

# WAREHOUSE/OFFICE SPACE FOR SALE

351 E. 92nd Avenue, Anchorage



**FOR FURTHER  
INFORMATION,  
CONTACT:**

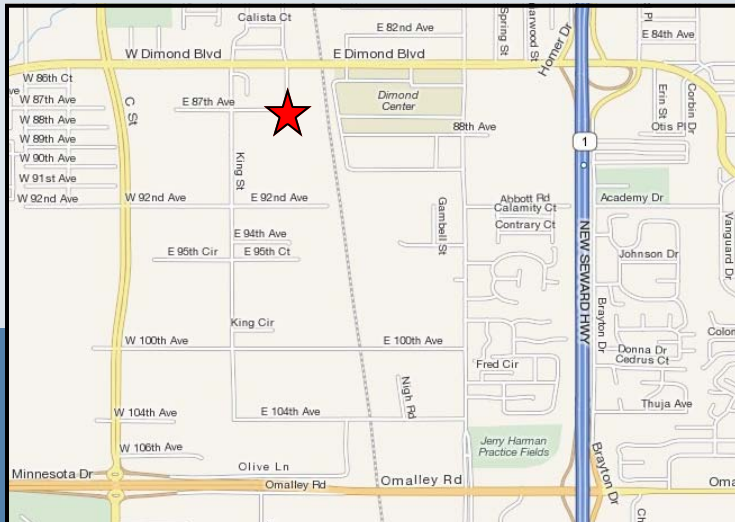
**Brian Edmondson  
Jack White Commercial  
3801 Centerpoint Dr.  
Suite 400  
Anchorage, AK 99503  
Office: 907.762.7588  
Cell: 907.242.7801  
Email:  
brian@commercialak.com**

**Website:**



## Property Highlights:

- Approx. 5,022 SF warehouse/shop space
- Approx. 1,428 SF office space
- Total Approx Square Footage: 6,450
- 43,342 SF land
- Zoned I-1
- 2 overhead doors, 12' X 14'
- 13'-16' clear height
- \$1,200,000



## Property Summary - 351 E. 92nd Avenue

Attractive office/warehouse building for sale on 92<sup>nd</sup> Avenue just off of King Street, south of Dimond Blvd. The building is of clear span design and has 3-Phase power, radiant floor heating and a new roof in the fall of 2011. It is situated on 43,342 square feet of I-1 land (a little over half is paved) providing plenty of land for expansion, storage and parking. The entire lot is completely enclosed by a security fence.

The building is divided into two units, A and B. Unit A (the owner's unit) contains approx. 2,533 square feet of warehouse/shop space and approx. 918 of well built office (on two levels) with bathrooms on each level and a shower on the upper level. Unit B (leased to Cable Tech) contains approx. 2,490 square feet of warehouse/shop space and approx. 510 square feet of office space.

<b>Physical Address:</b>	351 East 92 <sup>nd</sup> Avenue
<b>Legal Description:</b>	Lot 4D, Blk 1, Dimond Industrial Subdivision
<b>Year Built:</b>	2003
<b>Purchase Price:</b>	\$1,200,000
<b>Building Square Footage:</b>	6,000 as per Muni records. This number doesn't include approx. 450 square feet of 2 <sup>nd</sup> story office in Unit A.
<b>Lot Square Footage:</b>	43,342
<b>Utilities:</b>	Unit A: Approximate monthly average is \$170 for gas and \$332 for electricity. Unit B: Approximate monthly average is \$253 for gas and \$280 for electricity. Water and sewer average \$50 per month.
<b>Zoning:</b>	I-1 (Light Industrial)
<b>Misc. Features:</b>	Each unit has a 12' X 14' overhead door, grated floor drains, and radiant floor heating. Warehouse ceiling heights are approx. 16' to the bottom of the truss at the peak and approx. 13' at the eaves.

# Aerial Map ■ 351 E. 92nd Avenue



# Aerial Photo - 351 E. 92nd Avenue





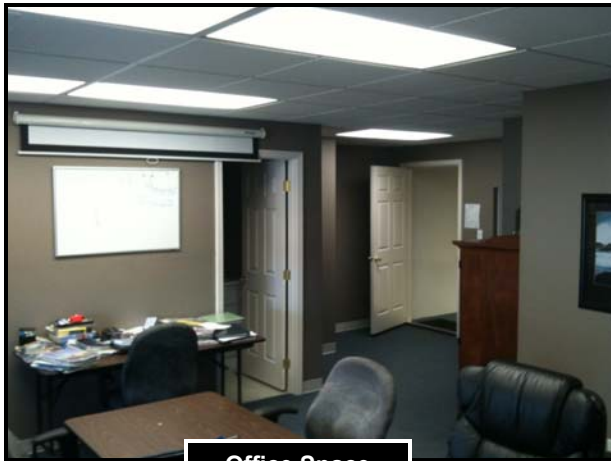
# Interior Photos - 351 E. 92nd Avenue



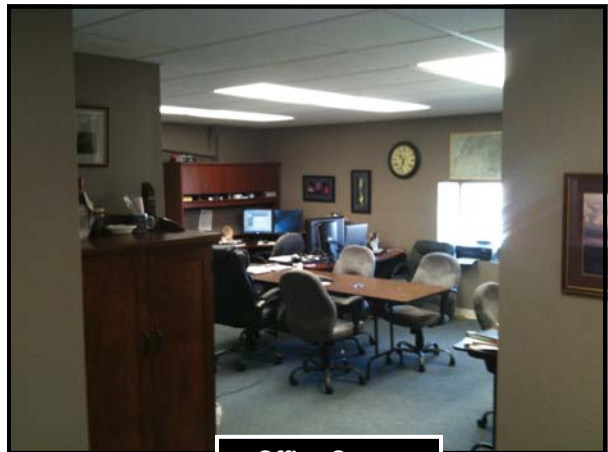
Warehouse Space



Warehouse Space



Office Space



Office Space

## Disclaimer ▪ 351 E. 92nd Avenue

This property is listed with Jack White Commercial. Jack White Commercial, Brian Edmondson, represents the Owner.

Although Jack White Commercial and Brian Edmondson, have endeavored to include material information which they believe to be relevant for the purpose of helping a prospective purchaser in its evaluation of the subject property for possible purchase, the recipient of these marketing materials understands and acknowledges that neither the owner nor Jack White Commercial nor Brian Edmondson, makes any representation as to the accuracy or completeness of this marketing material. The recipient of this information is strongly encouraged to consult professional engineers, attorneys, accountants, and/or other professionals with regards to the accuracy and veracity of this information.

The recipient of these marketing materials agrees that the owner, Jack White Commercial and Brian Edmondson, shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigation of any environmental conditions and accuracy of square footage, as the recipient deems necessary or desirable and as permitted by agreement with the owner.

This property is offered subject to prior offers, price changes, and/or withdrawal from the market without notice to prospective purchaser.

# Aerial Map ■ 351 E. 92nd Avenue

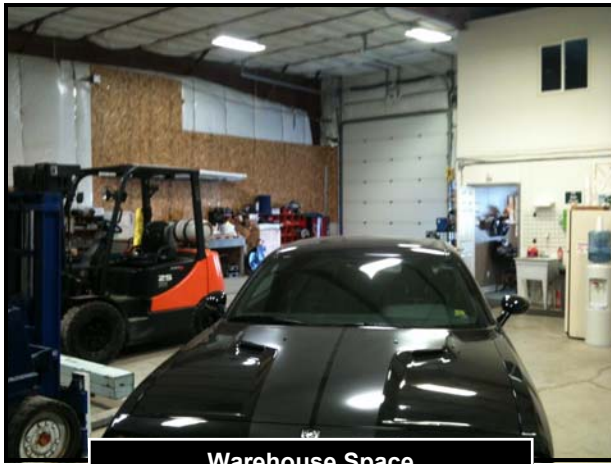


# Aerial Photo - 351 E. 92nd Avenue





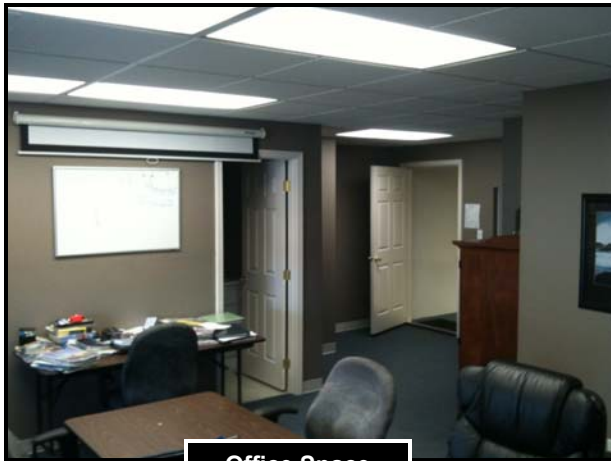
# Interior Photos - 351 E. 92nd Avenue



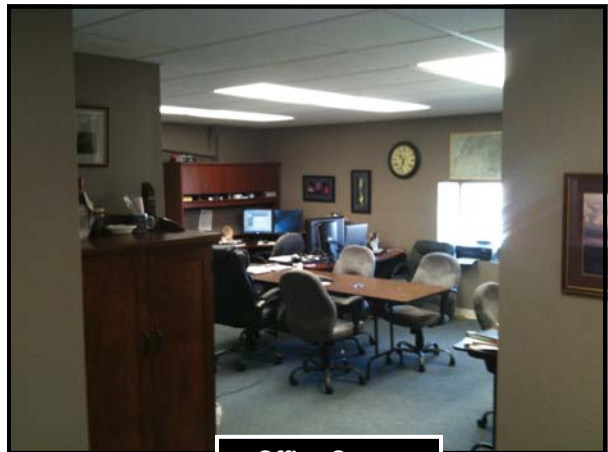
Warehouse Space



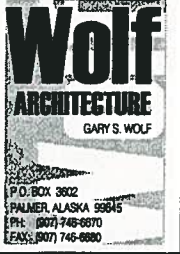
Warehouse Space



Office Space



Office Space

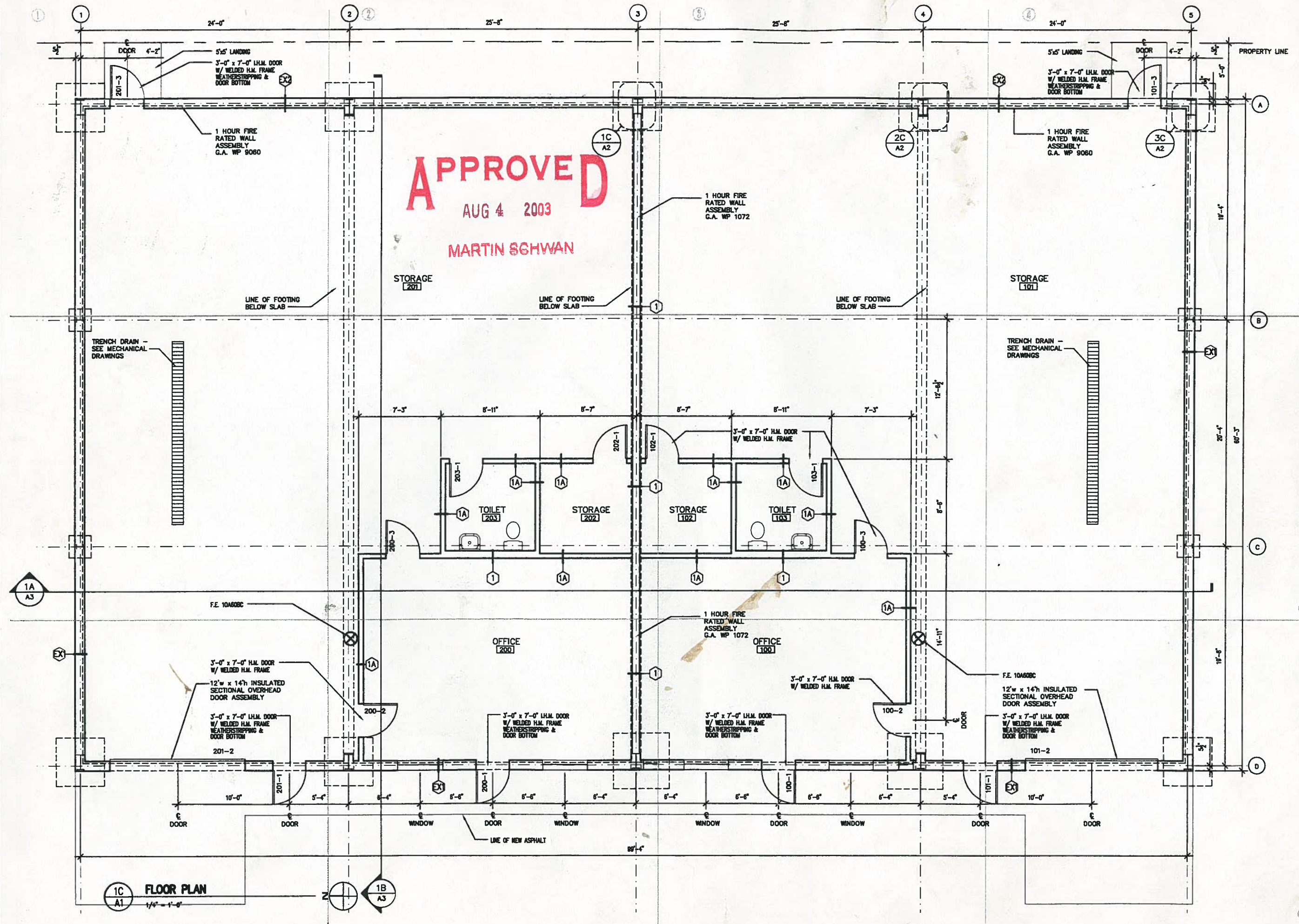


**SPARROWS ELECTRIC WAREHOUSE**  
**DIMOND INDUSTRIAL SUB. LOT 4D, BLOCK 1**  
**ANCHORAGE, ALASKA**

Drawn	Date
CMS	5/30/03
Checked	Job No.
GSW	0317.01

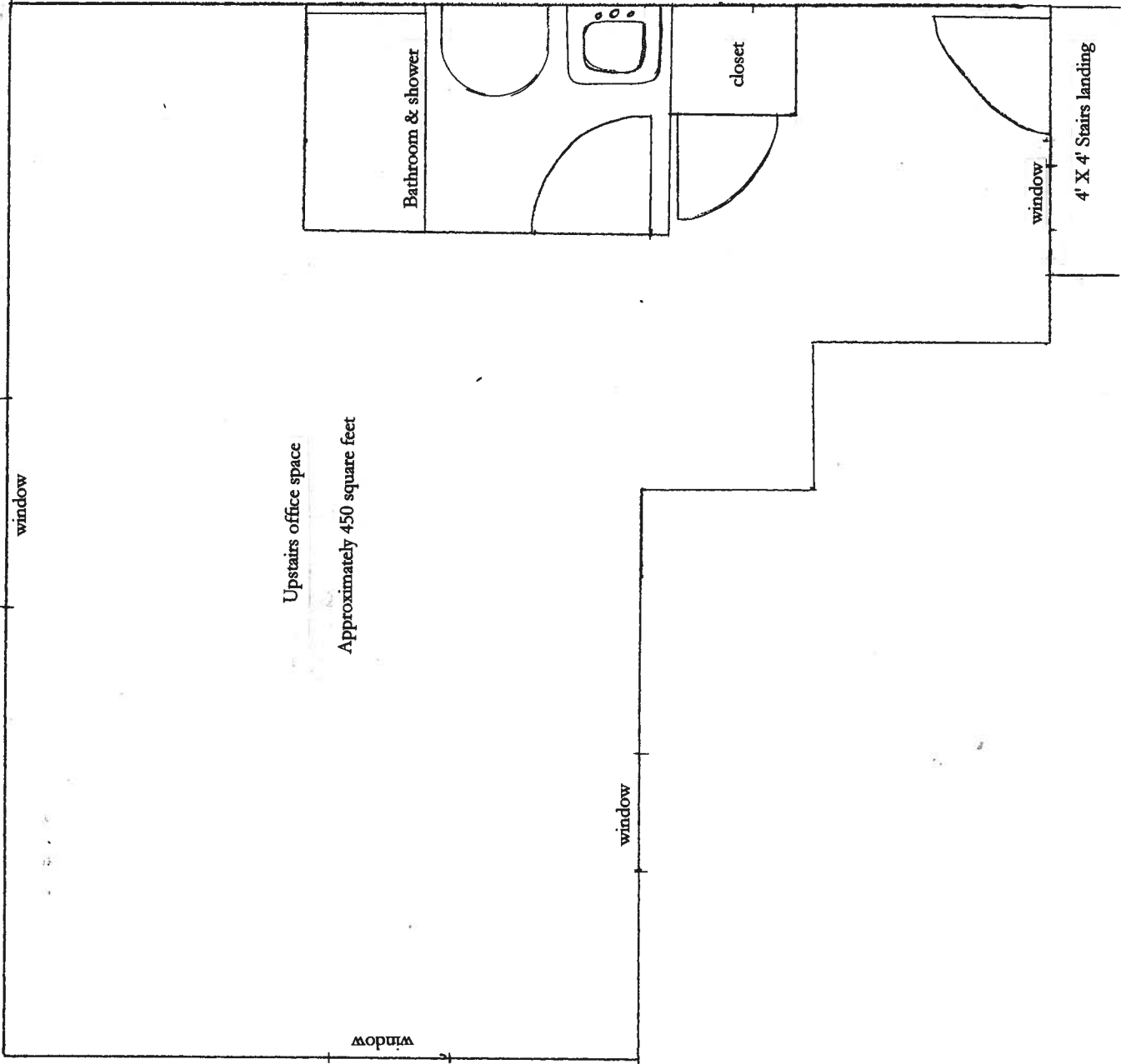
Sheet Contents  
 FLOOR PLAN

Category	Sheet
	<b>A 1</b>



**FLOOR PLAN**  
 1/4" = 1'-0"





window

Upstairs office space

Approximately 450 square feet

window

window

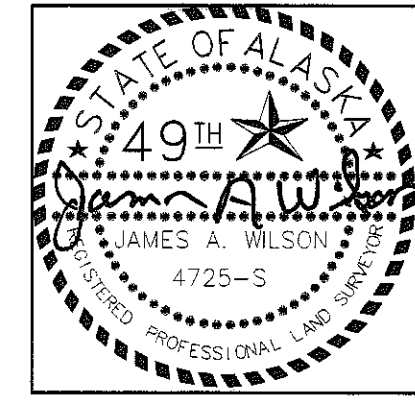
Bathroom & shower

closet

window

4' X 4' Stairs landing





**TWA SURVEYING**  
 LAND, HYDROGRAPHIC & CONSTRUCTION SURVEY  
 Phone (907) 344-5990  
 Fax (907) 344-7794  
 11400 OLD SEWARD  
 ANCHORAGE, AK 99515

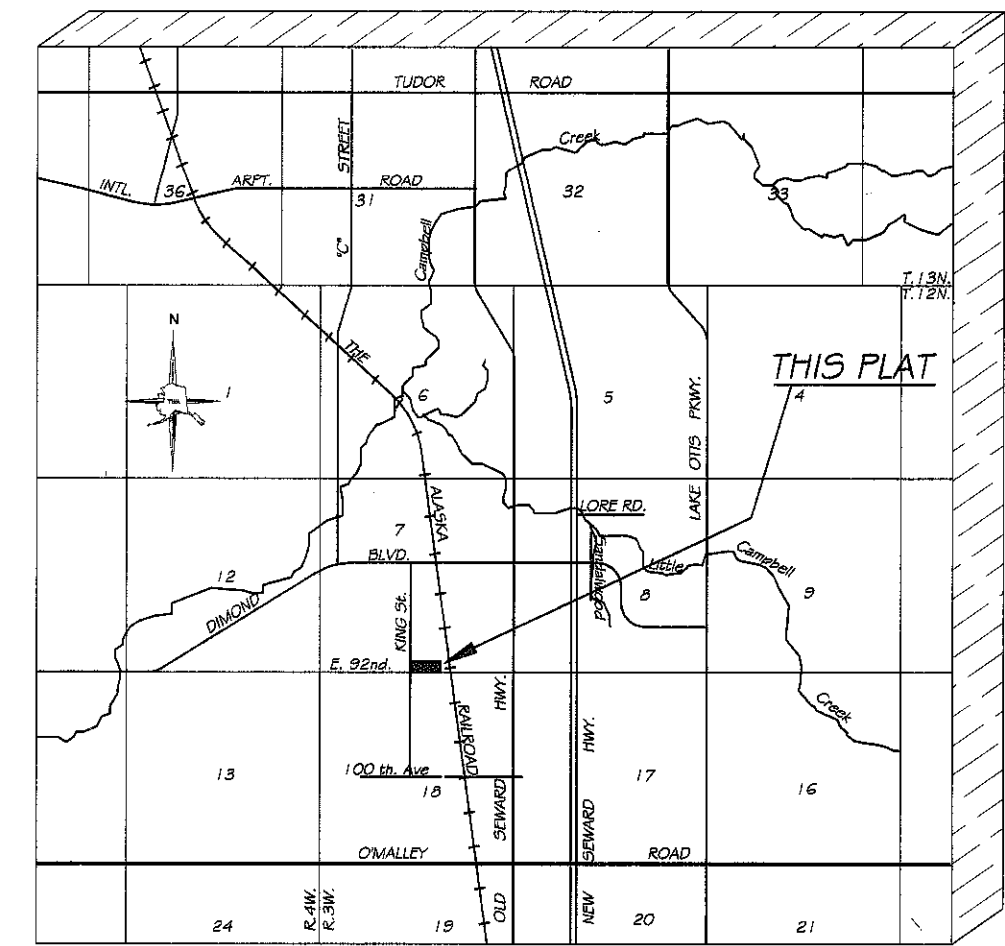
PLAT OF DIMOND INDUSTRIAL SUBD. BIK. 1  
 WITH VACATION OF RAILROAD SPUR RIGHT OF WAY  
 DIMOND INDUSTRIAL SUBD. BIK. 1  
 WITH VACATION OF THE RAILROAD SPUR RIGHT OF WAY  
 LOCATED WITHIN DIMOND INDUSTRIAL SUBD. BIK. 1  
 SOUTHEAST 1/4 SECTION 7, TOWNSHIP 12, NORTH  
 ANCHORAGE RECORDING DISTRICT, ALASKA  
 CONTAINING 15.928 ACRES MORE OR LESS

REVISIONS

JOB NO. Dimond Industrial C.dwg  
 DATE 10/30/02  
 DRAWN SRJ  
 REVIEWED TW

GRID: 2331  
 S: 10975/10796  
 SCALE 1" = 100'  
 FB HARTMAN/KING

SHEET NO. 1 OF 1



VICINITY MAP  
 SCALE 1" = 1 MILE

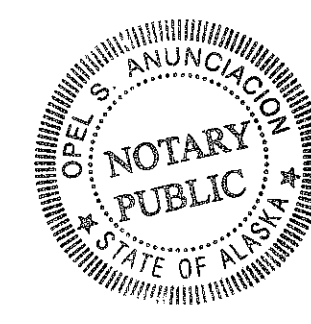
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON WE HEREBY DEDICATE TO THE MUNICIPALITY OF ANCHORAGE ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON, A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT AS APPROVED BY THE MUNICIPALITY.

WE HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

*David Hartman*  
 HARTMAN CONSTRUCTION, LOTS 4A - 4G  
 11400 OLD SEWARD HIGHWAY  
 ANCHORAGE, ALASKA 99515

*Charles A. Ledbetter, trustee*  
 OWNER: CHARLES A. LEDBETTER REVOCABLE TRUST, LOT 3A  
 16419 LOST CABIN STREET  
 SAN ANTONIO, TEXAS 78232-2817



**NOTARY ACKNOWLEDGMENT FOR**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF Oct 2002  
 PERSONALLY APPEARED: DAVID HARTMAN  
*David Hartman* 3/27/05  
 NOTARY PUBLIC MY COMMISSION EXPIRES:

**NOTARY ACKNOWLEDGMENT FOR**

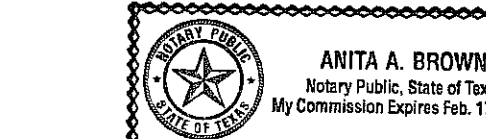
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF Oct 2002  
 PERSONALLY APPEARED: BON CLARY  
*Bon Clary* 3/27/05  
 NOTARY PUBLIC MY COMMISSION EXPIRES:

**NOTARY ACKNOWLEDGMENT FOR**

THE FIRST NATIONAL BANK OF ANCHORAGE, Beneficiary  
 P.O. BOX 100720  
 ANCHORAGE, ALASKA 99510  
 APPLIES TO LOTS 4A, 4B, 4C, 4D, 4E, 4F, 4G

**NOTARY ACKNOWLEDGMENT FOR**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF November 2002  
 PERSONALLY APPEARED: CHARLES A. LEDBETTER  
*Charles A. Ledbetter* 2-17-06  
 NOTARY PUBLIC MY COMMISSION EXPIRES:



**PLAT APPROVAL**

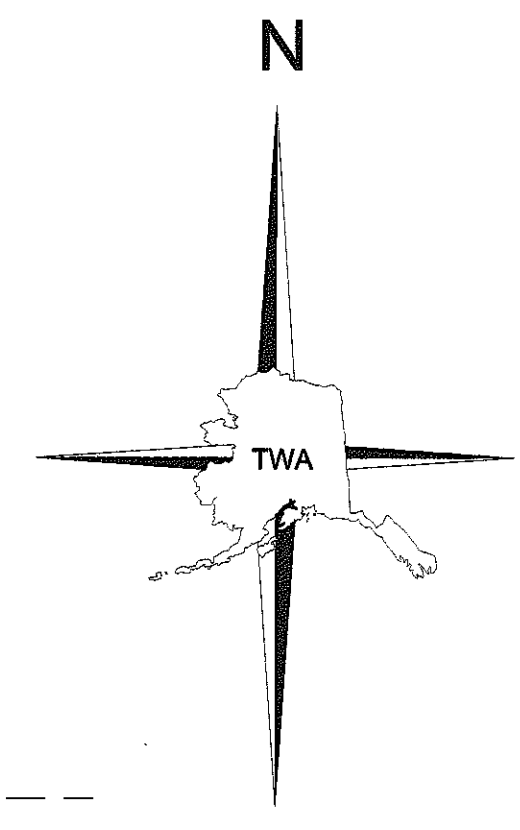
PLAT APPROVED BY THE MUNICIPAL PLATING AUTHORITY THIS 9th DAY OF DEC 2002

*Shawn A. Wabik*  
 PLATING OFFICER

**TAX CERTIFICATION**

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL. IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

DATE 12-13-02 AUTHORIZED OFFICIAL *Janet Hays*



DIS  
 L4A L4C  
 4725-S  
 2002

- LEGEND**
- Mea. Measured value
  - Rec. Record measurement
  - Tel. & Elec. Telecommunications and Electrical easement
  - Set 2 1/2" Aluminum monument on 2" x 30" aluminum pipe
  - Found Monument (See description)
  - Computed Position (Not Set)

- NOTES**
- Chugach Electric Assoc. easements recorded at Book 3704 Page 700, and Vol. 123, page 113 are not being dedicated by this plat.
  - Unless otherwise shown, all lot corners will be set by October 15, 2003.
  - A 33' section line easement exists along 92nd.
  - Yard setbacks are measured from the development setback.
  - Visual enhancement landscaping meeting requirements of AMC21.45.125C.1 shall be installed and maintained by the property owner or his designee within the visual enhancement landscape easement.
  - Use of the west ten feet of the Natural Gas easement subject to the prior rights of the electric utility.
  - Where the T&E or utility easements overlap the landscape or buffer easements the utility shall have the right within the area of its easements to cut, trim, or remove and control the growth of trees, shrubs and other vegetation that in its reasonable judgment may interfere with the proper installation, functioning and maintenance of the utility facilities without any obligation to consult with the landowner. All areas within the landscape or screening easements utilized for telecommunications or electric line installation or maintenance will not be revegetated. The electric utility will not be financially responsible for damaged landscaping within the electric or utility easements.
  - Additional easements by document may be required to provide electric service to lot 3A.

**SURVEYOR'S CERTIFICATE**

I, JAMES A. WILSON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND ALL LOT CORNERS HAVE BEEN SET OR STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID AGREEMENT. ALL CORNERS SET BY OCTOBER 15, 2003.

*James A. Wilson* 11-20-2002  
 JAMES A. WILSON 4725-S DATE

**ACCEPTANCE OF DEDICATION**

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED IN THIS PLAT, INCLUDING BUT NOT LIMITED TO THE EASEMENTS, RIGHTS OF WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA, THIS 10th DAY OF December 2002

*Janice L. Klein*  
 MUNICIPAL CLERK for MAYOR OF ANCHORAGE

**APPROVALS**

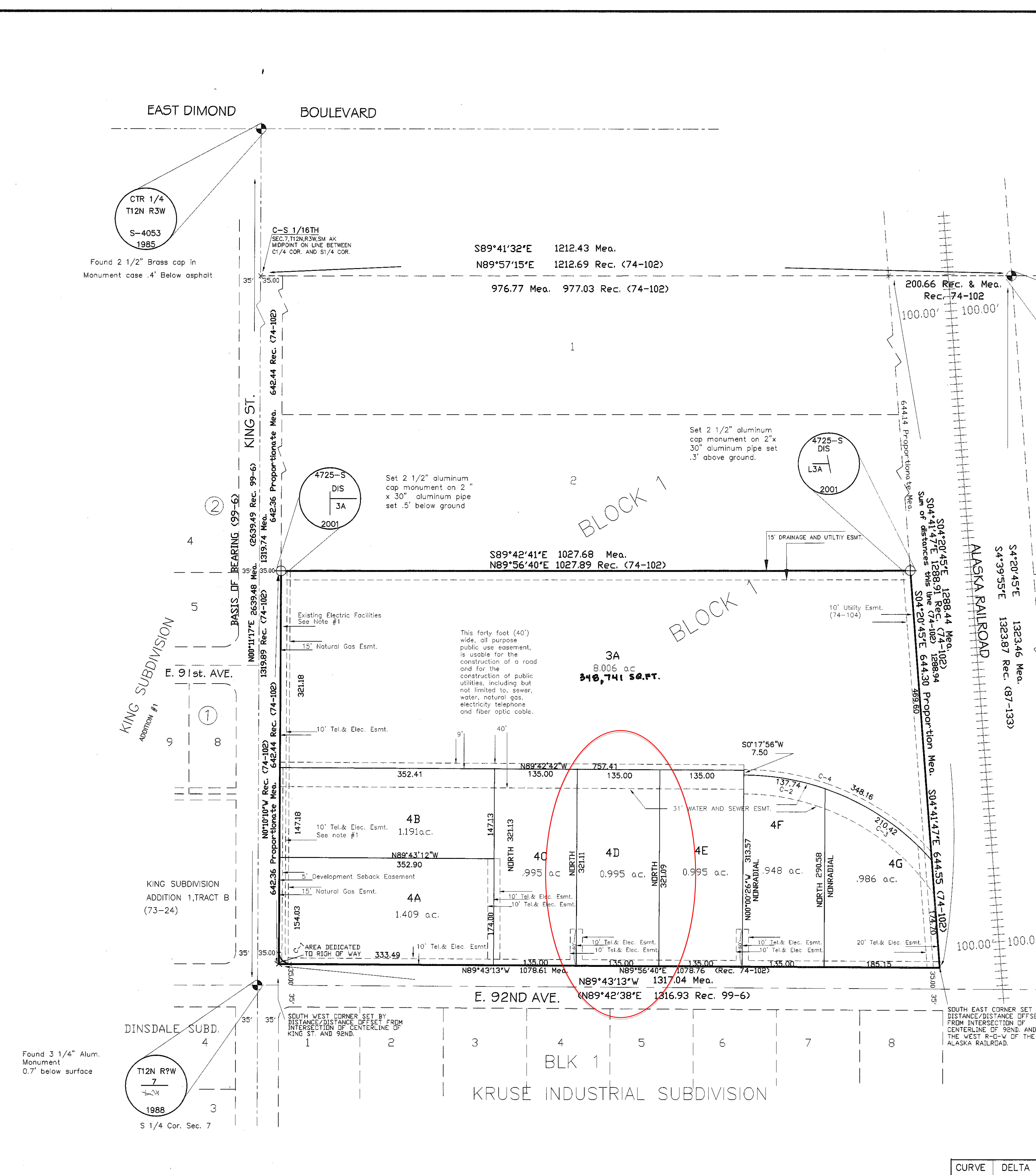
PLATING OFFICER 12-16-02 *Shawn A. Wabik*

MUNICIPAL SURVEYOR 11/27/02 *Thomas W. King*

**CURVE DATA**

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C-1	89°54'30"	20.00	19.97	31.38	28.26	N 44°45'58"W
C-2	191°7'08"	409.22	69.53	137.74	137.09	S 80°04'07"E
C-3	29°27'41"	409.22	107.59	210.42	208.11	N 55°14'33"W
C-4	48°44'48"	409.22	185.40	348.16	337.76	N 65°20'17"W

**ANCHORAGE REC DIST**  
 2002-102  
 Date 12-18-2002  
 Time 12:25 P.M.  
 Requested by MOA  
 Address N/A



*Mary Lou Ledbetter, trustee*  
 OWNER: MARY LOU LEDBETTER REVOCABLE TRUST, LOT 3A  
 16419 LOST CABIN STREET  
 SAN ANTONIO, TEXAS 78232-2817

*Priscilla Ledbetter, trustee*  
 OWNER: PRISCILLA JACQUELINE LEDBETTER REVOCABLE TRUST, LOT 3A  
 784 784 PARK ST  
 METRO BLVD, MI 48040

*Norman Melville Ledbetter, trustee*  
 OWNER: NORMAN MELVILLE LEDBETTER, LOT 3A  
 6145 90th AVE. SE  
 METRO BLVD, MI 48040

*Fredrick William Ledbetter, trustee*  
 OWNER: FREDERICK WILLIAM LEDBETTER, LOT 3A  
 16419 LOST CABIN STREET  
 SAN ANTONIO, TEXAS 78232-2817

**NOTARY ACKNOWLEDGMENT FOR**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF Nov 2002  
 PERSONALLY APPEARED: Mary Lou Ledbetter  
*Mary Lou Ledbetter* 2-17-06  
 NOTARY PUBLIC MY COMMISSION EXPIRES:

**NOTARY ACKNOWLEDGMENT FOR**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF Nov 2002  
 PERSONALLY APPEARED: Priscilla Jacqueline Ledbetter  
*Priscilla Ledbetter* 3-15-06  
 NOTARY PUBLIC MY COMMISSION EXPIRES:

**NOTARY ACKNOWLEDGMENT FOR**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF Nov 2002  
 PERSONALLY APPEARED: Norman Melville Ledbetter  
*Norman Ledbetter* 3-15-06  
 NOTARY PUBLIC MY COMMISSION EXPIRES:

**NOTARY ACKNOWLEDGMENT FOR**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF Nov 2002  
 PERSONALLY APPEARED: FREDERICK WILLIAM LEDBETTER  
*Fredrick Ledbetter* 2-17-06  
 NOTARY PUBLIC MY COMMISSION EXPIRES:

**NOTARY ACKNOWLEDGMENT FOR**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF Nov 2002  
 PERSONALLY APPEARED: ANITA A. BROWN  
*Anita A. Brown*  
 My Commission Expires Feb. 17, 2008



## 21.40.200 I-1 light industrial district.

The following statement of intent and use regulations shall apply in the I-1 district:

A. *Intent.* The I-1 district is intended primarily for urban and suburban light manufacturing, processing, storage, wholesale and distribution operations, but also permits limited commercial uses. Regulations are intended to allow efficient use of the land while at the same time making the district attractive and compatible for a variety of uses.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Commercial uses:

- a. Wholesaling and distribution operations.
- b. Mercantile establishments.
- c. General merchandise and dry goods stores.
- d. Wholesale fur dealers, repair and storage.
- e. Wholesale and retail furniture and home furnishing stores.
- f. Wholesale and retail radio and television stores.
- g. Wholesale and retail household appliance stores.
- h. Wholesale, industrial and retail hardware stores.
- i. Drugstores and pharmaceutical supply houses.
- j. Retail food stores and liquor stores. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only.
- k. Restaurants, cafes and other places serving food and beverages. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted in accordance with [Section 21.50.160](#). Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in [Section 21.50.500](#).
- l. Merchandise vending machines sales and service.
- m. Wholesale and retail camera and photographic supply houses.
- n. Barbershops and beauty shops.
- o. Shoe repair shops.
- p. Small appliance repair shops.
- q. Insurance and real estate offices.
- r. Banking and financial institutions.
- s. Business and professional offices.
- t. Business service establishments, including commercial and job printing.
- u. Off-street parking lots, garages.
- v. Taxicab stands and dispatching offices.
- w. Employment agencies.
- x. Retail or wholesale sales and showrooms.
- y. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.

- z. Plumbing and heating service and equipment dealers.
- aa. Paint, glass and wallpaper stores.
- bb. Electrical or electronic appliances, parts and equipment.
- cc. Direct selling organizations.
- dd. Gasoline service stations.
- ee. Aircraft and marine parts and equipment stores.
- ff. Antique and secondhand stores, including auctions, and pawnshops.
- gg. Farm equipment and garden supply stores.
- hh. Automotive accessories, parts and equipment stores.
- ii. Automobile display lots, new and used.
- jj. Mobile home display lots, new and used.
- kk. Aircraft and boat display lots, new and used.
- ll. Motorcycle and snow machine display lots, new and used.
- mm. Automobile, truck and trailer rental agencies.
- nn. Lumberyards and builders' supply and storage.
- oo. Fuel dealers.
- pp. Plant nurseries.
- qq. Automobile carwashes.
- rr. Bus terminals and air passenger terminals.
- ss. Amusement arcades, billiard parlors and bowling alleys. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted in accordance with [Section 21.50.160](#). Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in [Section 21.50.500](#).
- tt. Frozen food lockers.
- uu. Funeral services, including crematoriums.
- vv. Private clubs and lodges. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only.
- ww. Veterinarian clinics and boarding kennels, provided that such activity shall be conducted within a completely enclosed building, except that outdoor exercise yards accessory to such uses may be permitted.
- xx. Motion picture theaters.
- yy. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
- zz. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.
- aaa. Snow disposal sites subject to the conditional use standards for snow disposal sites and an annual administrative permit.
- bbb. Radio and television studios.
- ccc. Unlicensed nightclub, provided such nightclub conforms to the requirements of [Section 21.45.245](#).
- ddd. Large retail establishment, subject to public hearing site plan review.

eee. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."

2. Industrial uses:

- a. Airplane, automobile or truck assembly, remodeling or repair.
- b. Beverage manufacture, including breweries.
- c. Boatbuilding.
- d. Cabinet shops.
- e. Cleaning, laundry or dyeing plants.
- f. Machine or blacksmith shops.
- g. Manufacture, service or repair of light consumer goods such as appliances, batteries, furniture, garments or tires.
- h. Metalworking or welding shops.
- i. Motor freight terminals.
- j. Paint shops.
- k. Steel fabrication shops or yards.
- l. Vocational or trade schools.
- m. Utility installations.
- n. Warehousing, provided, however, that:
  - (1) Any open storage or repair yard, excluding yards for orderly display of new or reconditioned heavy equipment, shall be entirely enclosed within a fence at least eight feet high. The fence shall be of chain link, concrete block or other appropriate construction approved by the administrative official. The fence shall be maintained in a sound and orderly condition, and shall be kept free of any advertising matter other than signs permitted by this title.
  - (2) No use shall be constructed or operated so as to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that caused in their customary manner of operation by uses permitted in the district, or to a degree injurious to the public health, safety or welfare.
- o. Self-storage facility.
- p. Vehicle storage.
- q. Taxidermy and fur processing/dressing of raw hides and skins ("fur on"), conducted wholly within an enclosed building that has been issued a permit from AWWU for disposal of processing effluent into the municipal sewer system, if applicable, or permitted by the Department of Health and Human Services (DHHS) or the State of Alaska Department of Environmental Conservation (DEC), if sewer is not available.

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

- 1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.

2. In the same structure with a permitted principal use, one dwelling unit may be occupied as an accessory use.

3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Mobile home parks on sites of at least ten acres in area.

2. Airstrips and heliports.

3. Planned unit developments.

4. Natural resource extraction on tracts of not less than five acres.

5. Camper parks.

6. Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.

7. Motels, hotels and lodging.

8. Impound yards.

9. Correctional community residential centers.

10. Motorized sports on parcels with a minimum of 20 acres, maximum engine size of 250 cc's for wheeled vehicles and 550 cc's for snow machines, hours of operation shall be 7:00 a.m. to 10:00 p.m. Monday through Saturday and 12:00 p.m. to 10:00 p.m. on Sunday.

11. Public, private and parochial academic schools.

12. Business colleges and universities.

13. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.

14. Dormitories.

15. Child care centers and child care homes.

16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other



public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.

17. Severe alcohol dependent housing.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Dwellings, except as permitted under subsection C of this section as permitted accessory uses and structures, and under subsection D of this section as conditional uses.
2. Junkyards.
3. Manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine or varnish, charcoal or distilled products.
4. Manufacture, service or repair of railroad equipment.
5. Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil.
6. Asphalt batching plants and hot-mix plants.

F. *Minimum lot requirements.* Minimum lot requirements are as follows:

1. Area: 6,000 square feet;
2. Width: 50 feet.

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Front yard: Ten feet.
2. Side and rear yard: None, except that, where a lot adjoins a residential district, a side or rear yard shall be provided equal to that required in the adjoining residential district. If a side or rear yard is provided elsewhere, it shall be not less than five feet in width.

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is unrestricted.

I. *Maximum height of structures.* Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches, and provided further that, within 50 feet of any residential district boundary, no portion of any structure shall exceed the pertinent height limitations of the residential district.

J. *Signs*. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. *Parking*. Adequate off-street parking shall be provided in connection with any permitted use, with the minimum for each use to be as provided in the supplementary district regulations.

L. *Loading facilities*. Off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

M. *Landscaping*.

1. *Buffer landscaping*. Buffer landscaping shall be planted or a screening structure placed and visual enhancement landscaping planted along each lot line adjoining a residential district.

2. *Visual enhancement landscaping*. Visual enhancement landscaping shall be planted along each lot line adjoining a right-of-way designated for collector or greater capacity on the official streets and highways plan.

3. *Maintenance*. All landscaping shall be maintained by the property owner or his designee.

(GAAB 21.05.050.O; AO No. 77-355; AO No. 79-95; AO No. 81-67(S); AO No. 82-105; AO No. 84-57; AO No. 85-91, 10-1-85; AO No. 85-95; AO No. 86-50; AO No. 86-90; AO No. 87-32; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 92-114; AO No. 95-68(S-1), § 11, 8-8-95; AO No. 95-76, § 1, 4-4-95; AO No. 95-194, § 1, 1-2-96; AO No. 98-160, § 9, 12-8-98; AO No. 98-173, § 5, 11-3-98; AO No. 99-62, § 24, 5-11-99; AO No. 2001-80, § 8, 5-8-01; AO No. 2004-5, § 1, 1-20-04; AO No. 2004-108(S), § 5, 10-26-04; AO No. 2004-178(am), § 1, 1-25-05; AO No. 2005-9, § 3, 3-1-05; AO No. 2005-185(S), § 23, 2-28-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 10, 10-23-07; AO No. 2010-3, § 8, 3-23-10)



## ALASKA REAL ESTATE COMMISSION CONSUMER PAMPHLET

### About This Pamphlet:

*In Alaska, a Real Estate Licensee is required by law to provide this pamphlet outlining the duties of a real estate licensee. After you have read the information contained in this pamphlet, please acknowledge receipt by signing page 2 and return it to the real estate licensee who provided it to you. Your cooperation is appreciated.*

There are four different types of relationships established by Alaska Real Estate Law:

- **Specific Assistance** – Licensee owes "Duties owed by a Licensee in all Relationships" as described in this pamphlet.
- **Representation** – Licensee owes "Duties Owed by a Licensee when Representing a Party" as described in this pamphlet.
- **Designated Licensee** – This occurs when a Licensee represents or provides specific assistance to a party to a transaction and another Licensee within the same company represents or provides specific assistance to the other party in the same transaction.
- **Neutral Licensee** – This occurs when a Licensee does not represent either party but provides specific assistance to both parties in the same transaction. The parties must authorize the Neutral Licensee relationship by signing the "Waiver of Right to be Represented" form.

### Duties owed by a Licensee in all Relationships:

- Exercise reasonable skill and care;
- Deal honestly and fairly;
- Present all written communications in a timely manner;
- Disclose all material information regarding the physical condition of a property;
- Account for all money and property received.

### Duties owed by a Licensee when Representing a Party:

- Duties owed by Licensee in all relationships listed above;
- Not knowingly do anything that is adverse or detrimental to your interests;
- Disclose all conflicts of interests to you in a timely manner;
- If a matter is outside their area of expertise, advise you to seek expert advice;
- Not disclose confidential information, even after the relationship ends, from or about you without written permission, except under a subpoena or court order;
- Make a good faith and continuous effort to accomplish your real estate goals. However, once you have entered into a specific real estate transaction agreement, their efforts refocus on its successful completion.

Your Real Estate Licensee may also work with a variety of other clients (they represent) and customers (they provide specific assistance to) in different working relationships. In those situations, representing or providing specific assistance to other sellers, buyers, lessors, and lessees does not create a conflict of interest while working with you, or within the duties mentioned above.

Occasionally, as a Seller or Lessor, a situation may arise that your Real Estate Licensee also is representing another client (Buyer or Lessee) who then becomes interested in your property – or vice versa.

Prior to showing the property, the Real Estate Licensee must obtain a written approval to be a Neutral Licensee for both parties. A Licensee may not show property as a neutral licensee without obtaining your written consent entitled "Waiver of Right to Be Represented" and it will restate the duties outlined above and additional ones owed by your Real Estate Licensee. Alaska real estate law allows, but does not require, you to Preauthorize a Licensee to be a "Neutral Licensee." Having a different designated Licensee working for a seller or lessor and for the buyer or lessee in the same real estate transaction does not create dual agency or a conflict of interest for the real estate broker or for a Licensee employed by the same real estate broker.

**THIS DISCLOSURE PAMPHLET IS NOT A CONTRACT**

**Duties NOT owed by a Real Estate Licensee**

Unless agreed in writing otherwise, the following are the duties your Real Estate Licensee does not owe to you:

- To conduct an independent investigation of a property
- To conduct an independent investigation of anyone's finances
- To independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable
- To show or search for properties without compensation

**THIS DISCLOSURE PAMPHLET IS NOT A CONTRACT.**

The Licensee anticipates compensation to be paid by \_\_\_\_\_ buyer/lessee,  X  seller/lessor, or \_\_\_\_\_ both to the real estate brokers in the real estate transaction.

I understand and acknowledge receiving and reading this pamphlet on the type of relationships I may have with the real estate Licensee (including the broker).

I understand and acknowledge that  Brian Edmondson  (Licensee) of \_\_\_\_\_

Jack White Commercial  (company) will be working with me under the following relationship:

- Specific Assistance without Representation
- Representing the Seller/Lessor only (may assist Buyer/Lessee)
- Representing the Buyer/Lessee only (may assist Seller/Lessor)
- Under preauthorized Neutral Licensee (attached "Waiver of Right to Be Represented")

Date:  4-27-12  Time:  10<sup>48</sup>   [Signature]

Date:  4-27-12  Time:  10<sup>48</sup>   [Signature]

Date:  04/26/2012  Time: \_\_\_\_\_  [Signature]   
 Real Estate Licensee Brian Edmondson  
 Jack White Commercial   
 Real Estate Company

**THIS DISCLOSURE PAMPHLET IS NOT A CONTRACT**





# ALASKA REAL ESTATE COMMISSION WAIVER OF RIGHT TO BE REPRESENTED

### About This Form:

In Alaska, Real Estate Licensees are required by law to provide this document, in conjunction with the "Consumer Pamphlet," outlining the duties of a real estate licensee when acting in a neutral capacity. After you have read the information please indicate your approval by signing below and returning it to the licensee you are working with. Your cooperation is appreciated.

### Duties of a Neutral Licensee:

Occasionally, a Licensee is "Representing" a client (Buyer or Lessee) that has interest in acquiring a property where the Seller or Lessor is also "Represented" by the same Licensee. Prior to showing the property, the Licensee must obtain written approval from both parties to change their working relationship from representation to providing specific assistance in a neutral capacity.

A Licensee in a "Neutral" capacity owes both parties the following duties:

- Exercise reasonable skill and care;
- Deal honestly and fairly;
- Present all written communications in a timely manner;
- Disclose all materials information regarding physical condition of a property;
- Account for all money and property received;
- Not knowingly do anything that is adverse or detrimental to your interests;
- Disclose all conflicts of interest to you in a timely manner;
- If a matter is outside their area of expertise, advise you to seek expert advice;
- Not disclose confidential information, even after the relationship ends, from or about you without written permission, except under a subpoena or court order to include:
  - What you are willing to pay or accept for the property
  - What terms you are willing to accept, if different than what you have offered

In the event of the situation described above, I hereby acknowledge that I am waiving my right to be "Represented" and authorized the undersigned Licensee to act in a "Neutral" capacity.

	4-27-12		4-27-12
Buyer/Seller/Lessee/Lessor	Date	Buyer/Seller/Lessee/Lessor	Date
		Jack White Commercial	
Real Estate Licensee Brian Edmondson		Real Estate Company	

### Additional Authorization:

I hereby authorize the "Neutral" Licensee to engage in the following conduct in a good faith effort to assist in reaching final agreement in a real estate transaction:

- Analyzing, providing information on, or reporting on the merits of the transaction to each party;
- Discussing the price, terms, or conditions that each party would or should offer or accept; or
- Suggesting compromises in the parties' respective bargaining positions.

	Date		Date
Buyer/Seller/Lessee/Lessor		Buyer/Seller/Lessee/Lessor	

## Disclaimer ▪ 351 E. 92nd Avenue

This property is listed with Jack White Commercial. Jack White Commercial, Brian Edmondson, represents the Owner.

Although Jack White Commercial and Brian Edmondson, have endeavored to include material information which they believe to be relevant for the purpose of helping a prospective purchaser in its evaluation of the subject property for possible purchase, the recipient of these marketing materials understands and acknowledges that neither the owner nor Jack White Commercial nor Brian Edmondson, makes any representation as to the accuracy or completeness of this marketing material. The recipient of this information is strongly encouraged to consult professional engineers, attorneys, accountants, and/or other professionals with regards to the accuracy and veracity of this information.

The recipient of these marketing materials agrees that the owner, Jack White Commercial and Brian Edmondson, shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigation of any environmental conditions and accuracy of square footage, as the recipient deems necessary or desirable and as permitted by agreement with the owner.

This property is offered subject to prior offers, price changes, and/or withdrawal from the market without notice to prospective purchaser.