

FOR CITY USE ONLY
Date: 10/25/05 Time: 9:55 AM
Signature: *[Handwritten Signature]*

(Revised)

CITY OF KENAI
210 Fidalgo Avenue, Suite 200
Kenai, Alaska 99611-7794
(907) 283-7535 Ext. 223
LEASE APPLICATION

Name of Applicant: Lounsbury and Associates, Inc.

Address: 3161 E. Palmer-Wasilla Hwy, Suite 2, Wasilla, AK 99654

Business Name and Address: Wal-Mart Stores, Inc.
2001 SE 10th Street Bentonville, AR 72716-0550

Applicant's Telephone: (907) 357-9129

Kenai Peninsula Borough Sales Tax No. (if applicable):

State of Alaska Business License No. (if applicable): 27027 (attached)

Legal Description: Tract B-1, Baron Park No. 10 (per Plat #94-13) (attached)
Tract C, Baron Park #5 (per Plat #86-165) (attached)
Lot 1, Baron Park #5 (Per Plat #86-165) (attached)

Purpose of Proposed Lease: Construction of a new Wal-Mart Supercenter

Term of Proposed Lease: 20 Year Base Term with 14 (5-year) options to extend with an option to purchase.

Description of Proposed Development (type, construction materials, size, etc.)

Approximately 235,000 square foot Wal-Mart Supercenter, including general merchandise, grocery, garden center, and 6-bay tire/lube/express. Development includes six (6) outlot parcels and a gas station.

Time Schedule for Proposed Development

- Beginning Date ~~April 2008~~ 2006 TRA 10/25/05
- Completion Date (maximum of two years) ~~October 2009~~ 2007 TRA 10/25/05

Estimated Value of Improvements: \$15,000,000 - \$18,000,000

APPLICANT'S SIGNATURE: *[Handwritten Signature]*

Date: 10/17/05

APPLICANT'S SIGNATURE: _____

Date: _____

05042.D1

CITY OF KENAI

LEASE APPLICATION CHECKLIST

(All items must be completed before application can be accepted.)

Attach a development plan drawn to scale. Drawings do not need to be prepared by an architect or engineer. Show the layout of the lot and the location of all proposed improvements. The drawings also need to show the following.

1. Existing buildings ✓
2. Proposed buildings ✓
3. Parking facilities (how many spaces and location) ✓
4. Site improvements
 - Areas to be cleared and method of disposal ✓
 - Proposed gravel or paved areas ✓
 - Landscaping plan
(retention of natural vegetation and/or proposed planting areas) ✓
5. Building set backs ✓
6. Drainage plan and method of snow removal ✓
7. Circulation plan (all entrances, exits and on-site access) ✓
8. Location of sign(s) – sign permit required ✓
9. Fencing – permit required if height is over 6' ✓
10. Curb cuts (where applicable) ✓
11. Building height — Not to Exceed 45' — ✓
12. FAA Form 7460 Notice of Proposed Construction
(For construction of buildings on airport land. This form is to be submitted to the FAA by the applicant. It can be downloaded from the FAA website <http://www.alaska.faa.gov/airports>. The site has a menu for forms. N/A ✓

* Form 7460 forwarded to FAA on 10/28/05

CITY OF KENAI
LEASE APPLICATION – CONDITIONS OF ACCEPTANCE
(To be completed by the City)

Kenai Peninsula Borough Parcel No. 043-361-06; 043-361-02; 043-361-01

Zoning Light Industrial (IL)

Permits Required:

- Conditional Use Permit - Outlet lots may require CUP depending on use.
- Landscape Review X
- Building Permit X
- Sign Permit X

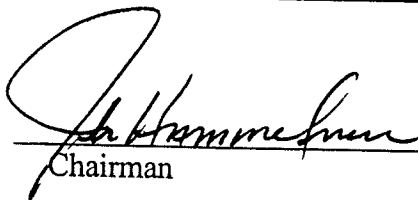
Assessments None

Insurance Limits Required \$500,000 & Workers' Comp.

Construction must begin by Within 2 years of date of the leased date.

Completion date for major construction Within 2 years of date of the leased date.

Planning Commission Approval

By:  Date of Approval: 11/9/05
Chairman

City Council Approval

By: _____ Date of Approval: _____
City Clerk

THIS APPLICATION WILL BE MADE A PART OF THE LEASE

043-361

POR. W1/2 SW1/4 SEC. 33, T6N, R11W, SEWARD MERIDIAN

BK 45

MAGIC AVE.

TR. B-1
12.26 AC.
'98

TR. C
20.77 AC.
'92

BARON PARK NO. 5

BK 45

BARON PARK
NO. 10

TR. B-2
4.63 AC.
'93

3.22 AC.
'91

BK 45

KENAI SPUR HWY.

BARON PARK NO. 5
BARON PARK NO. 10
ASSESSOR'S MAP

Kenai Peninsula Borough

NOTE

ASSESSOR'S BLOCK NUMBER SHOWN IN PENCIL
ASSESSOR'S FOREST PLOT NO. SHOWN IN CIRCLES

HEA ACCESS ROAD

MARATHON RD.

CRICKET DR.

36

39

DATE: JUNE 1, 1991

FOR PUBLIC ASSAULT R-311

OFFICE: 400

1

50

47

SEC. 33
SEC. 38

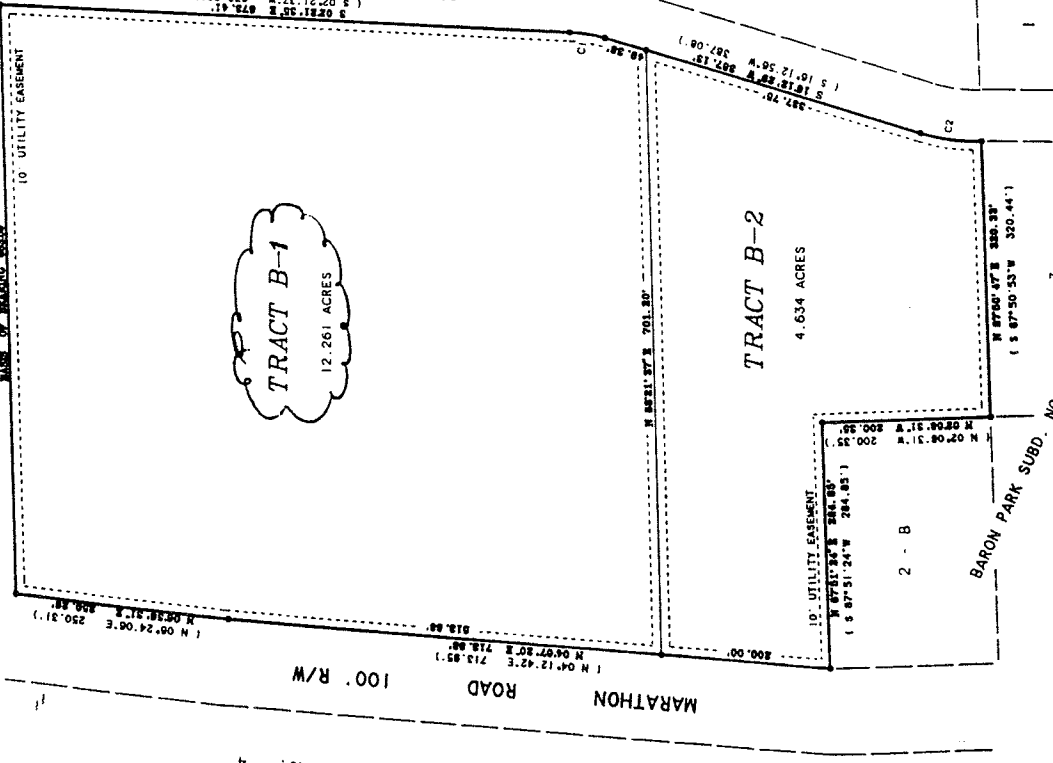
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	137°46'31" (137°51'14")	170.00' 170.00'	41.00' 41.10'	20.61' 20.65'	40.92' 41.00'	S 09°19'21"W N 09°17'14"W
C 2	187°19'49" (187°21'17")	230.00' 230.00'	73.58' 73.68'	37.11' 37.16'	73.27' 73.36'	S 06°52'35"W N 07°01'37"E

WASTEWATER DISPOSAL: The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for platting.

Signature: David J. [Signature] Title: Engineer Date: 3-7-94

MAGIC AVE. 80' R/W

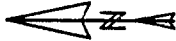
10' UTILITY EASEMENT



TRACT B-1
12.26 ACRES

TRACT B-2
4.634 ACRES

- LEGEND
- 5/8" REBAR RECOVERED
 - o 5/8" REBAR/CAP
 - () SET THIS SURVEY
 - () RECORD SURVEY DATA
- PLAT NO 96-105



TR. C

NOTES

No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of JAN 24, 1994

KENAI PENINSULA BOROUGH
By: [Signature]
Authorized Official

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the real property shown and described herein and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas J. [Signature]
Authorized Official City of Kenai
210 Fidalgo St., Kenai AK 99611

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 7th day of March, 1994.

For: City of Kenai/Thomas J. [Signature]
Marshall C. [Signature]
Notary Public for Alaska
My Commission Expires 7-7-96

94-13

RECORDED 20
KENAI RECORDING DISTRICT
DATE MAR 17 1994
TIME 9:33 AM
Represented By: [Signature]
SURVEYING

BARON PARK NO. 10

A Subdivision of Tract B, Baron Park Subd. No. 5
Located within the SW 1/4 Sec. 33, T 6 N, R 11 W, 34.
Alaska and the City of Kenai.
16.895 Acres

WHITFORD SURVEYING
1902 WYATT WAY - KENAI AK 99611
(907) 283-4828

PLATTED: 1/94
DWG FILE: BARONPK.GCD

SCALE: 1" = 100'

Alaska Department of Community and Economic Development
P.O. Box 110806, Juneau, Alaska 99811-0806

ALASKA BUSINESS LICENSE

The licensee named below holds Alaska Business License Number 27027
covering the period of: November 24, 2003 through December 31, 2005
Line of Business: 54 Professional, Scientific and Technical Services

LOUNSBURY & ASSOCIATES, INC.

723 WEST 6TH AVE, ANCHORAGE, AK 99501

Owner:
LOUNSBURY & ASSOCIAT

This license shall not be taken as permission to do business in the state without having complied with
the other requirements of the laws of the State of Alaska or of the United States.

Department of Community and Economic Development
Commissioner: Edgar Blatchford

This license must be posted in a conspicuous place at the business location. It is not transferable or assignable.

NO.	DATE	DESCRIPTION
1	10/17/05	ISSUED FOR PERMITTING
2	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS
3	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS
4	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS
5	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS
6	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS
7	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS
8	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS
9	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS
10	10/17/05	REVISED TO SHOW PERMITTING REQUIREMENTS

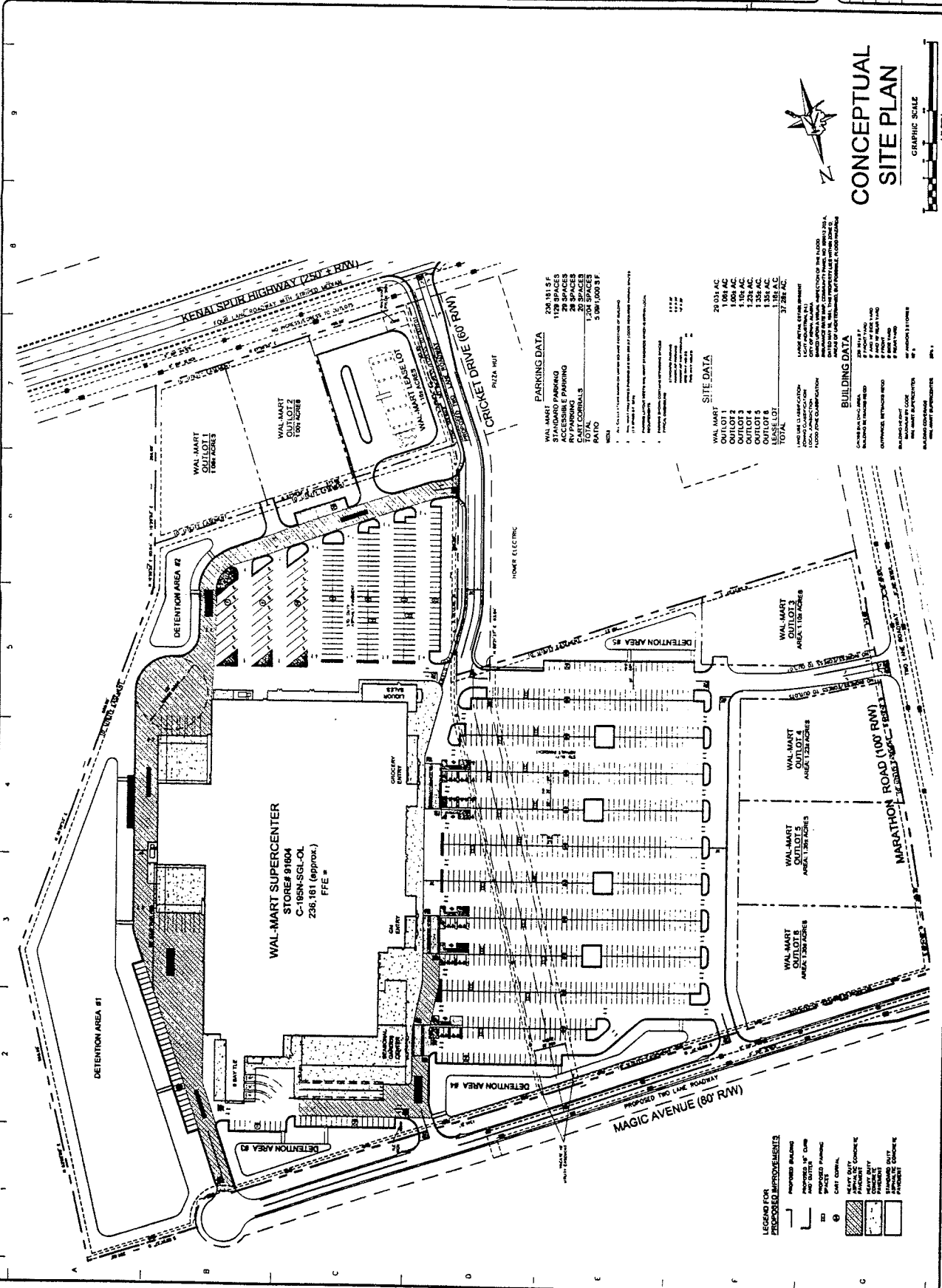
3200 A Street
Anchorage, Alaska 99518
(907) 273-5431 Fax: 273-9035

3181 E. Portage-Anchorage Hwy #2
Anchorage, Alaska 99515
(907) 557-8128 Fax: 557-9140

WAL-MART STORES, INC.
BENTONVILLE, AR

WAL-MART SUPERCENTER
STORE #91604
KENAL, ALASKA

CSP
CSP/AV3B
10/17/05
SCALE: AS SHOWN
JOB NO: 05-1872
SHEET



PARKING DATA

STANDARD PARKING	204 81 S.F.
ACCESSIBLE PARKING	1728 SPACES
BIKE SPACES	20 SPACES
CARLEISURE SPACES	20 SPACES
TOTAL	1,708 SPACES
RATIO	5.081/1,000 S.F.

SITE DATA

WAL-MART	25,031 AC
OUTLOT 1	1,000 AC
OUTLOT 2	1,100 AC
OUTLOT 3	1,326 AC
OUTLOT 4	1,326 AC
OUTLOT 5	1,326 AC
TOTAL	31,728 AC

BUILDING DATA

WAL-MART SUPERCENTER	236,161 S.F.
WAL-MART OUTLOT 1	1,000 S.F.
WAL-MART OUTLOT 2	1,100 S.F.
WAL-MART OUTLOT 3	1,326 S.F.
WAL-MART OUTLOT 4	1,326 S.F.
WAL-MART OUTLOT 5	1,326 S.F.
TOTAL	5,011 S.F.

LEGEND FOR PROPOSED IMPROVEMENTS

- Proposed Building
- Proposed 10' Curb
- Proposed 10' Outlot
- Proposed Parking
- Proposed Detention Area
- Proposed Drive
- Proposed Utility
- Proposed Standard Concrete
- Proposed Paved

CONCEPTUAL SITE PLAN

GRAPHIC SCALE
1" = 100'

REVIEW COPY: 10/17/05