



Lottery Registration

CBJ Lottery Land Sale No. 20-124 for Pederson Hill Phase 1A

● Instructions ●

Please type or print legibly, using blue or black ink. Be sure to read all information provided in the land sale brochure prior to completing this form. This form must be filled out completely. Each participant must sign this Fixed Price Lottery Registration Form attesting that each individual/business named meets the participant qualifications as outlined in the brochure.

Remember:

- All names appearing on this Registration Form must be the same as those names that will, ultimately, appear on the deed issued by the CBJ. No names may be added to or deleted from the deed. All names listed must be in good financial standing with the City.
- Each registration must be submitted with a \$15.00 registration fee.
- Lottery registration will be accepted only at the CBJ Lands Office. Registration forms may be mailed or hand-delivered. Registration forms must be date and time stamped in the CBJ Lands Office the day before the lottery by **4:00 p.m., Alaska Time on December 9th 2019** or may be mailed to CBJ Lands Office, 155 South Seward Street, Juneau, Alaska 99801. A postmark by that date is insufficient. To hand-deliver a registration form, go to the CBJ Lands Office located at 105 Municipal Way, 3rd floor, Room 305.

Registration forms will be accepted at the CBJ Lands Office only. Forms must be date & time stamped by the CBJ Lands Office **no later than 4:00 p.m., Alaska Time on December 9th 2019** in order to be considered. **Note that *this is the day before the lottery will be held.***

You may photocopy this form if you need additional copies. **Be sure to copy all four pages of the form.**

● Fixed Price Lottery Process ●

Lottery participant names will be put into a pool and winners will be selected at random. The first winner will be allowed to select a lot. A second party will be drawn and they will select a lot. This process will continue until all the lots have been chosen or there are no remaining participants. All winners will be required to purchase their lot at the published appraised price within 30 days. City financing will be available. Only one lot per person or business will be allowed. Married couples may participate as individuals. See lottery section of the sales brochure for more detailed information.

● Registration Fee ●

Check here to indicate that you have enclosed a \$15.00 registration fee payable to the City and Borough of Juneau.

● Payment & Financing ●

I/we intend to pay for this property:

In a single lump sum payment

If this method is chosen, payment in full will be due at closing. Purchasers are responsible for all closing and recording costs and obtaining title insurance.

Using City Financing

Payments on the unpaid balance will be made over ten years at an interest rate of 10%. If the CBJ financing is selected, lottery winner will execute at closing a standard Deed of Trust Note and a standard Deed of Trust instrument. The Deed of Trust Note shall be made payable to the CBJ for the unpaid balance of the purchase price and shall accrue interest at the rate of 10% per annum and provide, according to your selection below, for annual, quarterly, or monthly payments of principal and interest, for a period of ten (10) years. A \$50.00 late fee will be assessed on payments not made within ten (10) days of the due date for the payment. Purchaser(s) shall be jointly and severally liable for payments under the note. There will be no prepayment penalty. The CBJ reserves the right to direct loan payments to a bank of its choice. In such event, purchasers using the CBJ's financing option agree to pay the bank service fees, if any. No purchaser may sell or assign the purchaser's interest in the subject property until the purchase price has been paid in full to the CBJ. In no event shall the CBJ's security interests be subordinated to the interests of other lenders or creditors. Purchasers are responsible for all closing and recording costs and obtaining title insurance.

If using City Financing, I/we elect to make advance:

- Monthly payments
- Quarterly payments
- Annual payments

● Title and Closing ●

- (a) **Title Insurance.** I/We understand it is my/our responsibility to pay for title insurance. The CBJ will make the necessary arrangements once I/we have identified the title company of my/our choice. *The parties acknowledge that there are no dwellings on the subject property and, therefore, Alaska Statute 34.70.010 et al, regarding disclosures in residential real property transfers, does not apply to this transaction. Purchaser(s) acknowledge(s) that prior to submitting this form, purchaser(s) reviewed the Land Sale Brochure in its entirety, and had the opportunity, if desired, to inspect the subject property. Purchaser(s) further acknowledge(s) and agree(s) that prior to submitting this form, purchaser(s) understood that the subject property was and is being sold "as is" with no guarantees, expressed or implied, as to its suitability for a particular purpose.*
- (b) **Closing date.** I/We agree to pay all closing and recording costs. At closing, I/we will be required to sign multiple documents in order for title to transfer to me/us. The CBJ, working with me/us and the title company, will make reasonable efforts to close on or before January 10th, 2020.

● Registration Information and Certification ●

Participants submitting a registration form as an individual or group of individuals must complete **Section A** below. Participants submitting a registration form as a business entity, skip **Section A** and go to **Section B**.

Section A: Individual(s)

Check this box if you are an individual or a group of individuals submitting this registration form. If multiple persons are submitting the registration form, each person must sign the certification below. If needed, add lines to those provided below, and ensure each person signs.

Names of all persons submitting this registration form (type or print clearly):

(1) _____ (2) _____ (3) _____

(4) _____ (5) _____ (6) _____

Contact Information (of 1st individual listed above): Mailing address: _____

City: _____ State: _____ Zip code: _____

Daytime phone: (____) _____ Evening phone: (____) _____ Email: _____

I/We certify that:

- I/We have read and understood the CBJ sale brochure and any amendments for the registration form No. 20-124 CBJ Lottery Land Sale for Pederson Hill Phase 1A and accept the terms and conditions of sale as described therein;
- I/we am/are (or will be) at least 18 years old on the date of the lottery, December 10th, 2019;
- I/we have not defaulted on nor am/are currently in default on payments for any prior purchase of CBJ land within the past 5 years; and
- If my/our entry is drawn, I/we will pay the listed purchase price for the lot selected.

(1) Signature of lottery participant Date

(2) Signature of lottery participant Date

(3) Signature of lottery participant Date

(4) Signature of lottery participant Date

(5) Signature of lottery participant Date

(6) Signature of lottery participant Date

Section B: Business Entities

Check this box if you are an authorized agent submitting this lottery registration form on behalf of a business entity and provide the information requested below.

Name of business entity (type or print clearly): _____

Name of agent authorized to represent said business: _____ Agent's title: _____

Business mailing address: _____

City: _____ State: _____ Zip code: _____ AK Business License #: _____

Business telephone number: (____) _____ Business email address: _____

I certify, as the agent authorized to represent the business entity shown herein, that:

- I have read and understood the CBJ sale brochure and any amendments for registration form No. 20-124 CBJ Lottery Land Sale for Pederson Hill Phase 1A and, on behalf of said business entity, accept the terms and conditions of sale as described therein;
- The business entity, for which I am an agent, is licensed to do business in the State of Alaska and has not defaulted on nor is currently in default on payments for any prior purchase of CBJ land; and
- If our entry is drawn, our business will pay the listed purchase price for the lot selected.

Agent's Signature

Date

For CBJ Use Only:

Date Received: _____

Time Received: _____

Staff name: _____