



## PUBLIC NOTICE

### JUNEAU TRIPLEX DISPOSAL PLAN JUNEAU, ALASKA

The University of Alaska (“University”) intends to offer this property for sale by the University of Alaska or through a Real Estate Broker in Juneau, Alaska, which includes an approximately 2,712 square foot multi-unit property, comprised of three separate units, and a 280 square foot garage. The triplex is on a 6,721 square foot lot, located at 1931 Wickersham Avenue, approximately one mile northwest of downtown Juneau. The triplex will be sold at or above fair market value.<sup>1</sup> The triplex is being offered “AS-IS.”

This notice is effective until the triplex is sold.

The Juneau Triplex Disposal Plan, including maps and terms and conditions, is available online at [www.ualand.com](http://www.ualand.com) or upon written request at the addresses listed below.

Parties interested in commenting on the Juneau Triplex Disposal Plan must submit written comments to the University through its Land Management office by fax at (907) 786-7733, by email at [ua-land@alaska.edu](mailto:ua-land@alaska.edu), or at the address listed below, by no later than **5:00 P.M. on Thursday, April 18, 2019** to be considered.

**University of Alaska  
Land Management  
1815 Bragaw Street, Suite 101  
Anchorage, Alaska 99508-3438**

Parties interested in submitting offers to purchase the Juneau Triplex must submit offers in accordance with the “University of Alaska Multi-Unit Property Sale(s) Disposal Terms and Conditions” at either address listed below. Should the University of Alaska elect to list the Juneau Triplex with a licensed Real Estate Broker at a future date, offers must be submitted to the selected Broker’s office. Offers will not be reviewed until after the comment period has ended.

**University of Alaska  
Land Management  
1815 Bragaw Street, Suite 101  
Anchorage, Alaska 99508-3438**

**University of Alaska  
Land Management  
2025 Yukon Drive, Suite 106  
Fairbanks, Alaska 99775-5280**

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<sup>1</sup> Regents’ Policy P05.11.020.C, (Definitions “disposal plan”).

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CONTACT: Tina Thomas  
Phone: (907) 786-7766  
Email: [tmthomas9@alaska.edu](mailto:tmthomas9@alaska.edu)

Land Management  
1815 Bragaw Street, Suite 101  
Anchorage, Alaska 99508-3438  
Website: [www.ualand.com](http://www.ualand.com)

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## JUNEAU TRIPLEX DISPOSAL PLAN

JUNEAU, ALASKA  
T41S, R67E, SEC. 15, COPPER RIVER MERIDIAN  
PLAT #306  
JUNEAU RECORDING DISTRICT

The University of Alaska is offering for sale by the University of Alaska or through a Real Estate Broker, a .15 acre property, which includes an approximately 2,712 square foot triplex, comprised of three separate units, and a 280 square foot garage. The property is located in White Subdivision, at 1931 Wickersham Avenue, which is approximately 1 mile northwest from the downtown district.

The triplex was built in the early 1980s and has three units and a garage. The triplex is connected to municipal water and sewer services. Heat is electric.

The property's topography is moderately to heavily sloped in the southwest direction towards Gastineau Channel with a variety of naturally occurring vegetation typical for the area. Surface water drainage through the property is reported to be extremely heavy at times due to snowmelt runoff and heavy precipitation drainage off the side of the mountain. The subdivision is within the boundaries of the City and Borough of Juneau and is zoned Single Family and Duplex (D-5).

This subdivision is subject to certain covenants, conditions and restrictions. Copies of the *Conditions and Restrictions, White Subdivision, Juneau Recording District, State of Alaska* are available on the University website at [www.ualand.com](http://www.ualand.com), or from the Land Management office in Anchorage or Fairbanks.

Appointments to tour the interior of the triplex can be scheduled by contacting:

University of Alaska Southeast  
Nathan Leigh, Facilities Director  
Phone: 907-796-6487

In the event the University of Alaska lists this triplex with a licensed Real Estate Broker, information concerning this triplex will be available at the selected Broker's office.

**This triplex is being offered "AS-IS." This notice is effective until the triplex is sold.**

Interested parties should thoroughly inspect this property and triplex prior to submitting an offer to ensure that the property and triplex are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding the property and triplex may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies;

# JUNEAU TRIPLEX DISPOSAL PLAN

district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close the sale in this offering are available for review at [www.ualand.com](http://www.ualand.com). Copies of the White Subdivision plat (#306) are available at the District Recorder's office in Juneau (Phone: 907.465.2514) or online [www.dnr.state.ak.us/recorders](http://www.dnr.state.ak.us/recorders) (using the "Search Menu", then "Plat Search").

Parties interested in commenting on the Juneau Triplex Disposal Plan must submit written comments to the University of Alaska through its Land Management office by fax at (907) 786-7733, by email at [ua-land@alaska.edu](mailto:ua-land@alaska.edu), or at the address below, by no later than **5:00 p.m. on Thursday, April 18, 2019**, to be considered.

University of Alaska  
Land Management  
1815 Bragaw Street, Suite 101  
Anchorage, Alaska 99508-3438

The Juneau Triplex will be sold at or above Fair Market Value.

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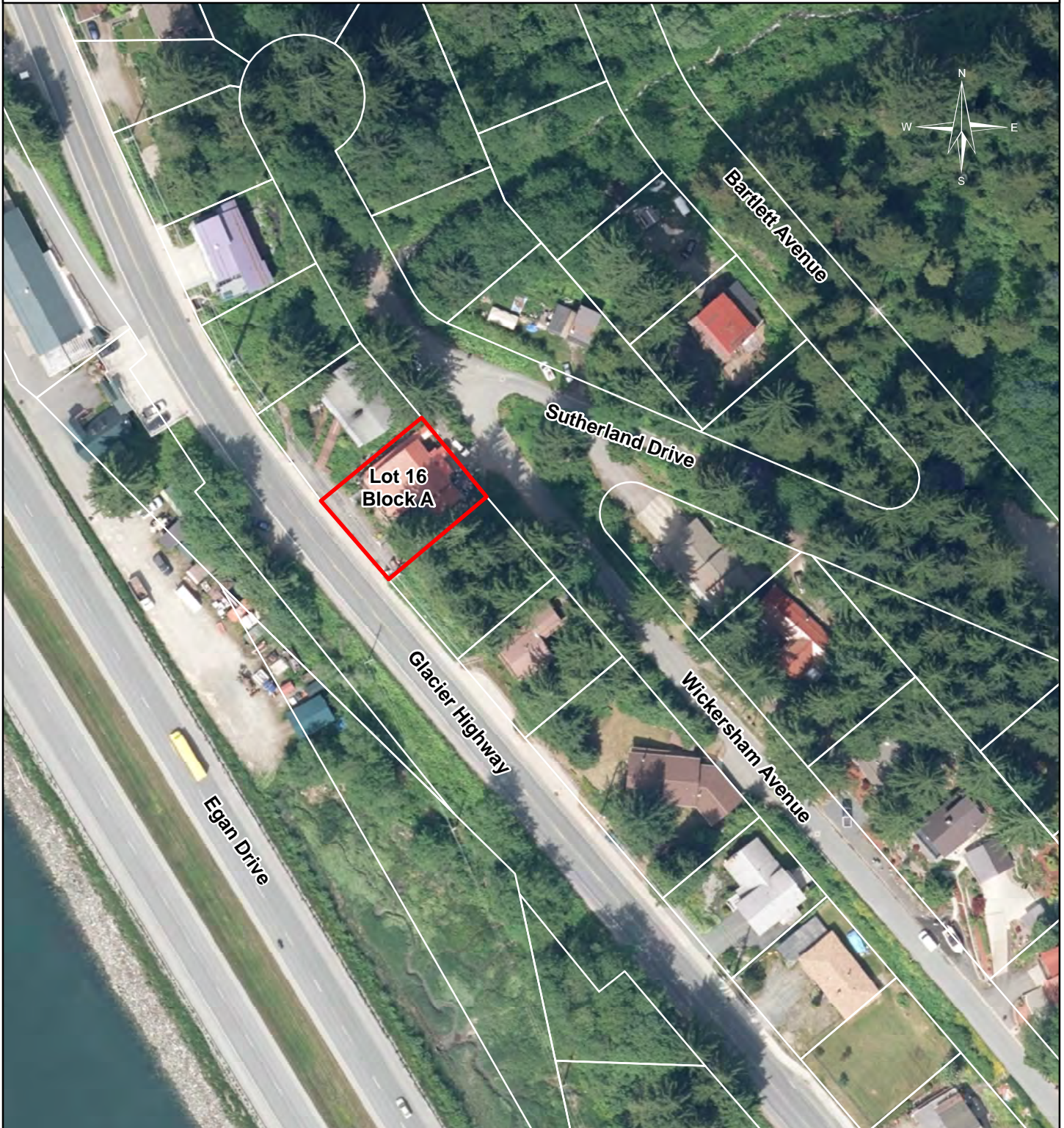
## LEGAL AND DESCRIPTION AND PARCEL NUMBER

| <u>PARCEL#</u> | <u>SUBDIVISION</u> | <u>LOT</u> | <u>BLOCK</u> | <u>ACRES</u> |
|----------------|--------------------|------------|--------------|--------------|
| JU.JU.0002     | White              | 16         | A            | .15          |



# Juneau Triplex 1931 Wickersham Avenue

JU.JU.0002



1 inch = 100 feet

**UA FACILITIES and  
LAND MANAGEMENT**  
January 2019  
**Photo Source : GeoNorth**

Meridian Township Range  
C 41S 67E

Juneau B-2 (USGS)



UNIVERSITY  
*of* ALASKA

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# LAND MANAGEMENT

## ***JUNEAU TRIPLEX MULTI-UNIT PROPERTY SALE(S) DISPOSAL TERMS AND CONDITIONS***

Land Management  
1815 Bragaw Street, Suite 101  
Anchorage, Alaska 99508-3438  
PHONE: (907) 786-7766  
FAX: (907) 786-7733

**MULTI-UNIT PROPERTY SALE(S)  
DISPOSAL TERMS AND CONDITIONS**

**1. PURPOSE OF THIS MULTI-UNIT PROPERTY SALE(S) DISPOSAL TERMS AND CONDITIONS.** The University of Alaska, Land Management office (the “University”) is hereby offering a multi-unit property, including all improvements and any appurtenances located at 1931 Wickersham Avenue, Juneau, Alaska (“Multi-Unit Property”), for sale by the University of Alaska or through a Real Estate Broker to qualified individuals or entities. The sale of this Multi-Unit Property will be completed pursuant to this Multi-Unit Property Sale(s) Disposal Terms and Conditions (the “Multi-Unit Property Sale”).

**2. OFFERS.** The University is interested in receiving offers for this Multi-Unit Property purchase from individuals or entities with the financial capability to properly and timely complete the sale.

**3. SUBMITTING OFFERS.** Each offer to purchase this Multi-Unit Property must be a cash offer only, must be made on the attached *Multi-Unit Property Sale(s) Disposal Offer to Purchase Form* (“Multi-Unit Offer to Purchase Form”). Offers submitted to the University of Alaska, Land Management office, must be submitted at one of the addresses below to be considered:

University of Alaska  
Land Management  
1815 Bragaw Street, Suite 101  
Anchorage, Alaska 99508-3438

University of Alaska  
Land Management  
2025 Yukon Drive, Suite 106  
Fairbanks, Alaska 99775-5280

Offers submitted through a Real Estate Broker must be submitted to the selected Broker’s office, should the University of Alaska elect to list the Multi-Unit Property with a licensed Real Estate Broker at a future date.

**4. DEPOSITS.** A deposit in the amount of **THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.)** must be submitted with the completed and signed Multi-Unit Offer to Purchase Form. **DO NOT SEND CASH.** Deposits must be in the form of a **cashier’s check or money order, made payable to the University of Alaska, or in the event the Multi-Unit Property is listed through a licensed Real Estate Broker, to the Selected Broker.** Deposits may, at the University’s sole discretion, be held by the University up to **THIRTY (30) DAYS** following the receipt of the offer. Deposits from successful offerors shall be applied as down payment towards the purchase of the Multi-Unit Property. Deposits shall be returned to unsuccessful offerors within **THIRTY (30) DAYS** following the receipt of the offer.

**5. MODIFICATIONS TO THIS MULTI-UNIT PROPERTY SALE.** The University reserves the right to modify the terms and conditions of this Multi-Unit Property Sale at its sole discretion at any time without prior notice. Offerors shall be bound by the most current Multi-Unit Property Sale(s) Disposal Terms and Conditions at the time an offer is submitted. It is the sole responsibility of offerors to ensure that they have received the most current terms and conditions of this Multi-Unit Property Sale and related material prior to submitting an offer.

**6. DISQUALIFICATION.** Any of the following may, at the University’s sole discretion, disqualify an offer:

- a. The offer is submitted for less than the minimum price.



- b. The offer is received without the required minimum deposit amount.
- c. The Multi-Unit Offer to Purchase Form is not completed in full, signed and dated.

**7. EVALUATION.** The University will determine, in its sole discretion, its best interests in relation to the offers it receives. The University may reject any offer which it determines not to be in its best interests. Offers may be evaluated and compared by the University with other offers the University has received in order that the University may determine in its sole discretion the offer that best serves its interests. In determining its best interests, the University will consider and evaluate the following:

- a. The offer complies in all material aspects with the essential requirements of this Multi-Unit Property Sale.
- b. Financial offer and terms that the University determines is in its best interests.

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).

**8. ACCEPTANCE OF OFFERS.** The University will accept the offer that it determines, in its sole discretion, best serves its interests. The University may consider just the Offer or may request additional information from the Offeror or Offerors. In addition, the University may enter into negotiations with an Offeror or Offerors. The University reserves the right to reject any offer that the University determines, in its sole discretion, is not in the University's best interest as described in Section 7. Unless the University has requested further negotiations on the terms of the offer, the Offeror submitting the offer selected by the University will be required to execute a Multi-Unit Property Purchase Agreement with the University and complete all paperwork necessary to close the transaction in a reasonable period of time. In the event the Offeror selected by the University does not execute a Multi-Unit Property Purchase Agreement within a reasonable period of time, the University may, at its sole discretion, contact other Offerors to determine if the Offerors wish to execute a Multi-Unit Property Purchase Agreement with the University. **The University reserves the right to waive any defects as to form or content of this Multi-Unit Property Sale, to reject any and all offers submitted, to negotiate the terms of any offer submitted, and to select the offer which the University determines to be in the best interest of the University. The University will not pay any costs incurred in the submission or preparation of an offer or expenses incurred due to the rejection of any offers, or due to the failure to complete the execution of a Multi-Unit Property Purchase Agreement. The University reserves the right to review any offers submitted in this Multi-Unit Property Sale and negotiate with any party until such time as a Multi-Unit Property Purchase Agreement is executed. FINAL ACCEPTANCE OF AN OFFER BY THE UNIVERSITY MAY BE SUBJECT TO BOARD OF REGENTS' APPROVAL.**

**9. QUESTIONS OR COMMENTS.** Questions or comments concerning this Multi-Unit Property Sale must be made in writing, expressly identified as a question or comment concerning this Multi-Unit Property Sale, and submitted to the address listed in Section 3 herein. Offerors shall not rely in any manner upon any verbal information received from the University for any purpose, including interpretation of any of the terms and conditions of this Multi-Unit Property Sale or compliance with the requirements of this Multi-Unit Property Sale. Offeror's protests based upon any omissions or errors, or the content of this Multi-Unit Property Sale, will be disallowed if not made in writing prior to submitting an offer.

**10. AGE REQUIREMENT.** An individual must be at least **EIGHTEEN (18) YEARS OF AGE** in order to submit an offer to purchase Multi-Unit Property. **THE UNIVERSITY WILL NOT ENTER INTO A CONTRACT WITH ANYONE UNDER THE AGE OF EIGHTEEN (18).**

**11. NOTICES/COMMUNICATIONS.** All notices and communications sent by the University pursuant to the terms and conditions of this Multi-Unit Property Sale and the University's closing documents, will be sent by U.S. Mail to the address shown on an offeror's Multi-Unit Offer to Purchase Form, unless otherwise agreed to in advance, in writing, by the University. All notices and communications sent by the University shall be deemed given, when sent by U.S. Mail, on **(i.)** the date the return receipt is signed or **(ii.) FIVE (5) DAYS** after deposit in the U.S. Mail, whichever occurs first.

**12. USE OF DEPOSIT/DOWN PAYMENT AS LIQUIDATED DAMAGES.** In the event that the successful offeror fails to meet any or all of the terms and conditions contained in the Multi-Unit Property Purchase Agreement or this Multi-Unit Property Sale, the successful offeror's deposit/down payment and all other funds paid to the University by the successful offeror may be retained by the University as liquidated damages, and not as a penalty, the Multi-Unit Property Purchase Agreement, if any, shall be terminated by the University, and the University shall be free to accept another offer. The University and the Offeror agree that the University's costs and damages are difficult to ascertain, 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 UNIVERSITY BY THE SUCCESSFUL OFFEROR ARE NON-REFUNDABLE IF THE SUCCESSFUL OFFEROR DOES NOT COMPLY WITH THE TERMS AND CONDITIONS OF THIS MULTI-UNIT PROPERTY SALE. IN SUCH EVENT, THE DEPOSIT/DOWN PAYMENT WILL BE RETAINED BY THE UNIVERSITY AS LIQUIDATED DAMAGES, AND NOT AS A PENALTY.**

**13. CLOSING.** A University designated title insurance agency shall record documents and coordinate the issuance of owners' standard title insurance policy, only. The successful offeror shall be responsible for paying all closing costs, except owners' standard title insurance, which shall be paid by the University. Closing costs may include, but not be limited to, recording fees and administration fees.

**14. TITLE INSURANCE.** The University does not warrant title to this Multi-Unit Property. Prior to closing, the University will provide purchasers with a preliminary commitment for title insurance. If the preliminary commitment identifies defect(s) in the title, the University shall have the option to cure said defect(s) within **NINETY (90) DAYS**. If title cannot be made insurable or the University declines to cure said title defect(s) within those **NINETY (90) DAYS**, all monies deposited towards the purchase of the Multi-Unit Property shall be refunded, and the University shall have no further liability to the purchaser, or any third party. Purchaser shall have the option of waiving any defect in title and the University shall not be liable for any damages by reason of any defect in title. The failure of purchaser to object to the title report in writing, prior to closing, shall be deemed purchaser's acceptance of and satisfaction with the title. **In any circumstance, the University's liability for defective title discovered after closing shall be limited to all monies paid to the University towards the purchase of the Multi-Unit Property up and to the date of said discovery. The University shall have no further liability to the purchaser, or any third party, for the defective title.**

**15. CONVEYANCE.** This Multi-Unit Property shall be conveyed by Quitclaim Deed and shall be fully subject to all encumbrances, including but not limited to: patents, easements, access to



public waters, conditions, taxes, assessments, zoning regulations, rights-of-way, exceptions and restrictions of record and reservations of oil, petroleum, gas, coal, ore, minerals, fissionable materials, geothermal resource fossils or other rights and interests gaseous, liquid and solid, in and under the property. This Multi-Unit Property shall be conveyed subject to access easements to and along public waters, as determined by the University, in its sole discretion. The Multi-Unit Property, once conveyed, may be subject to borough and/or local taxes or special assessments.

**16. MULTI-UNIT PROPERTY INSPECTION. Home inspections are by appointment only.** Home inspections **MUST BE SCHEDULED IN ADVANCE** with the University of Alaska or the selected Real Estate Broker if the Multi-Unit Property is listed with a licensed Real Estate Broker as referenced in Section 3. Interested parties are strongly urged to do on-site inspections of the Multi-Unit Property and locate all property boundaries prior to submitting an offer to purchase in this Multi-Unit Property Sale. Interested parties should thoroughly inspect the Multi-Unit Property to ensure that the Multi-Unit Property is suitable for the party's intended use and to determine all permitting requirements related to that intended use. **Interested parties should exercise reasonable caution in their physical inspections of the Multi-Unit Property. On-site inspections shall be conducted entirely at the interested parties own risk and responsibility.** It is also recommended that offerors inspect all public records pertaining to the Multi-Unit Property, including, but not limited to, recorded plats and covenants, local improvement district assessments and topographical maps, prior to submitting an offer to purchase this Multi-Unit Property. Information regarding this Multi-Unit Property may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the Department of the Interior Bureau of Land Management, Geological Survey, Environmental Protection Agency and Army Corps of Engineers. Furthermore, due to the "as is" condition of the Property, financing may not be available and/or difficult to obtain.

**17. CONTRACT REVIEW.** All Multi-Unit Property Purchase Agreements will be executed using documents drafted or approved by the University of Alaska. The Multi-Unit Property Purchase Agreement will be negotiated upon the acceptance of an offer.

**18. WARRANTIES.** Offerors are advised that the maps, floor plans, site plans, acreages and other information that may be provided with this Multi-Unit Property Sale are approximations and that no guarantee or warranty is made to their accuracy. It is the offeror's responsibility to examine the Property and take other steps, as may be necessary to ascertain the exact character and location of the Property, and improvements, if any, and the general and local conditions that affect the use of the Property and improvements, if any. In addition, the University makes no warranties, either express or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the Property, to include, without limitation, the soil conditions, water drainage, suitability of the Property for on-site wastewater disposal, physical access, natural or artificial hazards which may or may not exist, or the merchantability, suitability or profitability of the property for any use or purpose. The Property is being offered, **"AS IS."** **ALL INTERESTED PARTIES ARE STRONGLY URGED TO INSPECT THE PROPERTY AND IMPROVEMENTS THEY ARE INTERESTED IN PURCHASING BEFORE SUBMITTING AN OFFER.**

**19. WETLANDS DISCLOSURE.** The Multi-Unit Property offered in this Multi-Unit Property Sale may contain wetlands and/or waters, in whole or in part, which are regulated under Section 404 of the Clean Water Act. U.S. Army Corps of Engineers permitting may be required for any

development on the Property. **Interested parties are strongly urged to contact the U.S. Army Corps of Engineers, Alaska District, prior to submitting an offer to purchase**, in order to determine the specific development restrictions, if any, that pertain to the Multi-Unit Property.

**20. OTHER CONDITIONS.** The University reserves the right to postpone or cancel this Multi-Unit Property Sale, in whole or in part, and to change the Minimum Price of the Multi-Unit Property or to withdraw the Multi-Unit Property from this Multi-Unit Property Sale at any time prior to or during the Multi-Unit Property Sale and up to the time of closing, without notice. The University shall not be liable for any expenses incurred by any parties participating in this Multi-Unit Property Sale as a result of, but not limited to, a change in the Minimum Price or withdrawal of the Multi-Unit Property from this Multi-Unit Property Sale. The University reserves the right to decline any and all offers, to negotiate separately with any party participating in this Multi-Unit Property Sale, to accept an offer without further discussions, to waive any informality in the offers received, and to accept that offer which represents the best interests of the University. The right is reserved to waive technical defects in this Multi-Unit Property Sale.

**21. ADMINISTRATIVE PROTEST OF UNIVERSITY DECISIONS.**

- a. **Protest to the Chief Strategy, Planning, and Budget Officer.** An Offeror may protest any decisions made in relation to the offer or this sale to the Chief Strategy, Planning, and Budget Officer for Facilities and Land Management of University of Alaska. To protest a decision, the Offeror must: (i.) notify the Chief Strategy, Planning, and Budget Officer in writing, at University of Alaska, Land Management, 1815 Bragaw Street, Suite 101, Anchorage, Alaska, 99508, of the protest, within **TEN (10) CALENDAR DAYS** after the University has given notice of the decision the Offeror wishes to protest; and (ii.) explain in detail all the reasons for the protest and the relief requested.
- b. **Decision of the Chief Strategy, Planning, and Budget Officer.** The Chief Strategy, Planning, and Budget Officer shall consider the protest and may request additional information and documentation from the Offeror. The Chief Strategy, Planning, and Budget Officer will issue a written determination within **FIFTEEN (15) CALENDAR DAYS** after the offeror has supplied the requested information and documentation. If necessary and at the request of the Chief Strategy, Planning, and Budget Officer, the University's Chief Procurement Officer may extend this deadline provided the Chief Strategy, Planning, and Budget Officer establishes good cause for the extension. Any request for an extension granted by the Chief Procurement Officer must be in writing and mailed to the Chief Strategy, Planning, and Budget Officer and the Offeror. If the Chief Strategy, Planning, and Budget Officer does not issue a written decision on the protest within **NINETY (90) CALENDAR DAYS** after the Offeror has filed the requested information and documents with the Chief Strategy, Planning, and Budget Officer and within any extension granted by the Chief Procurement Officer, then Offeror's protest shall be deemed to have been denied.
- c. **Appeal from a Decision of the Chief Strategy, Planning, and Budget Officer.** Offeror may appeal the decision of the Chief Strategy, Planning, and Budget Officer to the Chief Procurement Officer. Offeror must file written notice of the appeal, a copy of the Chief Strategy, Planning, and Budget Officer's decision, and a list of all legal and factual issues in dispute no later than **FIFTEEN (15) CALENDAR DAYS** after the date the Chief Strategy, Planning, and Budget Officer mailed the decision to the Offeror.

- d. **Decision of the Chief Procurement Officer.** Within **FIFTEEN (15) CALENDAR DAYS** of receipt of the appeal, the Chief Procurement Officer shall adopt the decision of the Chief Strategy, Planning, and Budget Officer as the Chief Procurement Officer's final decision or give notice that a hearing will be held to resolve the dispute. The notice adopting the Chief Strategy, Planning, and Budget Officer's decision or setting a hearing will be served, in writing, on Offeror and the Chief Strategy, Planning, and Budget Officer. If there is a hearing, it will be conducted under Sections 10.14 - 16 of the University's Procurement Code, Board of Regents Policy 05.06.670 and Alaska Statute 36.30.670, as amended or superseded from time to time. The Chief Procurement Officer's decision must be issued, in writing, and mailed to the Offeror and the Chief Strategy, Planning, and Budget Officer within **TWENTY (20) CALENDAR DAYS** after the hearing. Chief Procurement Officer's decision is the final University decision.
- e. **Appeal from the Final Decision of the Chief Procurement Officer.** An appeal of the Chief Procurement Officer's final decision may be filed under Appellate Rule 602(a) (2) with the Superior Court, Third Judicial District, located in Anchorage, Alaska no later than **THIRTY (30) CALENDAR DAYS** of the date the Chief Procurement Officer mailed the final decision to the Offeror.
- f. **Stay.** A protest or appeal will not automatically stay a decision of the University. A party protesting or appealing must request a stay of the decision. Such a stay may be granted only where the Chief Strategy, Planning, and Budget Officer or Chief Procurement Officer finds that the Offeror has met the standards in AS 36.30.575.

**UNIVERSITY OF ALASKA  
MULTI-UNIT PROPERTY SALE(S) DISPOSAL  
OFFER TO PURCHASE FORM**

**INSTRUCTIONS: Please print legibly.** Please read all information in the Terms and Conditions of the University of Alaska Multi-Unit Property Sale(s) Disposal prior to completing this form. This form must be completed in its entirety and must be submitted with the correct deposit amount. The offer amount must be at or above Minimum Price established by the University. This form must be received by the University of Alaska at the addresses listed in Section 3, or if the Multi-Unit Property is listed with a Real Estate Broker, at the selected Broker's office to be considered.

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 ( \_\_\_\_\_ ) \_\_\_\_\_

**CASH ONLY OFFER**

I hereby submit a cash offer to purchase: JU.JU.0002

LOT 16 BLOCK A SUBDIVISION White

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

CASH OFFER AMOUNT: \_\_\_\_\_ NO/CENTS (\$ \_\_\_\_\_ .00)

DEPOSIT: THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS NO/CENTS (\$ 3,500.00)

**TITLE VERIFICATION**

**Please type or print all names, as they should appear on the deed. Please note, the University will not convey title to anyone under the age of EIGHTEEN (18):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 wife only.)
- As tenants in common.
- Other. Please specify (e.g., corporation) \_\_\_\_\_

**TITLE VERIFICATION  
(CONTINUED)**

For purposes of general explanation only, the University provides the following (for further information, consult your attorney):

Tenancy by the entirety. As recognized in AS 34.15.110(b) and .140, a form of ownership created between a husband and wife, by which together they hold title to the property with right of survivorship, so that upon the death of either, the survivor automatically acquires title to the share of the deceased spouse.

Tenancy in common. As recognized in AS 34.15.110(a) and .140(c), a form of ownership by two or more persons whereby each person holds an undivided interest in the property. Unlike a tenancy by the entirety, the interest of a tenant in common does not terminate upon his or her death (i.e., there is no right of survivorship) and instead passes to his or her estate or heirs.

Note: Joint tenancy has been abolished by AS 34.15.130. Thus the University cannot convey property in a joint tenancy.

**SIGNATURES**

I HEREBY CERTIFY that I have read and understand the Terms and Conditions of the University of Alaska Multi-Unit Property Sale(s) and accept the terms and conditions therein. I have enclosed a cashier's check or money order, payable to the University of Alaska, in the amount of **THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.)**. I hereby agree that the Offer Amount represents the purchase price I shall pay for the Multi-Unit Property if my offer is accepted. **IF MY OFFER IS ACCEPTED AND, FOR WHATEVER REASON, I DECIDE NOT TO ENTER INTO A MULTI-UNIT PURCHASE AGREEMENT, I AGREE THAT THIS DEPOSIT SHALL BE RETAINED BY THE UNIVERSITY AS LIQUIDATED DAMAGES AND NOT AS A PENALTY.** I hereby certify that I am **EIGHTEEN (18) YEARS OF AGE** or older.

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

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

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