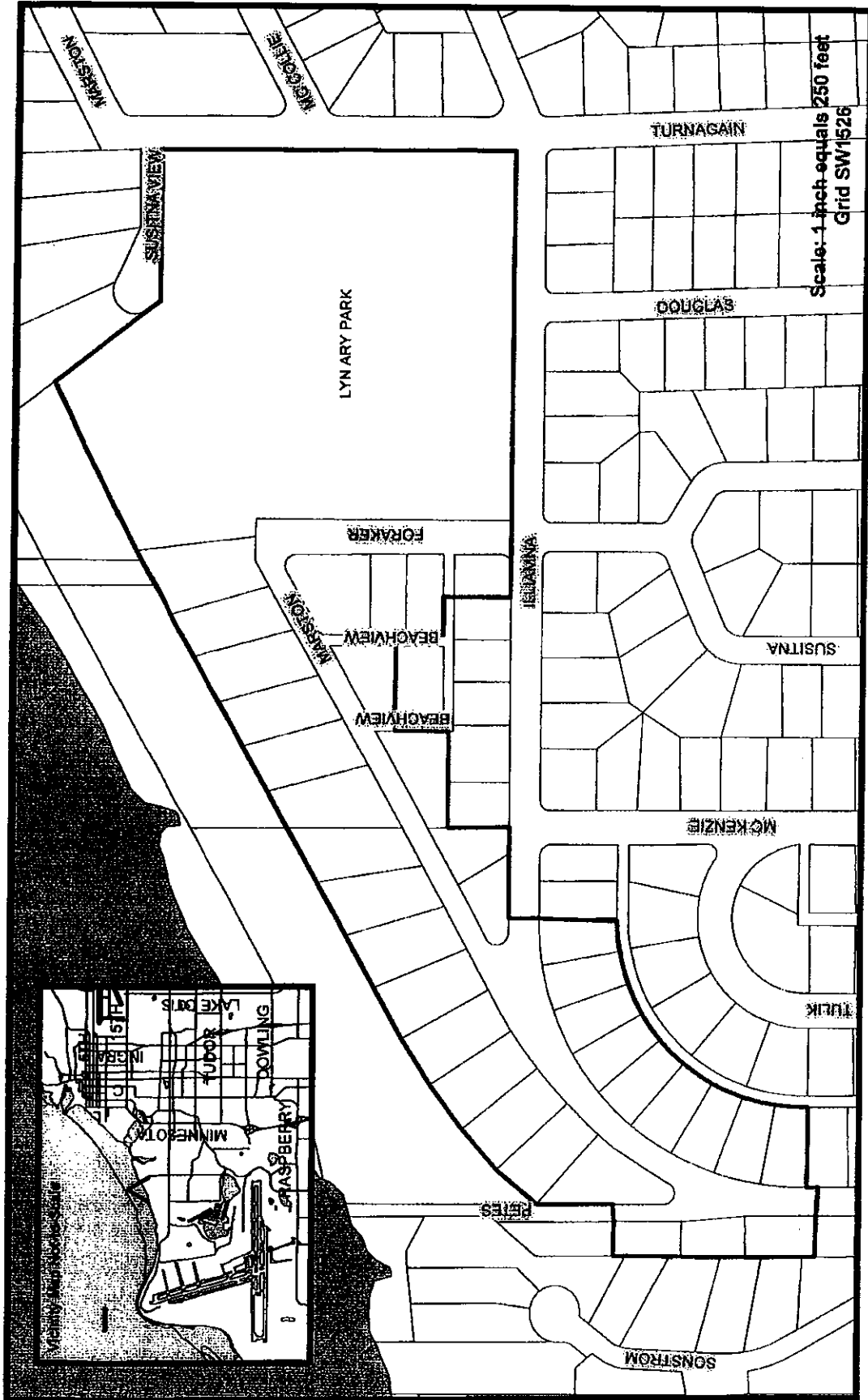
Concurred by: NONE
Director, Affected Agency

Date: _____

Approved by: _____
Executive Manager

Date: _____





Map created
on 10-31-06
by AJU

Legend

Road Project Boundary

Marston Dr/Foraker Dr RID Upgrade

Anchorage Water & Wastewater Utility

2007-025548-0

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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 Recodation
1	00119305	Turnagain Heights	K	9	2.74%	\$64,612.34	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	\$6,909.56	\$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	2.85%	\$88,292.93	20	\$65,662.67	\$7,697.78	\$153,955.59	Name removed
18	00119327	Simonson Estates	C	3	2.85%	\$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	2.85%	\$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

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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 PAI ASSESSMENT	TOTAL OF PAYMENTS	Owner of Record; Info to be Removed Prior to Recordation
21	00119330	Marston Park	C		3.18%	\$98,485.60	20	\$73,242.87	\$8,586.42	\$171,728.46	Name removed
22	00119331	Lyn Ary Park Site			10.60%	\$327,954.14	20	\$243,896.59	\$28,592.54	\$571,850.73	Name removed
23	00119336	Tumagain Heights	K	1A	3.11%	\$96,251.88	20	\$71,581.67	\$8,391.68	\$167,833.55	Name removed
24	00119340	Tumagain Heights	K	8A	4.89%	\$151,365.03	20	\$112,568.83	\$13,196.69	\$263,933.85	Name removed
25	00119418	Simonson Estates	B	3	2.31%	\$71,318.33	20	\$53,038.81	\$6,217.86	\$124,357.15	Name removed
26	00119419	Simonson Estates	B	4	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Name removed
27	00119420	Simonson Estates	B	5	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Name removed
28	00119421	Simonson Estates	B	6	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Name removed
29	00119422	Simonson Estates	B	7	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Name removed
30	00119423	Simonson Estates	B	8	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Name removed
31	00119424	Simonson Estates	B	9	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Name removed
32	00119425	Simonson Estates	B	10	2.41%	\$74,417.13	20	\$55,343.36	\$6,488.02	\$129,760.49	Name removed
33	00119426	Simonson Estates	B	11	0.06%	\$1,815.81	5	\$339.52	\$431.07	\$2,155.33	Name removed
34	00119504	C L Plumb		9	2.36%	\$72,964.31	20	\$54,262.91	\$6,361.36	\$127,227.22	Name removed
35	00119502	Petes		2	2.02%	\$62,472.96	20	\$46,460.59	\$5,446.68	\$108,933.55	Name removed
36	00119503	Petes		1	2.26%	\$70,005.77	20	\$52,062.67	\$6,103.42	\$122,068.44	Name removed
Subtotal of estimated amounts to be collected						\$3,021,581.94					

* Replaced two lots into one.

4/26/2007
2 of 2





MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 221-2007

Meeting Date: March 27, 2007

1
2 **FROM:** Mayor

3
4 **SUBJECT:** An Ordinance of the Municipality of Anchorage Amending
5 Anchorage Ordinance 2004-2 that Created Special Assessment
6 District 1P03 and Authorized the Proposed Road Improvements to
7 Marston Drive and Foraker Drive.

8
9 This ordinance amends AO 2004-2, by substituting a new petition roll that reflects
10 the latest property-owner-approved costs and assessments.

11
12 On April 20, 2004, the Anchorage Assembly approved AO 2004-2, creating Special
13 Assessment District 1P03, with a property-owner-approved cost estimate of
14 \$1,986,578. The cost estimate has increased to \$4,418,944. The majority of the
15 cost increases are related to unique engineering requirements related to
16 construction in an area commonly referred to as part of the Turnagain Slide Area,
17 and substantial increases in construction costs.

18
19 AMC 19.40.130 specifies that final assessments shall not exceed property-owner-
20 approved assessments by more than 10% unless the increased costs are approved
21 by property owners representing over 50% of the new assessable amount. Property
22 owners approved the new petition roll with 57.00% in favor, 18.56% opposed, and
23 24.44 % not responding.

24
25 Four municipal park parcels are adjacent to the proposed improvements and are
26 included in the district. Final assessments for these park parcels will be paid with
27 road bonds, in accordance with AO 2004-2.

28
29 Ordinance amendments are also being submitted for companion special
30 assessment districts for public water and sanitary sewer improvements.

31
32 **THE ADMINISTRATION SUPPORTS AMENDING ORDINANCE AO 2004-2 AS**
33 **PROPOSED AND RECOMMENDS THAT A PUBLIC HEARING BE**
34 **SCHEDULED.**

35
36 Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
37 Concur: James N. Reeves, Municipal Attorney
38 Concur: Denis C. LeBlanc, Municipal Manager
39 Respectfully submitted: Mark Begich, Mayor



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Content Information**Content ID :** 004913**Type:** Ordinance - AO

Title: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-2
THAT CREATED SPECIAL ASSESSMENT DISTRICT 1P03 AND
AUTHORIZED THE PROPOSED ROAD IMPROVEMENTS TO
MARSTON DRIVE AND FORAKER DRIVE.

Author: schuringmj**Initiating Dept:** PME

Description: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 2004-2
THAT CREATED SPECIAL ASSESSMENT DISTRICT 1P03 AND
AUTHORIZED THE PROPOSED ROAD IMPROVEMENTS TO
MARSTON DRIVE AND FORAKER DRIVE.

Keywords: Marston, Foraker, special assessment**Date Prepared:** 3/16/07 10:23 AM**Assembly****Meeting Date** 3/27/07**MM/DD/YY:****Public Hearing****Date MM/DD/YY:** 4/17/07**Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	3/16/07 10:28 AM	Checkin	schuringmj	Public	004913
PME_SubWorkflow	3/16/07 10:52 AM	Approve	holtanhc	Public	004913
OMB_SubWorkflow	3/16/07 11:24 AM	Approve	mitsonjl	Public	004913
Legal_SubWorkflow	3/19/07 11:45 AM	Approve	fehlenrl	Public	004913
MuniManager_SubWorkflow	3/19/07 11:49 AM	Approve	leblancdc	Public	004913
MuniMgrCoord_SubWorkflow	3/19/07 11:50 AM	Approve	maglaquijp	Public	004913

M.O.A
 2007 MAR 19 PM 12:04
 CLEANS OFFICE



EXHIBIT 2

Payment Option Information per AR 93-179

MARSTON DRIVE/FORAKER DRIVE RID IPO3

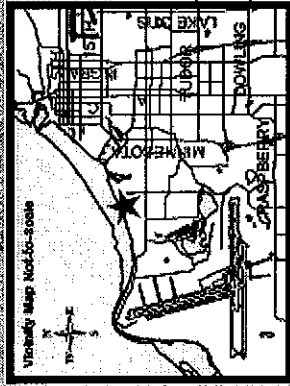
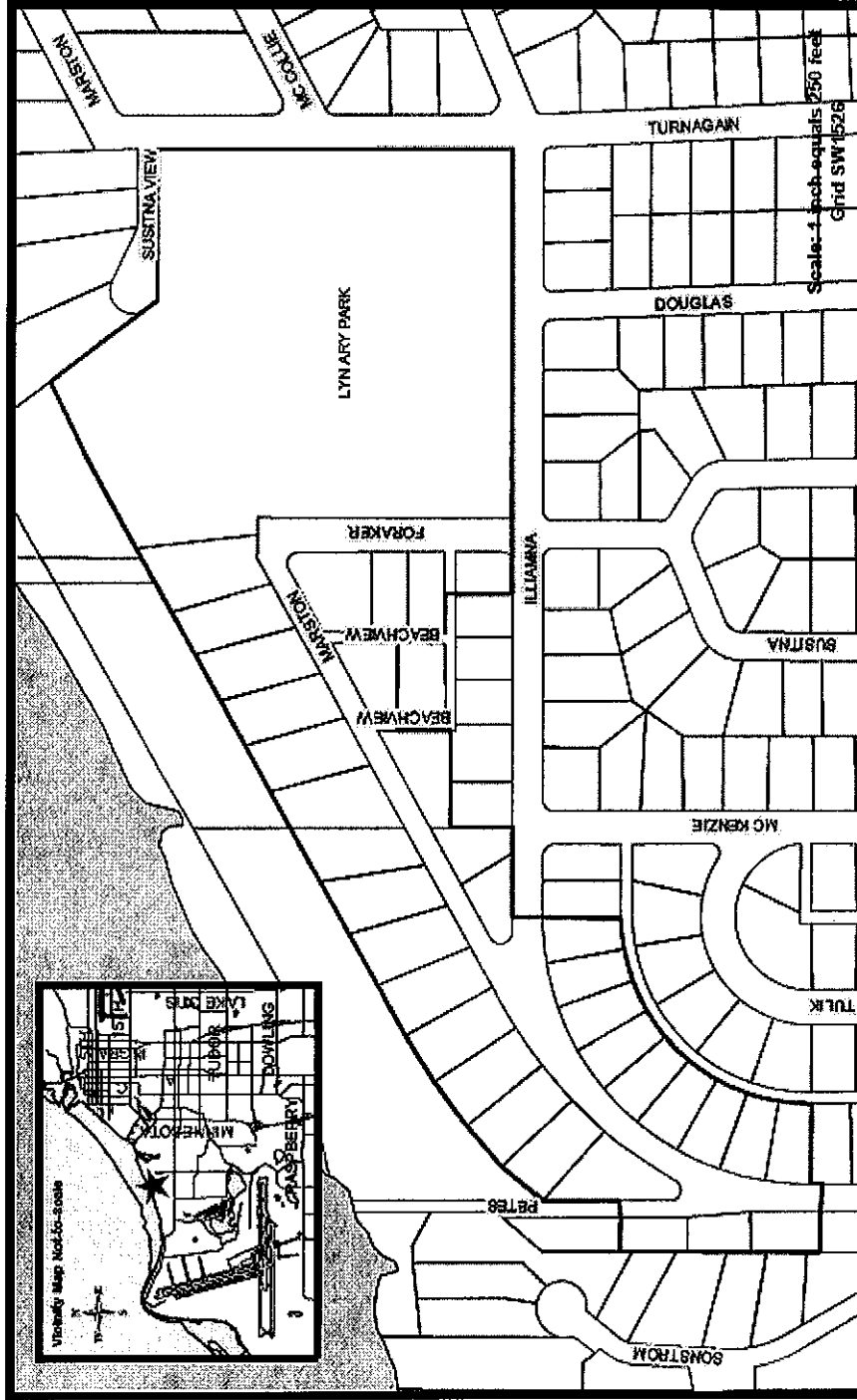
ID	TAXID	APP	SUBDIVISION	BLK	LOT	OWNER OF RECORD: NAMES TO BE REMOVED PRIOR TO RECORDING	ASSESSMENT SHARE	FINAL ASSESSMENT	YEARS TO PAY	TOTAL INTEREST	ANNUAL P&I ASSESSMENT	TOTAL OF PAYMENTS	ANNUAL COLLECTION	ANNUAL PAYMENT
1	00119303	000	Tumagain Heights	K	9	Quist, Robert & Maxine	2.21%	\$74,201.76	20	\$27,919.86	\$5,106.08	\$102,121.62	\$90.00	\$5,196.08
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	\$90.00	\$5,196.08
3	00119305	000	Park	K	14A	Zasada, Jon	0.50%	\$16,828.47	20	\$6,332.04	\$1,158.03	\$23,160.52	\$90.00	\$1,248.03
4	00119311	000	Simonson Estates	C	9	Morgan, Elizabeth N	2.01%	\$87,325.58	20	\$25,332.56	\$4,532.91	\$92,658.15	\$90.00	\$4,722.91
5	00119312	001	Simonson Estates	C	10	Morgan, Elizabeth N	2.12%	\$71,255.10	20	\$26,811.12	\$4,903.31	\$98,068.22	\$90.00	\$4,993.31
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	\$90.00	\$6,806.15
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	\$90.00	\$5,853.75
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	\$90.00	\$6,528.00
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	\$90.00	\$6,528.00
10	00119319	000	Tumagain Heights	K	4A	Gillam, Robert B Restated Revocable Trust	2.79%	\$93,557.19	20	\$35,202.72	\$6,438.00	\$128,759.91	\$90.00	\$6,528.00
11	00119320	000	Tumagain Heights	K	5A	Robert B Gillam Trustee Wilke, Diane	2.79%	\$93,557.19	20	\$35,202.72	\$6,438.00	\$128,759.91	\$90.00	\$6,528.00
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	\$90.00	\$6,956.15
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	\$90.00	\$6,584.30
14	00119323	000	Simonson Estates	C	7	Schimid, David J & Blower, Victoria A	2.78%	\$93,292.29	20	\$35,103.04	\$6,419.77	\$128,395.33	\$90.00	\$6,509.77
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	\$90.00	\$6,490.67
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	\$90.00	\$6,476.48
17	00119326	000	Simonson Estates	C	4	Rush, Clark C. & Marianne B.	2.73%	\$91,466.86	20	\$34,416.19	\$6,294.15	\$125,883.05	\$90.00	\$6,384.15
18	00119327	000	Simonson Estates	C	3	White, David W.	2.73%	\$91,469.30	20	\$34,417.10	\$6,294.32	\$125,886.40	\$90.00	\$6,384.32
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	\$90.00	\$6,384.82
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	\$90.00	\$6,254.18
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	\$90.00	\$7,252.71
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	\$90.00	\$25,790.03
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	\$90.00	\$7,067.68
24	00119340*	000	Tumagain Heights	K	8A	Grunman, Alexander J. & Karla M.	4.77%	\$160,115.31	20	\$60,246.50	\$11,018.09	\$220,361.82	\$91.00	\$11,109.09
25	00119418	000	Simonson Estates	B	3	The Berl Family Trust	2.24%	\$75,133.44	20	\$28,270.42	\$5,170.19	\$103,403.86	\$90.00	\$5,260.19
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	\$90.00	\$5,492.69
27	00119420	000	Simonson Estates	B	5	Nigh, James	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76	\$90.00	\$5,492.69
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	\$90.00	\$5,492.69
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	\$90.00	\$5,492.69

EXHIBIT 2
Payment Option Information per AR 93-179
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	ANNUAL COLLECTION	ANNUAL PAYMENT
30	00119423	000	Simonson Estates	B	8	Spinvest LLC	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76	\$90.00	\$5,492.69
31	00119424	000	Simonson Estates	B	9	Spinvest LLC	2.34%	\$78,512.06	20	\$29,541.69	\$5,402.69	\$108,053.76	\$90.00	\$5,492.69
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	\$90.00	\$5,492.69
33	00119426	000	Simonson Estates	B	11	MacLeod, Andrew S. & Albo-MacLeod, Vanessa V.	0.05%	\$1,815.81	5	\$132.50	\$389.66	\$1,948.31	\$90.00	\$479.66
34	00119504		C L Plumb		9	Municipality of Anchorage	2.30%	\$77,115.93	20	\$29,016.37	\$5,306.61	\$106,132.30	\$90.00	\$5,396.61
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	\$90.00	\$4,617.86
36	00119503	000	Petes		1	Starlings, Cable	2.21%	\$73,997.37	20	\$27,842.95	\$5,092.02	\$101,840.32	\$90.00	\$5,182.02
								\$3,279,184.66			\$225,916.80	\$4,512,491.04		

*\$45,264.39 of the assessment on parcel 00119340-000 is conditionally waived according to a Deed Restriction detailed in AM 37-2012.

Exhibit 3



Marston Dr/Foraker Dr RID Upgrade

Anchorage Water & Wastewater Utility



Map created
on 10-31-05
by A/W

Legend

Road Project Boundary

Exhibit 4

CLERK'S OFFICE

APPROVED

Date: 6-29-93

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

Prepared by: Finance Department

For Reading: June 29, 1993

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

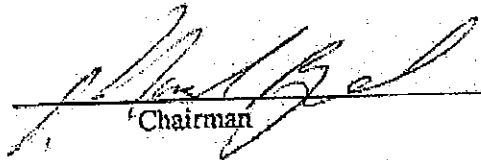
Section 3. Nothing in this resolution is intended to prohibit a property owner from paying a levied assessment in full at any time.

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.

AM 721-93

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

June, 1993.


Chairman

ATTEST:


Municipal Clerk