



Honesty, Integrity, Commitment...  
*Delivering the HIGHEST Level of Service*

July 20, 2020

City and Borough of Juneau  
Scott Ciambor

RE: Cold Weather Emergency Shelter

Dear Scott,

My name is Robyn Long and I am the Owner/Associate Broker in Charge at Platinum Keller Williams here in Juneau. I am reaching out as I have listing currently on the market that I believe should be considered for the cold weather emergency shelter.

The following is the requested information from the press release:

Address: 1720 Crest Street in Juneau

Tax Parcel ID: 5B1501090051

Current owner of record: JMA Building LLC

Name of Building: Juneau Mercantile and Armory

Description: The site is 28,339 square feet and located with approximately 133 feet on Airport Blvd, 200 feet on Crest Street, and 120 feet on Yandukin Drive. This large, commercial structure offers a large open space on the main floor. Upstairs there is an open mezzanine, a closed office mezzanine, classroom space, storage /backroom space, in the basement there are two divided space; which are 2,100 sqft each. The main floor of retail space and open mezzanine total 6,100 sqft, and the closed mezzanine/office space is 1,100 sqft.

Current Use and Zoning: Commercial Retail/General Commercial

Assessed Value: \$2,407,500

Date of Last Appraisal: December 2012

Please feel free to reach out to me or the owners directly for more information. My contact information is below, and Jason's contact information is (907) 957-1900; [juneaumercantile@gci.net](mailto:juneaumercantile@gci.net).

Thank you for your consideration.

Robyn Long, Owner/Associate Broker In Charge

Platinum Keller Williams Realty Alaska Group

Cell: 907.723.8847

Email: [RobynsMyRealtor@gmail.com](mailto:RobynsMyRealtor@gmail.com)

August 25, 2020

To: City and Borough of Juneau  
ATTN: Scott Ciambor, Chief Housing Officer  
155 S. Seward Street  
Juneau, AK 99081

Re: Letter of Interest – Cold Weather Emergency Center

Mr. Ciambor,

TGH would like to have our building considered for Cold Weather Shelter purposes. Please note that we are open to many options including leasing our building. There is currently an emergency shelter with 16 person capacity on the 3<sup>rd</sup> floor of the building.

- Address: 247 S. Franklin Street, Juneau, AK 99801
- Assessor's Tax Parcel Number(s): 1C070B0M0010
- Current Owner of Record: Juneau Coop Christian Ministry
- Name of Property: The Glory Hall
- Description: 3-story commercial building with 5,663 square feet
- Current Use & Zoning
  - Use: Emergency Shelter/Soup Kitchen
  - Zoning: Mixed Use RC
- Assessed Value: approximately \$1,500,000
- Date of Last Appraisal: N/A

Thank you for your consideration and please do not hesitate to contact me for further information. I can be reached by phone at (360) 318-4841 or email at [kmurdock@dci-properties.com](mailto:kmurdock@dci-properties.com).

Sincerely,  
Mariya Lovishchuk, Executive Director



An Alaska Limited Liability Company

110 Seward Street Suite One  
PO Box 21601 Juneau, Alaska 99802-1601  
907.463.4800  
carltonsmith@gci.net  
www.thecarltonsmithcompany.com

COMMERCIAL REAL ESTATE SERVICES SINCE 1989

August 26, 2020

Mr. Scott Ciambor, Chief Housing Officer  
City and Borough of Juneau  
155 S. Seward Street  
Juneau, Alaska 99801

Dear Mr. Ciambor,

The Carlton Smith Company represents the Warehouse building located at 535 Willoughby Avenue. It is offered at a purchase price of \$850,000. It is currently vacant, and contains over 7,200 square feet of space. It is owned by the Juneau Business Center, LLC of Petaluma, California.

Attached you will find the CBJ assessors file containing the tax parcel number, assessed value and zoning classification. It is not known when the building was last appraised. Also attached is the parking plan for the site, an aerial view of its location and a summary of the benefits of this location for a warming center.

We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "Carlton R. Smith". The signature is written in a cursive, flowing style.

Carlton R. Smith, Broker  
The Carlton Smith Company, LLC

Attachments: 3

Assessors file  
Locational benefits of 535 Willoughby  
Parking Plan, Jensen Yorba Lott



# Assessor's Database

## Current Owner

JUNEAU BUSINESS CENTER LLC

1304 SOUTHPOINT BLVD STE 101, PETALUMA CA 94954

Parcel #: 1C060K660080 [\(Map\)](#)

Address: 535 W WILLOUGHBY AVE

Legal Desc. 1: TIDELANDS ADDITION BL 66

Legal Desc. 2:

LT 13 & 13A

Building PV: \$132000.00

Zoning: ONA

Lot Size: 20491.00

Exempt Total: 0

Total PV: \$808200.00

Tax Year: 2020

Gross Liv. Area: 007221 sqft

Last Trans: 20080104

Road/No Road: Roaded

Site Value: \$676200.00

Exempt: No Data

Year Built: 1952

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Prev. Owner: CITY OF KASAAN

Use Code: Commercial Misc

No. of Units: 000

Garage: No

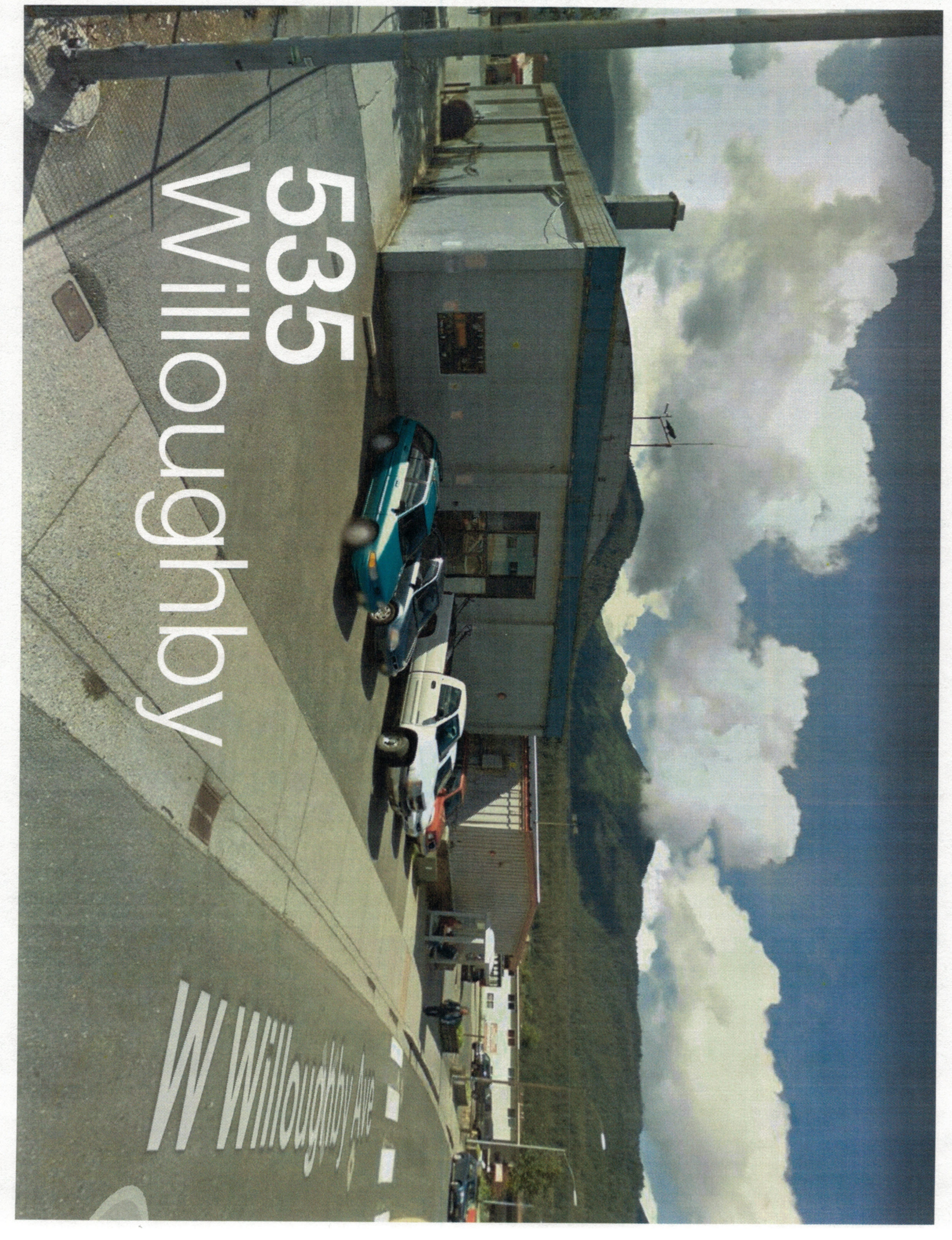
City Water: Yes

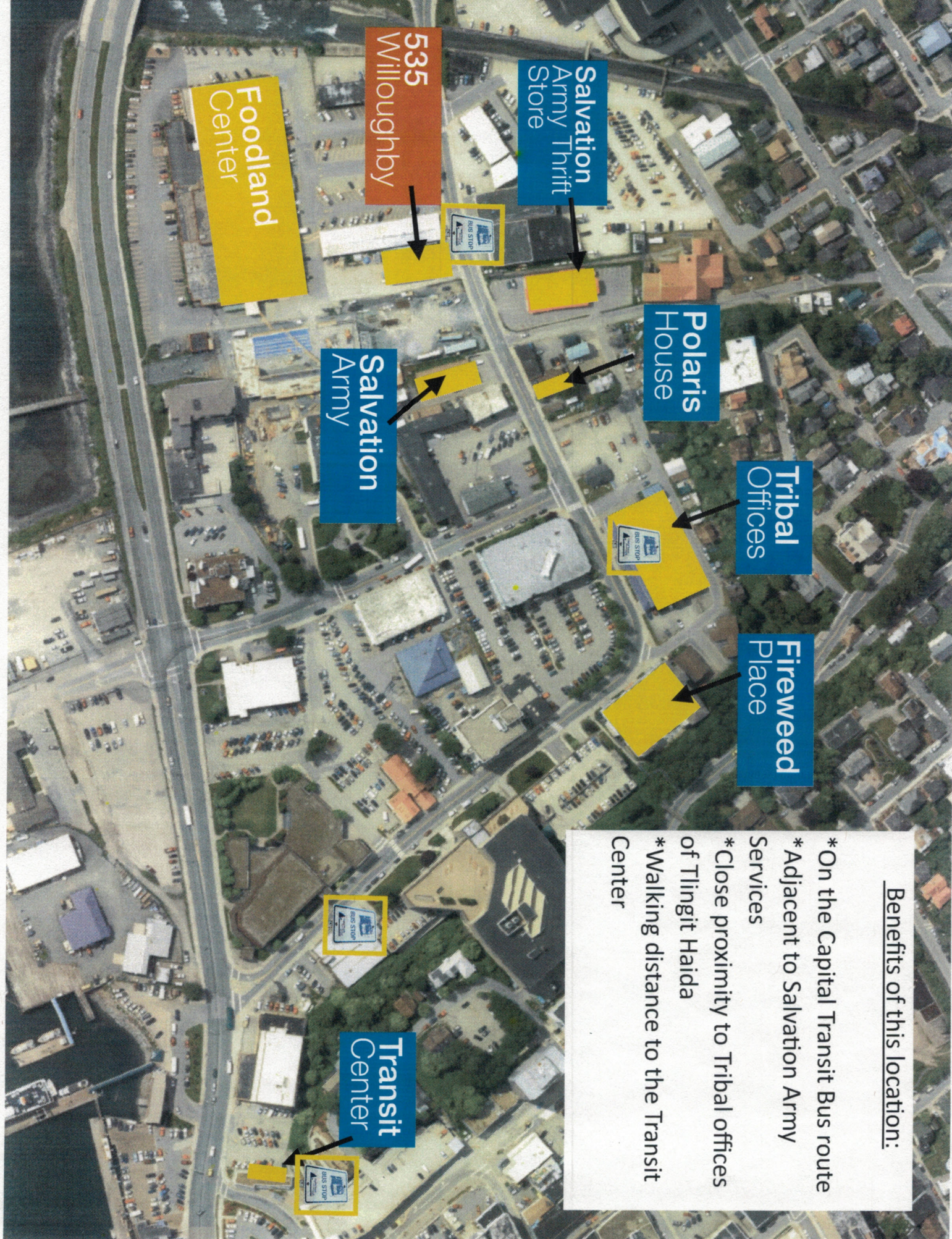
Exempt Land: 0

# Search the Database

# 535 Willoughby

Willoughby

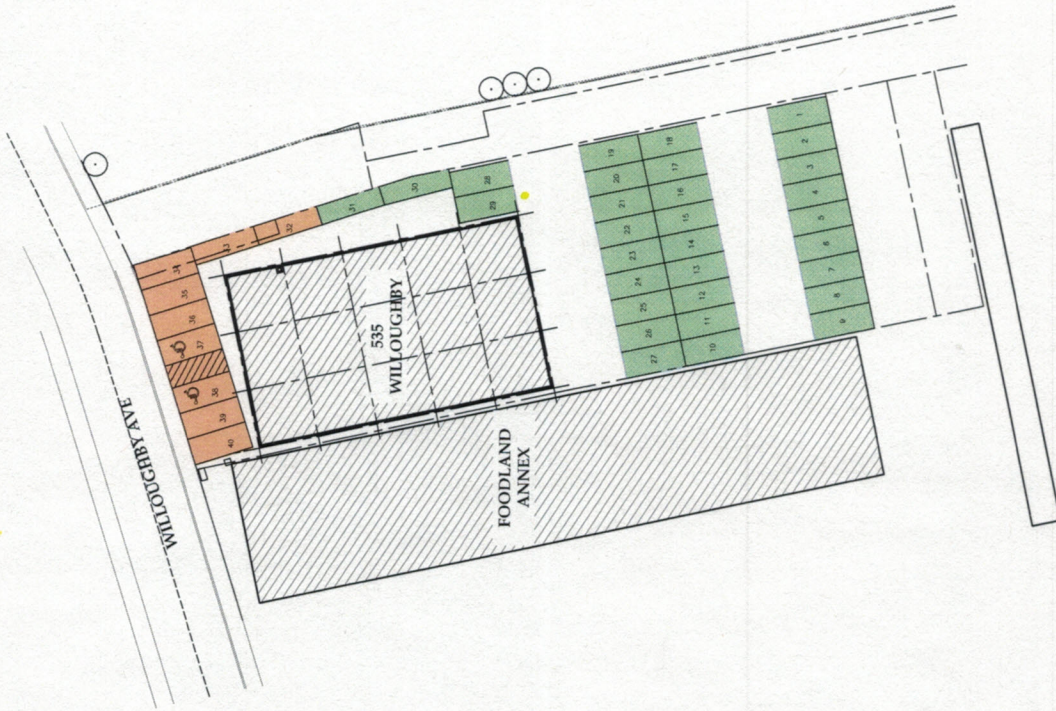




Benefits of this location:

- \* On the Capital Transit Bus route
- \* Adjacent to Salvation Army Services
- \* Close proximity to Tribal offices of Tlingit Haida
- \* Walking distance to the Transit Center

- STATE LEASE PARKING**
- STATE LEASE ASSIGNED PARKING LOCATED AT 410 WILLOUGHBY (11) STALLS
  - STATE LEASE UNASSIGNED PARKING LOCATED AT 410 WILLOUGHBY (87) SPACES
  - STATE LEASE UNASSIGNED PARKING LOCATED AT 535 WILLOUGHBY (21) STALLS
  - TOTAL STATE LEASE: 129 STALLS**
- OTHER TENANT PARKING**
- FUTURE LEASE PARKING LOCATED AT 410 WILLOUGHBY (42) SPACES
  - 535 WILLOUGHBY PARKING LOCATED AT 535 WILLOUGHBY (8) SPACES



NOTE: DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION. THE CONTRACTOR MUST FIELD VERIFY ALL INFORMATION AND DISSEMINATE PRIOR TO CONSTRUCTION.

1 535 WILLOUGHBY AVE PARKING LAYOUT PLAN



410 Willoughby Ave  
Parking Study

535 Willoughby Ave

DATE: February, 2008

DRAWING TITLE: SITE

DRAWING NUMBER: A102



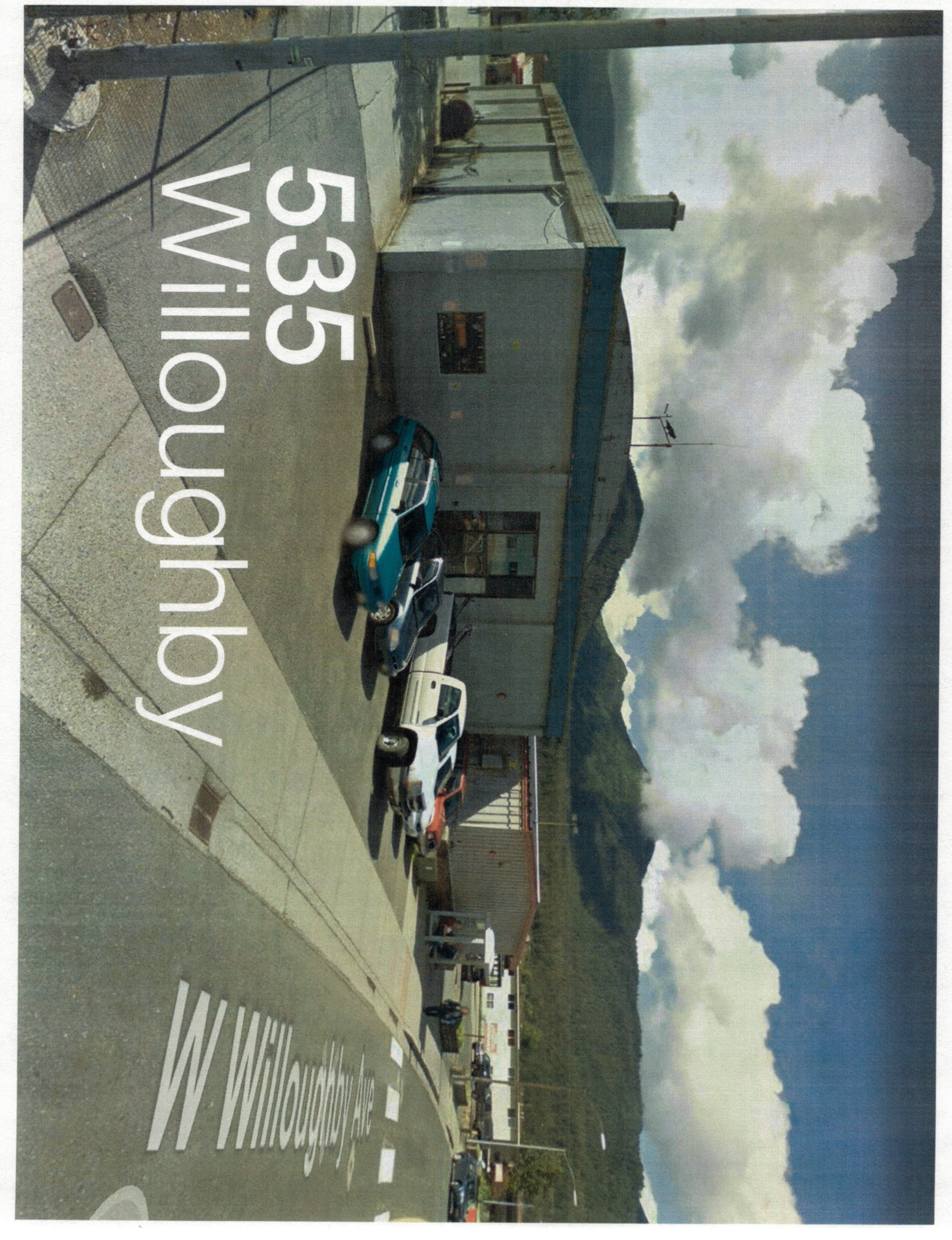
Jensen  
Yorba  
Lott  
INC.

ARCHITECTURE  
INTERIOR DESIGN  
CONSTRUCT MANAGEMENT

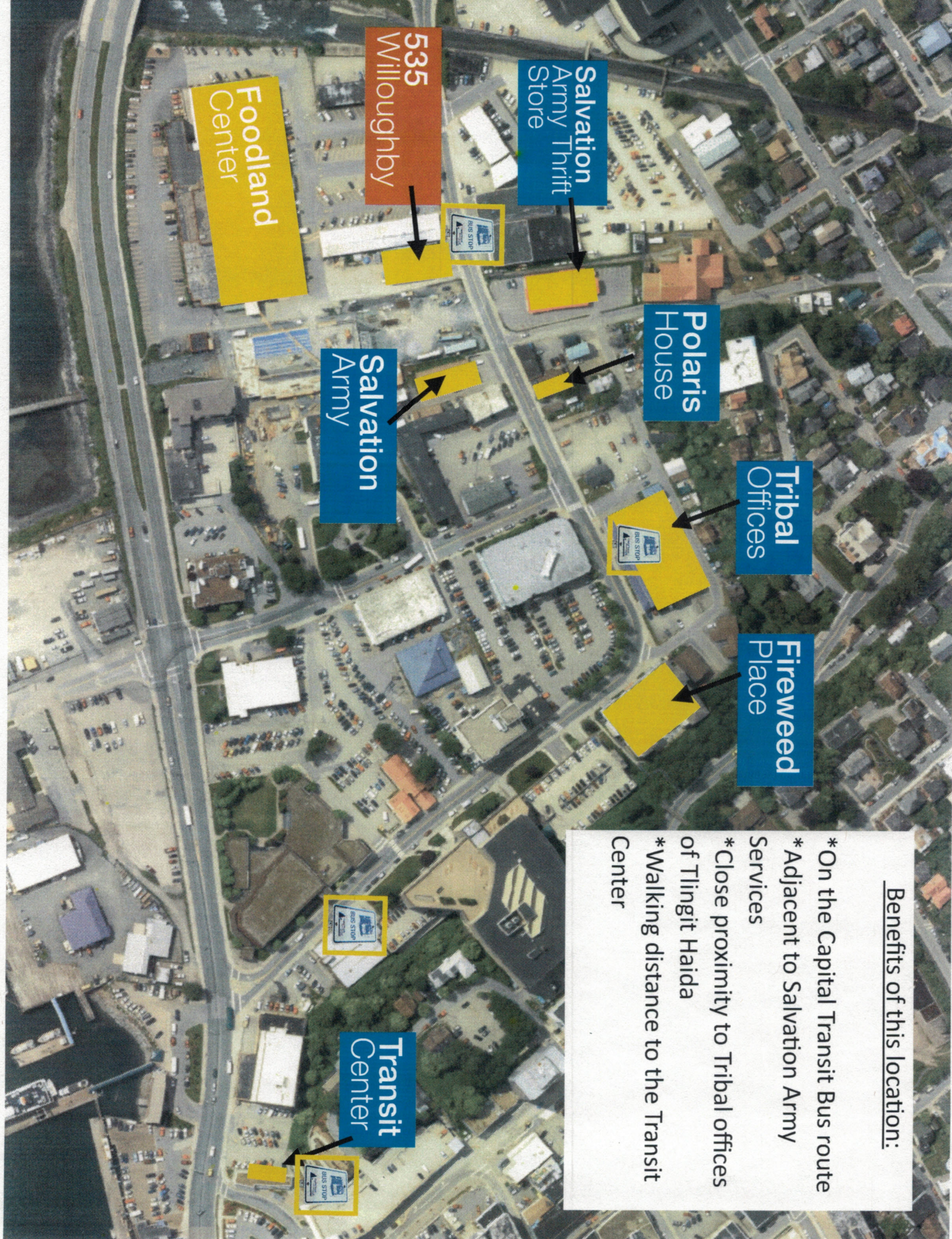
12200 E. 103rd Street  
Overland Park, KS 66204  
Phone: 913.241.2000  
www.jensenyorbapark.com

# 535 Willoughby

Willoughby







Benefits of this location:

- \* On the Capital Transit Bus route
- \* Adjacent to Salvation Army Services
- \* Close proximity to Tribal offices of Tlingit Haida
- \* Walking distance to the Transit Center

**Jordan Creek Center**

8800 Glacier Highway, Suite 219, Juneau, AK 99801

**907 790-6655**

[www.jre-realestate.com](http://www.jre-realestate.com)



Scott Ciambor  
Chief Housing Officer, City and Borough of Juneau  
155 S. Sewerd Street  
Juneau, AK 99801

Dear Scott,

Juneau Real Estate (JRE) represents the owners of the Sommers Building located at 224 Seward Street. We are currently marketing the building for lease and for sale under unique circumstances. The building as it sits, is divided into 5 unique spaces. The basement, 3 retail spaces on the 1<sup>st</sup> floor, and 1 large office space on the 2<sup>nd</sup> floor. The marketing plan involved filing paperwork to divide the building into 4 business condo units while leaving the basement available for rentable storage to unit owners. The paperwork was filed, but there was an issue with the plat so the process was never completed. Even though the process is incomplete, the city assessor shows the building as 4 distinct units with separate parcel numbers, addresses, and the proposed condo association name. It should be relatively easy to restore the data to a single building instead of 4 units should a new owner not require 4 distinct units. Currently there is one tenant on the verge of moving out as formal notice has been given, and another that is so far behind in rent payments that it would not be difficult to give formal notice due to breach of the lease. The other two units are vacant. This building could be available on fairly short notice.

The owner and I have discussed whether or not this building would be a feasible option for the CBJ Cold Weather Shelter based on the needs described on the CBJ website. Although we understand that there would be some challenges, we think all can be overcome with creativity and negotiation. I will attach a wealth of information to this narrative to give you some perspective on what is being described and would be happy to set up a showing if there is interest.

I am well aware that the city protocol is to never pay over appraised value which is completely understandable when the circumstances of operating under the public eye are considered. The owner has provided with me with two appraisals to share with you (attached). Both are a little dated but are still good information for you when considering the asking price of \$1,500,000. The older appraisal (\$1.5M, 200?) was completed before the building remodel, and the newer one (\$1.7M, 2015?) was done after the remodel with the understanding that the building would be "condoized". It should be understood that due to inflation and the commercial market that it is likely the current value of the building would be substantially higher than expressed in these two appraisals. We also understand that you may want a new appraisal associated specifically for this transaction.

**Jordan Creek Center**

8800 Glacier Highway, Suite 219, Juneau, AK 99801

**907 790-6655**

www.jre-realestate.com



**Property Details:**

**Address:** 224-230 Seward Street  
**Parcel Number(s) :** 224, 1C070A050000; 226, 1C070A050004; 228, 1C070A050002; 230, 1C070A050001  
**Owner of Record:** Bernard F. Wostmann  
**Name of Property:** Sommers Building  
**Zoning:** Commercial  
**Assessed Value:** \$1,159,400  
**Brief Description:** 224 - Storefront space. The completely refurbished interior of this 1,335 SF unit has its own bathroom. Currently configured as a kitchen and deli retail operation.  
226 - The top floor of Sommers Building on Seward offers an opportunity to develop 4 high-quality apartments, condominiums, or continued use as a large office space. Last use was for office with reception, conference rooms, cubicles, private offices, telemark, storage, mens/womens bathrooms, and kitchenette. 4,565 SF.  
228 - Storefront space. The completely refurbished interior of this 1,324 SF unit includes a bathroom and removable dividing wall. Easily configurable for a new use.  
230 - Storefront space. The completely refurbished interior of this 1,425 SF unit has its own bathroom and is currently being used as salon. Has dividing wall but is easily configurable to a new use.

Flexible Room Space – The spaces are laid out such that the described needs for housing people over night should be easy, even if men and women need separate areas. The 3 spaces on the first floor are long and rectangular. Each has a street entrance with one of them having a back exterior door and the other two with doors into a common hallway with exterior exit. As long as fire code is met, 1-3 of these could accommodate dormitory sleeping. Each of these units also has a bathroom but no shower facilities. It would not be too difficult to add showers or more bathroom fixtures if needed. One of the units has a kitchen but not a full commercial hood. The description of needs does not mention kitchen needs but one of these units could easily be used for soup, sandwiches, and cafeteria seating. On the 2<sup>nd</sup> floor, there are 2 larger bathrooms currently designated as mens/womens. There are also private office spaces that could accommodate administrative needs and/or private sleeping rooms. Some of the space is fairly open for more dormitory sleeping amenities. This floor also has a kitchenette for minor food/coffee needs. There is a back stairway for egress and windows along the front and rear of the building.

ADA Accessible Bathrooms – I can't honestly say that all current bathrooms are ADA compliant. This would have to be researched and there is room around all the bathrooms to make changes as necessary. Since showers would have to be installed, the work could be combined as necessary.

Open Reception or Entry Areas – the 2<sup>nd</sup> floor already has a reception area, the 1<sup>st</sup> floor units could easily be set up for that.

● **Jordan Creek Center**

8800 Glacier Highway, Suite 219, Juneau, AK 99801

**907 790-6655**

[www.jre-realestate.com](http://www.jre-realestate.com)



Indoor Storage (Supplies & Guest items) – The whole basement would be available for building supplies or other long term storage. It current already has framed in cubbys that lock. We understand that may not be the easiest way to store guest items but areas or rooms could be built for short term storage.

I truly think the best way to assess the feasibility of this project would be for you to tour the building. I am sure the owner would be willing to accompany us and I would welcome his detailed knowledge of the building infrastructure for this tour. Please review the email attachments for more detailed information.

Thank you for your considering the Sommers Building for a Cold Weather Warming facility.

Steve Schick

Broker – Juneau Real Estate

## JULIE DINNEEN COMPANY

REAL ESTATE APPRAISALS

February 6, 2015

Deatrice Swazer  
Northrim Bank  
3111 C Street Suite 400  
P.O. Box 241489  
Anchorage, AK. 99524-1489

**RE: Market Value of 224-230 Seward Street Juneau, JDC File #14-35.**

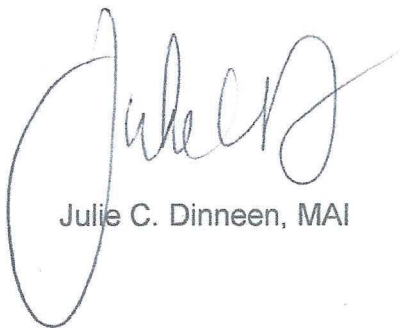
Dear Ms. Swazer:

At your request, I have completed an appraisal of the above referenced real estate. The building will receive upgrading in order to convert it to four commercial condominium units. The original appraisal was completed in November of 2012, JDC File 12-28. This appraisal provides an update of the original appraisal and addresses all relevant factors that impact value.

This report has been completed in conformance with the appraisal reporting standards formulated by the Uniform Standards of Professional Practice (USPAP) as formulated by the Appraisal Foundation. It also conforms to the Appraisal Standards for Federally Related Transactions adopted by the Office of the Comptroller of the Currency. Finally, it meets the appraisal standards of Northrim Bank.

Based upon my research and analysis, I have formed the opinion that the market value of the fee interest in the subject is **\$1,690,000** as completed and **\$1,330,000** in as-is condition.

Respectfully Submitted,



Julie C. Dinneen, MAI

302 WEST CHESTER STREET, LAFAYETTE, CO. 80026  
(303) 579-3589

# JULIE DINNEEN COMPANY

REAL ESTATE APPRAISALS

January 16, 2013

Janien Ludlam  
Alaska Pacific Bank  
2094 Jordan Avenue  
Juneau, AK. 99801

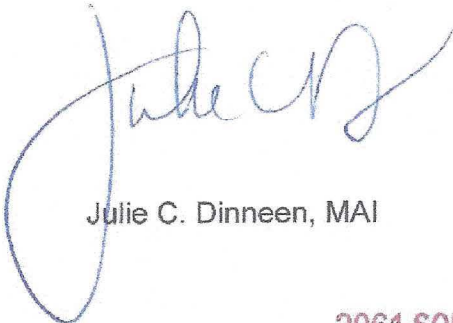
**RE: Supplement to Market Value of 224 Seward Street Juneau, JDC File #12-28.**

Dear Ms. Ludlam:

Based upon my research and analysis, I formed the opinion that the market value of the fee interest in the subject, as proposed, was \$1,550,000. This value is allocated to the proposed commercial condominiums as follows:

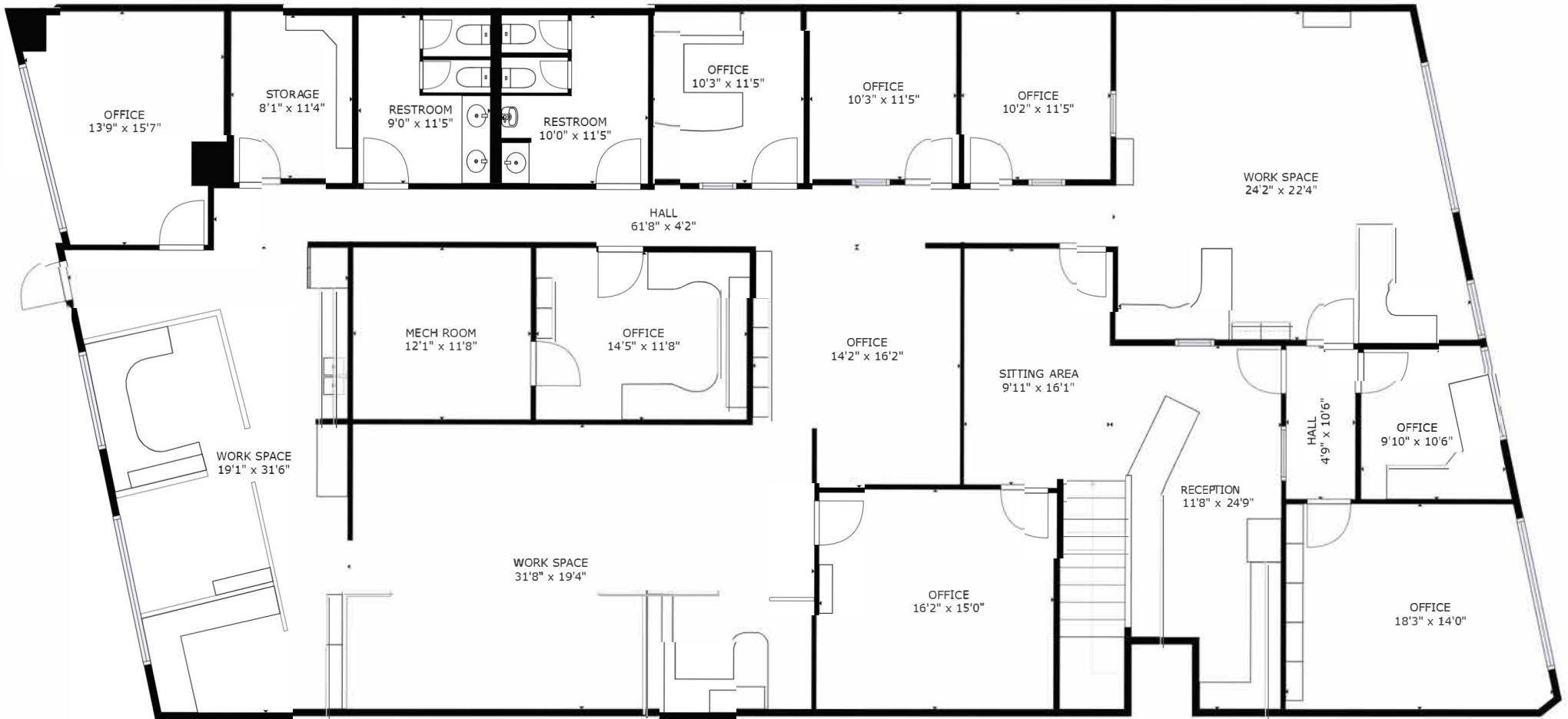
South Retail Unit of 1,270 SF	=	\$225,000
Middle Retail Unit of 1,330 SF	=	\$237,000
North Retail Unit of 1,640 SF	=	\$291,000
Second Floor Office of 4,675 SF	=	\$797,000
<hr/>		
<b>Total of Four Units</b>		<b>\$1,550,000</b>

Respectfully Submitted,



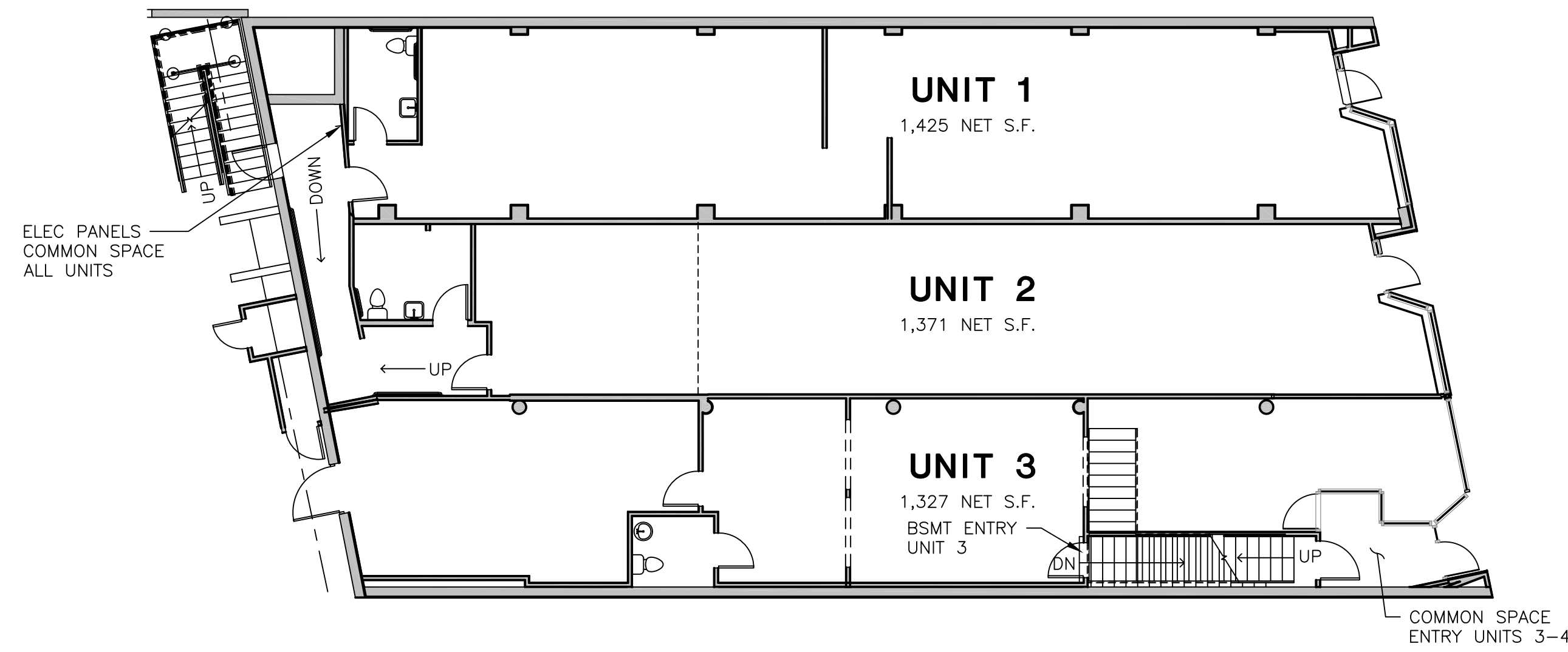
Julie C. Dinneen, MAI

2061 SOUTH CLAYTON STREET, DENVER, CO. 80210  
(303) 579-3589



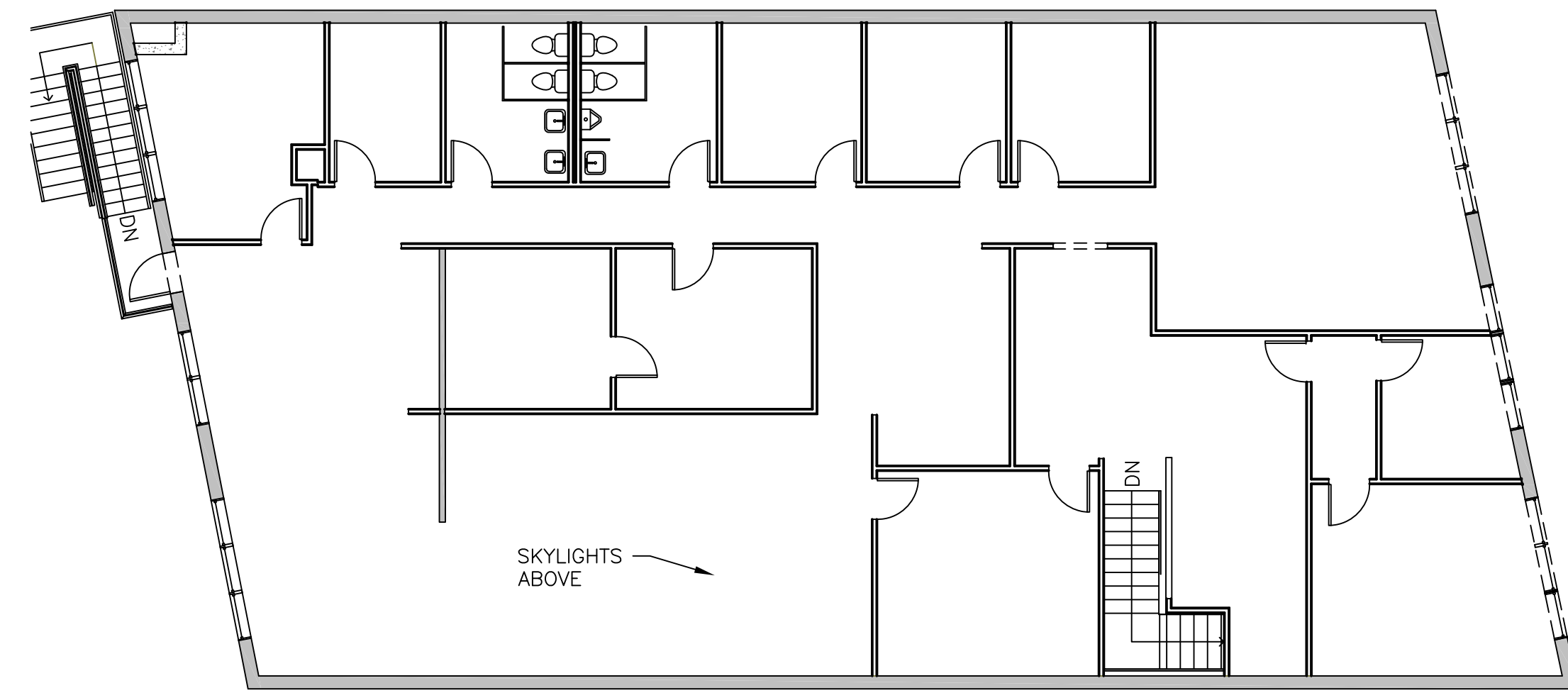
FLOOR 1





**LEVEL 1**

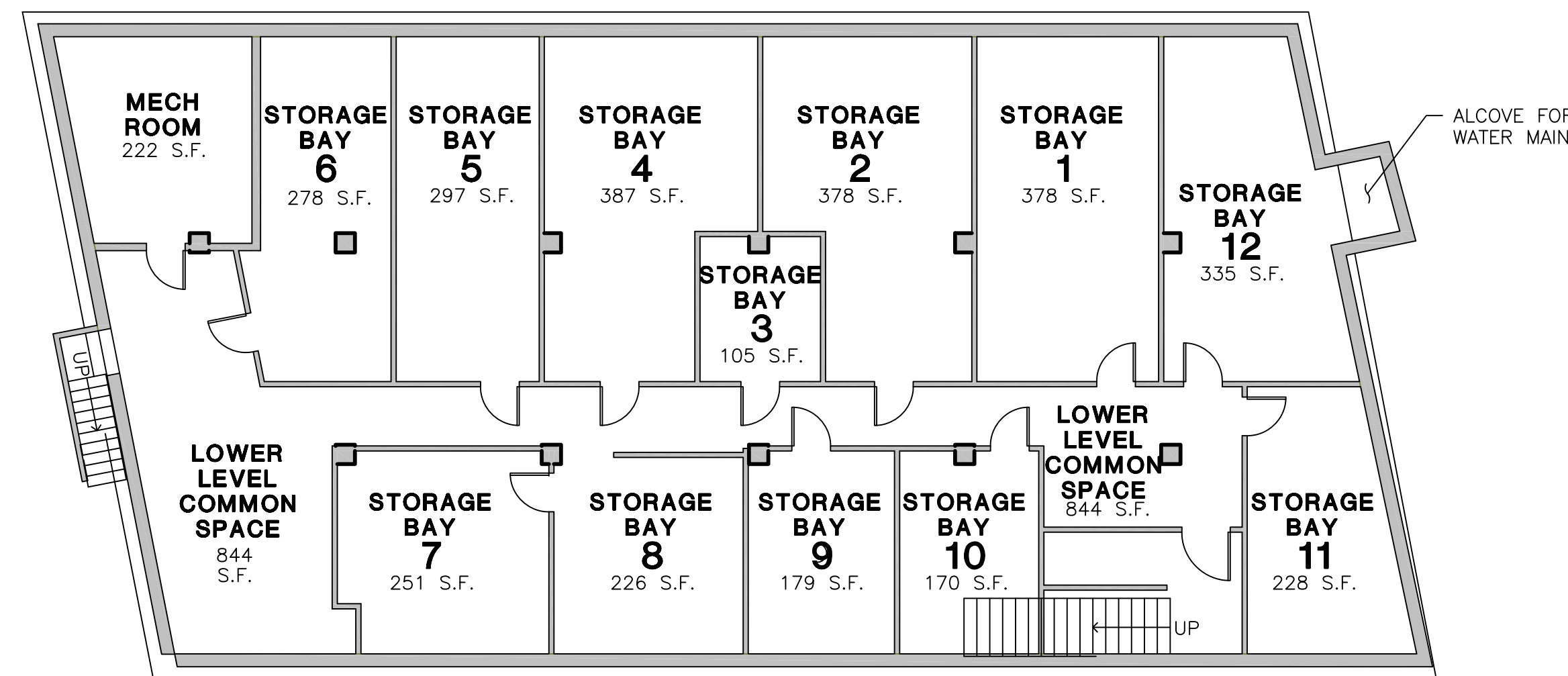
NET 4,475 S.F.  
GROSS 4,795 S.F.



**LEVEL 2**

NET 4,565 S.F.  
GROSS 4,855 S.F.

NOTE: ALL SPACE IS COMMON OR AS ASSIGNED PER LEASE AGREEMENT



**BASEMENT**

NET 4,603 S.F.  
GROSS 4,939 S.F.

**A PLAT OF  
SOMMERS ON SEWARD  
CONDOMINIUMS  
WITHIN  
LOT 6, BLOCK 5,  
JUNEAU TOWNSITE  
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT**

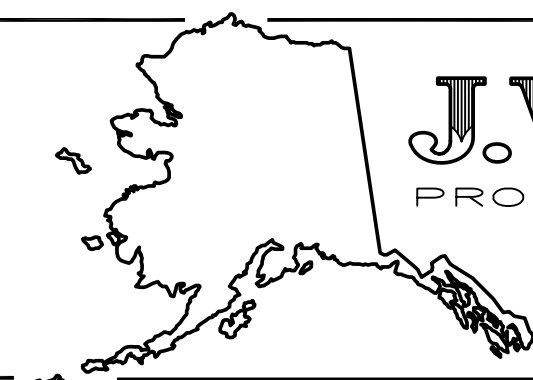
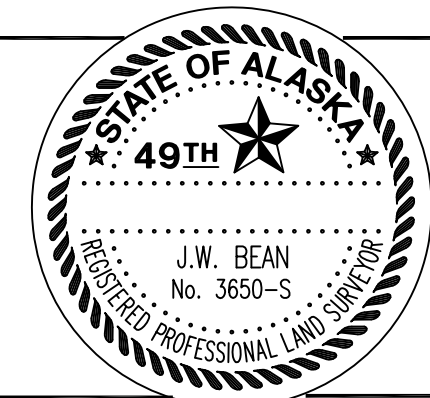
OWNER:  
BERNARD F. WOSTMANN  
PO BOX 211403  
JUNEAU, ALASKA 99801

SURVEYOR:  
JW BEAN, INC.  
PROFESSIONAL SURVEYOR  
1070 ARCTIC CIRCLE  
JUNEAU, ALASKA 99801

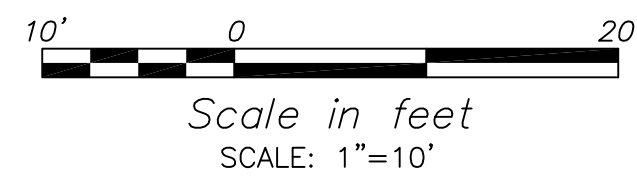
DATE: 7-15-2016 SCALE: 1"=10' SHEET 2 OF 2

7/15/2016 10:29:08 AM AST

E:\GDM\BEAN\13393-SEWARD\13393-SEWARD-LDT6-CONDOS.DWG



**J.W. BEAN** INC.  
PROFESSIONAL SURVEYOR  
1070 ARCTIC CIRCLE  
JUNEAU - ALASKA  
(907) 789-0590  
SURVEYOR - PLANNER  
PROJ: 13393-SEWARD-LDT6-CONDO





**LEGEND**

- ⊙ PRIMARY MONUMENT IN CASING WITH 2 1/2" ALUMINUM MONUMENT, RESET BY DOWL HKM
- SECONDARY MONUMENT RECOVERED THIS SURVEY REBAR & CAP, T&N ENGINEERING
- SECONDARY MONUMENT RECOVERED THIS SURVEY REBAR & 2" ALUMINUM CAP, SENTEC
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- ⊕ SECONDARY MONUMENT SET THIS SURVEY BY SENTEC 2" SPIKE WITH 2" DIA. STEEL WASHER

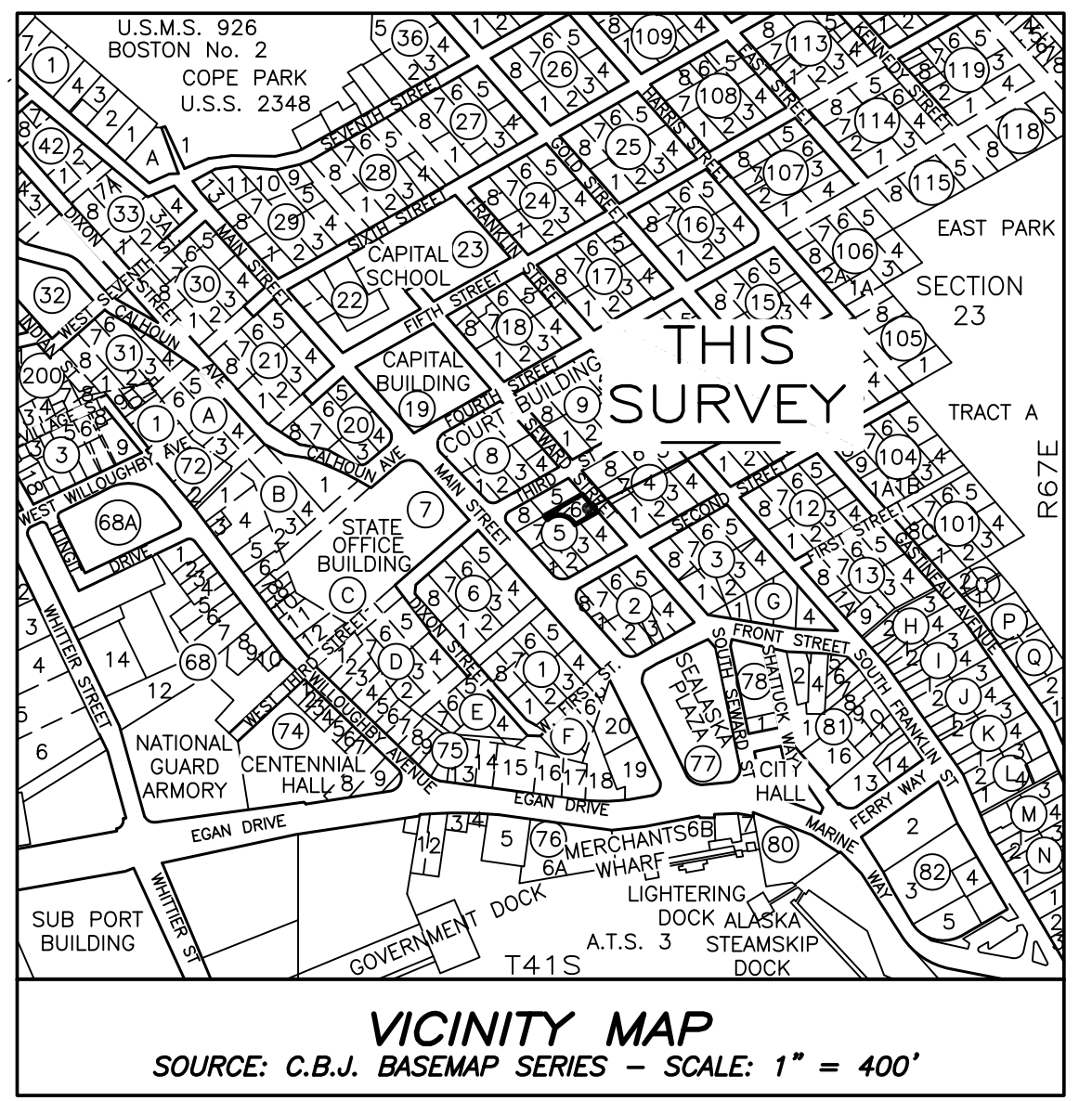
— SURVEYED  
 - - - UNSURVEYED

- ⊙ SANITARY MANHOLE
- ⊗ WATER VALVE
- COO SEWER CLEANOUT
- OSDCO STORMDRAIN CLEANOUT
- ▣ CATCH BASIN
- ⊖ FIELD DRAIN
- ⊕ POWER POLE
- ⊙ LUMINARY LIGHT
- ⊙ TREE

J.W. BEAN  
 L.S. 3650  
 TYPICAL SECONDARY MON.  
 2" ALUMINUM  
 5/8" REBAR, 36" LONG

**BASIS OF BEARING**

BASIS OF BEARING FOR THIS PLAT IS THE COMPUTED BEARING OF S41°20'08"E FROM A FOUND MONUMENT IN CASING BEING THE ANGLE POINT AT MAIN STREET AND THIRD STREET TO A FOUND MONUMENT IN CASING BEING THE CENTERLINE OF MAIN STREET AND SECOND STREET, AS SHOWN ON RECORD PLAT NO. 2007-16 AND JUNEAU TOWNSITE.



**DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT BERNARD F. WOSTMANN OWNER IN FEE SIMPLE OF THE PROPERTY HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES THE SAME FOR CONDOMINIUM PURPOSES. NOTHING IS DEDICATED TO THE PUBLIC GENERALLY BUT ARE SPECIFICALLY DEDICATED FOR THE EXCLUSIVE USE AND BENEFIT OF THE BUSINESS UNIT OWNERS AS COMMON AREAS ACCORDING TO THE DECLARATION. THIS PLAT OR ANY PORTION THEREON SHALL BE RESTRICTED BY TERMS OF THE DECLARATION OF WHICH THIS PLAT IS A ATTACHMENT.

Owner \_\_\_\_\_  
 BERNARD F. WOSTMANN

**NOTARY'S ACKNOWLEDGMENTS:**

STATE OF ALASKA  
 ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, PERSONALLY APPEARED \_\_\_\_\_

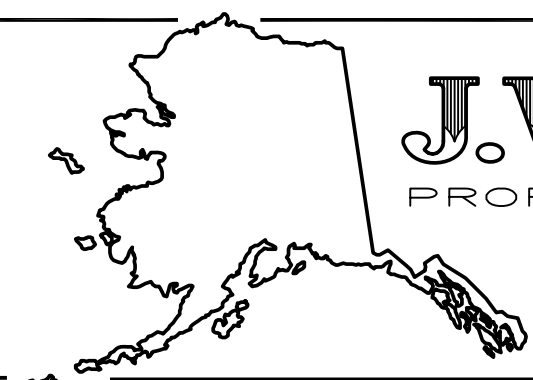
KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING CERTIFICATE, TO ME THAT THEY EXECUTED SAID CERTIFICATE FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED MY SIGNATURE AND OFFICIAL SEAL THE DAY, MONTH AND YEAR IN THIS CERTIFICATE FIRST ABOVE AND THEREIN MENTIONED.

Notary Public for Alaska \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

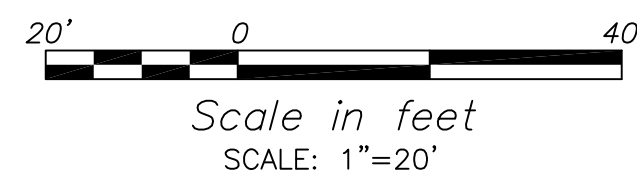
**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

Date \_\_\_\_\_



**J.W. BEAN INC.**  
 PROFESSIONAL SURVEYOR  
 1070 ARCTIC CIRCLE  
 JUNEAU - ALASKA  
 (907) 789-0590  
 SURVEYOR - PLANNER  
 PROJ: 13393-SEWARD-LOT6-CONDO



**NOTES:**

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
3. DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
4. WHERE MEASURED BEARING AND/ OR DISTANCE DIFFER FROM THE RECORD, THAT OF RECORD IS SHOWN IN PARENTHESIS, ALONG WITH THE SOURCE DOCUMENT/ PLAT NOTE.
5. LOT 6 FRONT CORNERS ARE NOT SET DUE TO BUILDING CORNERS SEE OFFSETS AT CORNERS.

**A PLAT OF  
 SOMMERS ON SEWARD  
 CONDOMINIUMS  
 WITHIN  
 LOT 6, BLOCK 5,  
 JUNEAU TOWNSITE  
 WITHIN CITY & BOROUGH OF JUNEAU, ALASKA  
 JUNEAU RECORDING DISTRICT**

<p><b>OWNER:</b>          BERNARD F. WOSTMANN          PO BOX 211403          JUNEAU, ALASKA 99801</p>	<p><b>SURVEYOR:</b>          J.W. BEAN, INC.          PROFESSIONAL SURVEYOR          1070 ARCTIC CIRCLE          JUNEAU, ALASKA 99801</p>
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DATE: 7-15-2016      SCALE: 1"=20'      SHEET 1 OF 2

7/15/2016 10:29:08 AM AST

E:\GDM\BEAN\13393-SEWARD\13393-SEWARD-LOT6-CONDOS.DWG

August 25, 2020

Chief Housing Officer, Scott Ciambor  
City and borough of Juneau  
155 South Seward Street  
Juneau, Alaska 99801  
[Scott.Ciambor@juneau.org](mailto:Scott.Ciambor@juneau.org)

**Subject: Sale of Property for cold weather emergency shelter**

Dear Mr. Scott Ciambor:

The purpose of this letter is to express my intent to represent my client in the sale of this property to you for the intended use as a cold weather shelter.

**Property Description**

Property is located on 201 Cordova St. and includes the lot next door. The legal description is WEST JUNEAU BL H LT 1A and WEST JUNEAU BL H LT 2A.

The parcel numbers are 1D060L030011 AND 1D060L030012.

These properties are multifamily zoned D18.

Lot 1A currently has a two story building on it that has been taken down to the studs in preparation to construct 7 efficiency apartments. This however is a clean slate that could be configured to suit your needs. Lot 2A is a vacant parcel with 8612 sq. ft. and is zoned D18

**Sellers Information**

W&B Rentals LLC  
Bradley and Winnie Parker, P.O. Box 240531, Douglas, AK 99824

**Sales Price:** \$445,000.00

**Assessed Value:** \$388,800.00

Sincerely,

Debbie Lewis  
Re/Max of Juneau  
3031 Clinton Drive  
Juneau, Alaska 99801  
907 321-3076  
[debbielewis@gci.net](mailto:debbielewis@gci.net)

**LISTING DETAIL**

MLS # **18969**  
 Status **Active**  
 Type **Multifamily**  
 Address **0 Cordova Street**  
 City **Juneau**  
 State **AK**  
 Zip **99801**  
 Area **WEST JUNEAU**  
 Class **LAND**  
 Asking Price **\$150,000**  
 Sold Price

Deborah Lewis  
 RE/MAX of Juneau  
 Office: 907-789-4794  
 CELL: 907-321-3076  
 3031 Clinton Drive  
 Juneau AK 99801  
 debbielewis@gci.net

**GENERAL**

Approx. # Acres		Approx. Lot Dimensions		Elementary School	<b>Gastineau</b>
Subdivision/Condo/MHP	<b>West Juneau</b>	Approx. Lot SQFT	<b>8,612</b>	Middle School	<b>Dzantik'l Heeni</b>
Property Zoning	<b>D18-Multifamily</b>	Lot SQFT Source	<b>Public Records</b>	High School	<b>Juneau-Open Enrollment</b>
Site Disclosure	<b>On File</b>	Road Frontage		Virtual Tour	
Legal Description	<b>WEST JUNEAU BL H LT 2A</b>	Water Frontage			
Borough Parcel Number	<b>1D060L030012</b>				

**FEATURES**

ACCESS	<b>Paved</b>	ROAD MAINTENANCE	<b>Public</b>
ELECTRIC	<b>Available</b>	TOPOGRAPHY	<b>Clear Cut</b>
LOT DESCRIPTION	<b>Cleared Lot</b>		
VIEW	<b>Mountain</b>		
WATER SUPPLY	<b>Public Available</b>		
SEWER	<b>Public Available</b>		

**FINANCIAL**

Taxes	Tax Year
Mill Rate	Assessed Value: Land <b>\$122,100</b>
HOA Dues/MO	Trailer Space Rent
LID	
Financing Terms	

**REMARKS**

**Cleared D-18 lot in a great location in West Juneau. This 8,612 sq ft property is ready for you to build on. It boasts incredible views of the mountains and has filtered views of the Gastineau channel and downtown Juneau. \*\*OWNER FINANCING AVAILABLE\*\*Call today for more information!**

## LISTING DETAIL



MLS # **19706**  
Status **Active**  
Type **Single Family**  
Address **201 Cordova Street**  
City **Juneau**  
State **AK**  
Zip **99801**  
Area **WEST JUNEAU**  
Class **RESIDENTIAL**  
Asking Price **\$295,000**  
Sold Price

Deborah Lewis  
RE/MAX of Juneau  
Office: 907-789-4794  
CELL: 907-321-3076  
3031 Clinton Drive  
Juneau AK 99801  
debbielewis@gci.net

## GENERAL

# of Bedrooms	<b>0</b>	Approx. Lot Dimensions		Living Rm Level
Baths	<b>None</b>	Elementary School	<b>Gastineau</b>	Family Rm Level
Levels	<b>2 Story</b>	Middle School	<b>Dzantik'l Heeni</b>	Dining Rm Level
Covered Parking Capacity	<b>0</b>	High School	<b>Juneau- Open</b>	Kitchen Level
Parking Type	<b>On Site</b>		<b>Enrollment</b>	Master Bedroom Level
Waterfront	<b>No</b>	Year Built	<b>1962</b>	Bedroom 2 Level
Construction Status	<b>Under Construction</b>	Approx. SQFT	<b>3,258</b>	Bedroom 3 Level
Sub/Condo/MHP	<b>West Juneau</b>	Approx. Lot SQFT	<b>9,435</b>	Laundry Level
Site Disclosure	<b>on file</b>	Approx. Garage SQFT	<b>0</b>	
Legal Description	<b>WEST JUNEAU BL H LT 1A</b>			
Borough Parcel Number	<b>1D060L030011</b>			

## FEATURES

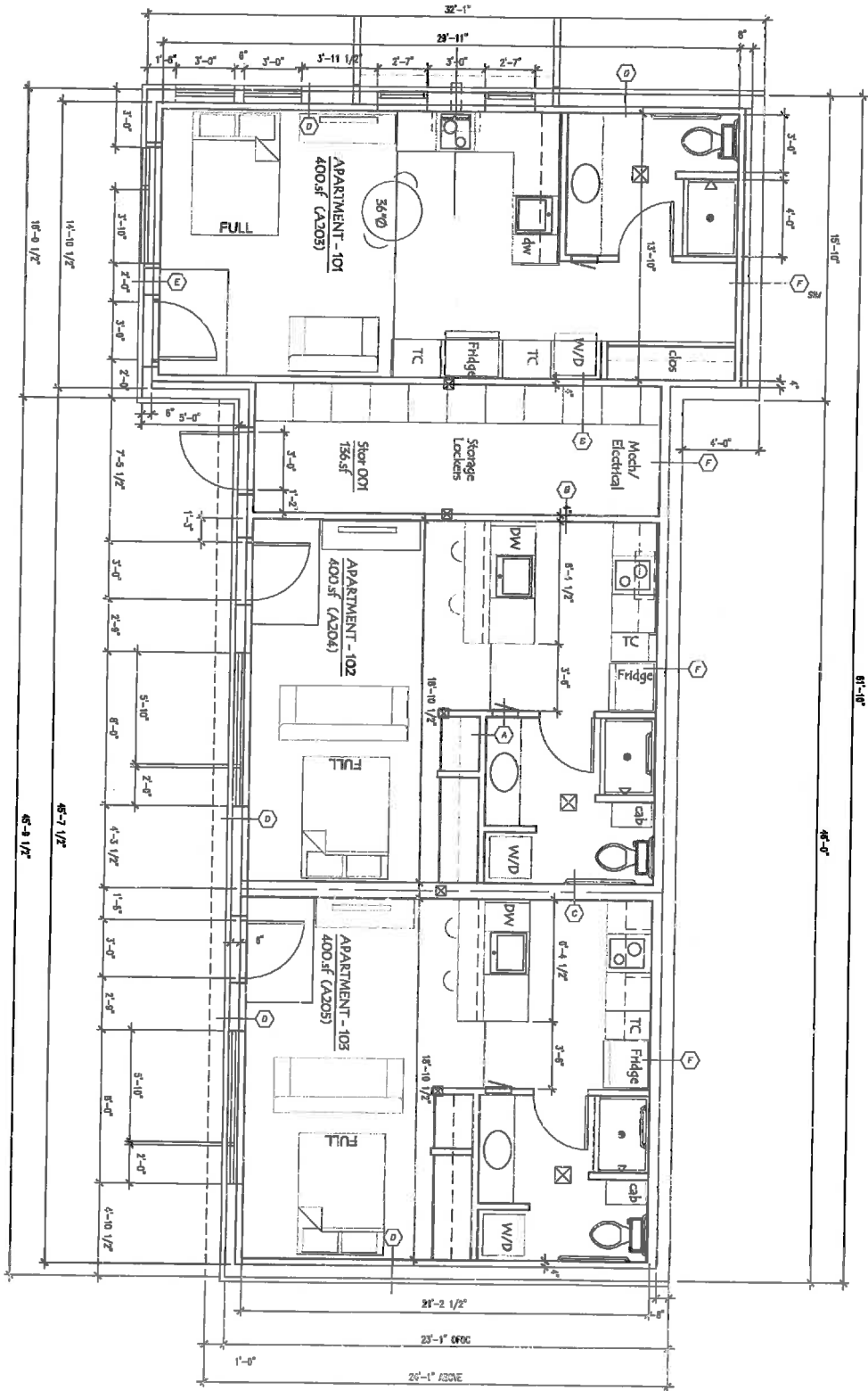
EXTERIOR	<b>Wood Siding</b>	WATER SUPPLY	<b>Public Water</b>
STYLE	<b>Contemporary</b>	SEWER	<b>Public Sewer</b>
ROOF	<b>Metal</b>	INTERIOR AMENITIES	<b>Other</b>
EXTERIOR AMENITIES	<b>RV Parking, Boat Parking, Paved Street</b>	ACCESS	<b>Paved, Maintained, Public</b>
		LOT DESCRIPTION	<b>Sloping</b>
		VIEW	<b>Town, Water, Mountain</b>
		BASEMENT/FOUNDATION	<b>Slab, Poured Concrete</b>

## FINANCIAL

Taxes		Tax Year	
Mill Rate		HOA Dues/MO	
Assessed Value: Land	<b>\$113,200</b>	Mobile Home Space Rent	
Assessed Value: Buildings	<b>\$147,400</b>	Mobile Home Make	
Total Assessed Value	<b>\$260,600</b>	Mobile Home Model	
LID		Mobile Home Serial #	
Financing Terms		Mobile Home Size: Wide	
		Mobile Home Size: Long	

## REMARKS

What a find! This great property has a variety of possible approaches. The inside of this property has been gutted and the owner has engineered plans for a multifamily building with 7 efficiency units. However, it could be configured into a single family home with apartment , a duplex or a four plex too. This could be an owner occupied property or an investment property. Located in a desirable neighborhood with a short walk to downtown Juneau!



**CONSTRUCTION NOTES:**  
 \* DIMENSIONAL DIMENSIONS ARE TYPICAL, LIST BEZ, CONFORM REQUIRED ROUGH OPENING  
 \* ROUGH AND NET FRAMING ACCORDINGLY FOR FINAL WINDOW IFR, DIMENSIONS,  
 \* ROUGH AND NET FRAMING ACCORDINGLY FOR FINAL DOOR IFR, DIMENSIONS,  
 \* AND ADJUST FRAMING ACCORDINGLY.

1 LOWER LEVEL PLAN  
 3/16" = 1'-0"



CONSTRUCTION & PERMIT DOCUMENTS

**CORDOVA STREET**

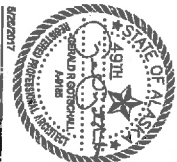
**Apartments**

201 Cordova Street  
 JUNEAU, ALASKA

500 N. Franklin Hwy  
 Juneau, AK  
 907-726-0287  
 Cordova@G+Aarch.com

G+A Architects  
 Gotschall +  
 Associates  
 Architects, LLC

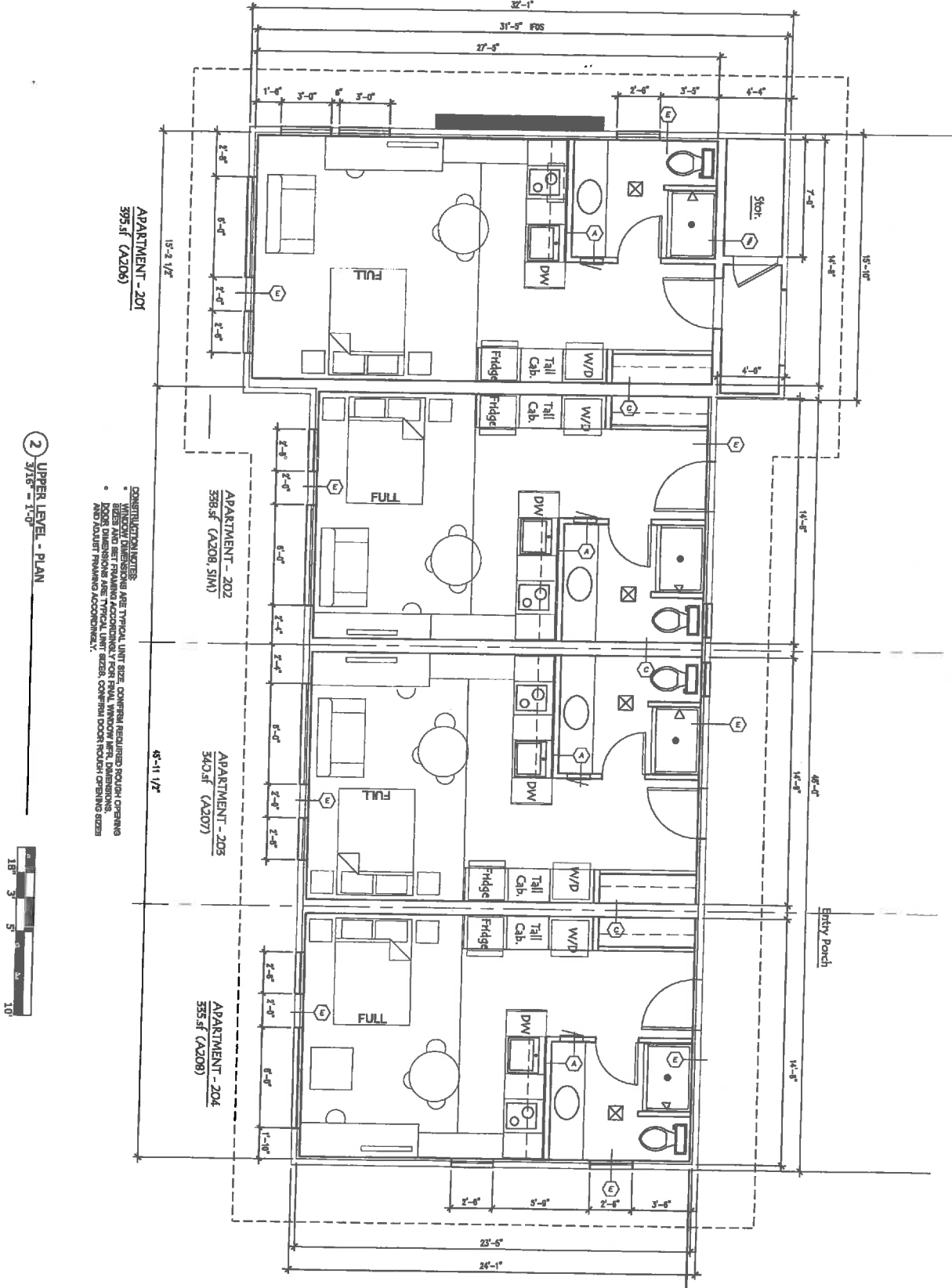
02/20/2017



SHEET TITLE  
 LOWER LEVEL  
 APARTMENT PLAN

DATE: MAY 26, 2017  
 CHECKED BY: CRG  
 DRAWN BY: CRG

SHEET #  
**A201**



CONSTRUCTION NOTES:  
 - FINISHES AND MATERIALS TO BE DETERMINED BY THE OWNER.  
 - ALL DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED.  
 - DOOR DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED.  
 - AND ADJUST FRAMING ACCORDINGLY.

2 UPPER LEVEL - PLAN  
 3/16" = 1'-0"



**G+A**  
 Architects  
 Cotschall +  
 Associates  
 Architects, LLC

8800 N. Douglas Hwy  
 Juneau, AK  
 99773-0207  
 cotschall@cotsga.com

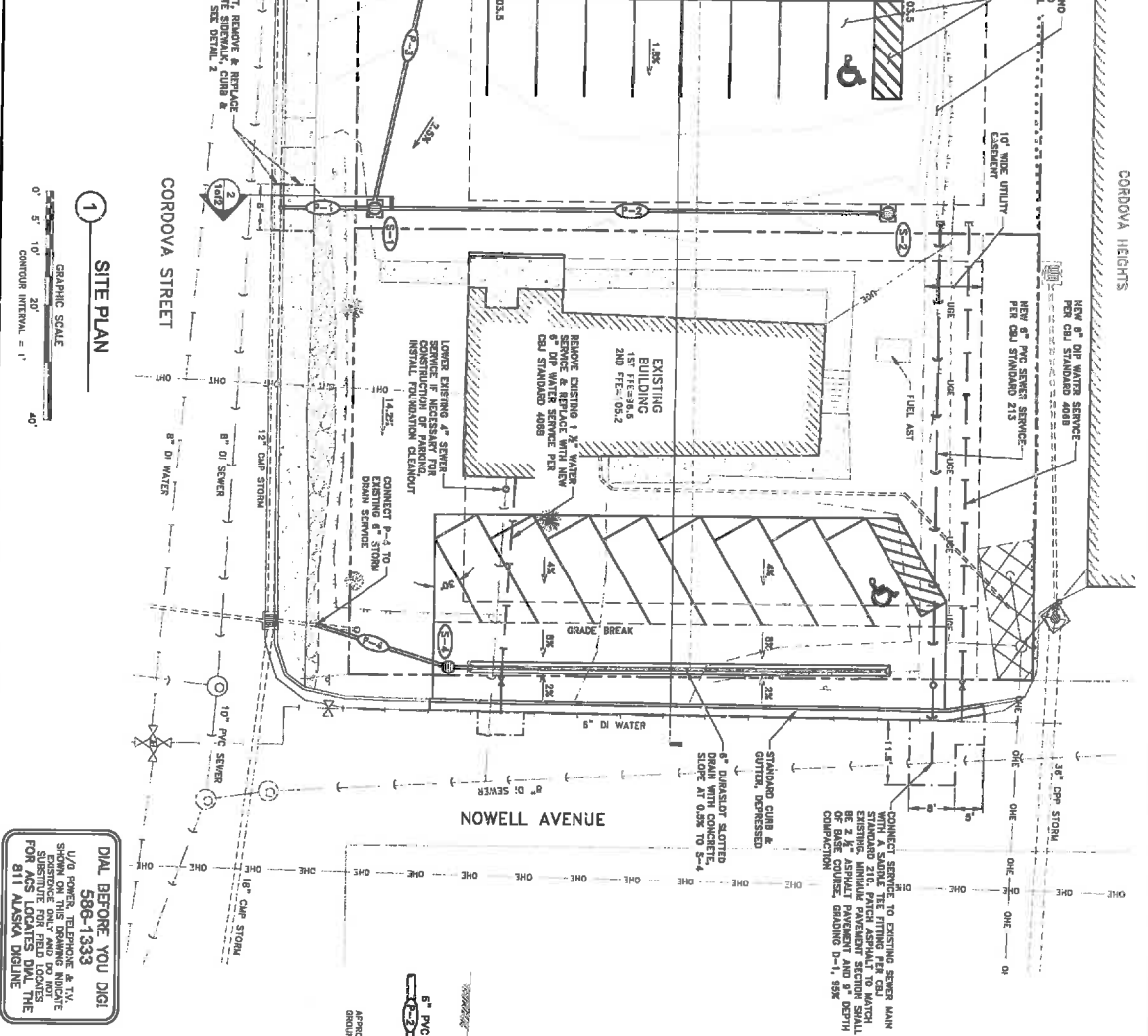
CONSTRUCTION & PERMIT DOCUMENTS  
**CORDOVA STREET**  
 Apartments  
 201 Cordova Street  
 JUNEAU, ALASKA

PERMIT  
 UPPER LEVEL  
 PLAN

DATE: MAY 26, 2017  
 CHECKED BY: GRG  
 DRAWN BY: GRG

**A202**

- NOTES:**
1. ALL STANDARD PARKING SPACES ARE NOMINAL, 8.5' X 17'.
  2. ALL ACCESSIBLE PARKING SPACES AND ACCESSIBLE ANGLES ARE NOMINAL, PARKING IS 8' X 17.1' AND 8' X 17'.



**1 SITE PLAN**

GRAPHIC SCALE  
 0 5 10 20 40  
 CONTOUR INTERVAL = 1'

**2 STORM CONNECTION DETAIL**

PROJECT & MAINTAIN EXISTING KICHAWAY ASPHALT.  
 REMOVE AND REPLACE CONCRETE SIDEWALK AND CURB & BULF.  
 FOR NEW STANDARD 11\"/>

**STORM DRAIN PIPE SUMMARY**

PIPE DIA.	LENGTH	TYPE	SLOPE
P-1	17'	PVC	1.3, 2%
P-2	6'	PVC	1.0%
P-3	5'	PVC	1.0%
P-4	25'	PVC	0.5%

NOTE: PIPE LENGTHS AND SLOPES ARE TO CENTER OF STRUCTURES, UNLESS OTHERWISE NOTED

**CB TYPE-III**

S-1	N: 595847	E: 10421.03
ORATE EL:	102.25	
P-1 IE:	98.25	
P-2 IE:	98.25	
P-3 IE:	98.25	
P-4 IE:	98.25	
SUMP:	16'	MIN.

**CB TYPE-III**

S-2	N: 931392	E: 10365.72
ORATE EL:	101.50	
P-2 IE:	99.25	
SUMP:	16'	MIN.

**24\"/>**

**24\"/>**

**24\"/>**

**24\"/>**

**DIAL BEFORE YOU DIG!**  
 588-1333

SHOW UP, TELEPHONE & TV  
 SHOW ON THIS DRAWING INDICATE  
 SUBSTITUTION FOR FIND TO AVOID  
 SCHEDULE FOR FIND TO AVOID  
 FOR AFS LOCATES DIAL THE  
 811 ALASKA DIGLINE

OWNER: ARIE PLUMBER  
 LOTS 1A & 2A  
 1ST & 2ND BLOCK "H"  
 DOUGLAS TOWNSHIP  
 JUNEAU ALASKA  
 CITY AND BOROUGHS DISTRICT  
 JUNEAU RECORDING DISTRICT  
 STATE RECORDERS OFFICE AT JUNEAU

DESIGNER: BRAD PAVNER  
 P & B DESIGN LLC  
 2000 LAKESIDE AVENUE  
 JUNEAU, ALASKA 99804  
 DATE: DECEMBER 02, 2017

ENGINEER: POC ENGINEERS  
 605 S. LAUREN HIGHWAY  
 JUNEAU, ALASKA 99801  
 907-791-0600  
 POC PROJ ID: 170454

SHEET 1 OF 2

**GENERAL NOTES**

- THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S45°17'02"E AS CALCULATED FROM PLAT NO. 2000-3, BY J.W. BEAN, RECORDED JANUARY 21, 2000, BETWEEN THE RECOVERED PRIMARY MONUMENT LOCATED ON THE NORTHWEST BOUNDARY LINE OF BLOCK H, PER PLAT BY R&M ENGINEERING, DATED 1995 AND THE RECOVERED SECONDARY MONUMENT WHICH MARKS THE SOUTH CORNER OF LOT 1, BLOCK H, WEST JUNEAU. SET PER PLAT 91-30, AS SHOWN ON THIS PLAT.
- WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD BEARING AND/OR DISTANCE IS SHOWN WITHIN PARENTHESES WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESES.
- THE BASIS OF COORDINATES IS ASSUMED IN A LOCAL COORDINATE SYSTEM.
- ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
- THIS SURVEY WAS PERFORMED UTILIZING ON-THE-GROUND CONVENTIONAL TRIMBLE S-7 ROBOTICS TOTAL STATION WITH STANDARD LASER DISTANCE MEASURING TECHNIQUES.
- FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
- THE FIELD SURVEY WAS PERFORMED ON JUNE 22 & 23, 2017.
- RECORD INFORMATION UTILIZED FOR THIS SURVEY WAS DERIVED FROM THE OFFICIAL PLATS AND DOCUMENTS OF RECORD:
  - PLAT No. D-35, J.R.D., DATED MAY 28, 1938
  - PLAT No. 268, J.R.D., DATED AUGUST 26, 1960
  - PLAT No. 2000-3, J.R.D., DATED JANUARY 21, 2000
- DOMESTIC WATER AND SEWER ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- STORMWATER RUNOFF SHALL BE CONTROLLED PER CBJ BEST MANAGEMENT PRACTICES AND AS DELINEATED ON SITE PLAN APPROVED BY GENERAL ENGINEERING FOR THIS SUBDIVISION; CASE MIP20170017.
- THE PURPOSE OF THIS SUBDIVISION LOT LINE ADJUSTMENT IS TO ADJUST THE CURRENT LINE BETWEEN LOTS 1 AND 2.

**COMMUNITY DEVELOPMENT APPROVAL**

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

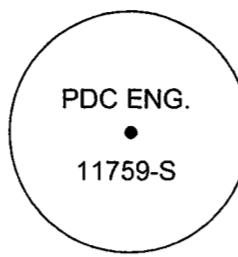
*Brad Messer* 12/29/17  
 ROB STEEDLE, DIRECTOR, CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST: *Kevin J. Stein*  
 MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU



**TYPICAL SECONDARY MONUMENT**

1-1/4" DIA. ORANGE PLASTIC SURV-CAP ON 5/8" DIA. x 36" IRON PIN



**OWNERSHIP CERTIFICATE**

I, BRAD PARKER, HEREBY CERTIFY THAT W & B RENTALS, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBE HEREON AND THAT I AS THE REGISTERED AGENT, HAVING THE AUTHORITY TO DO SO, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

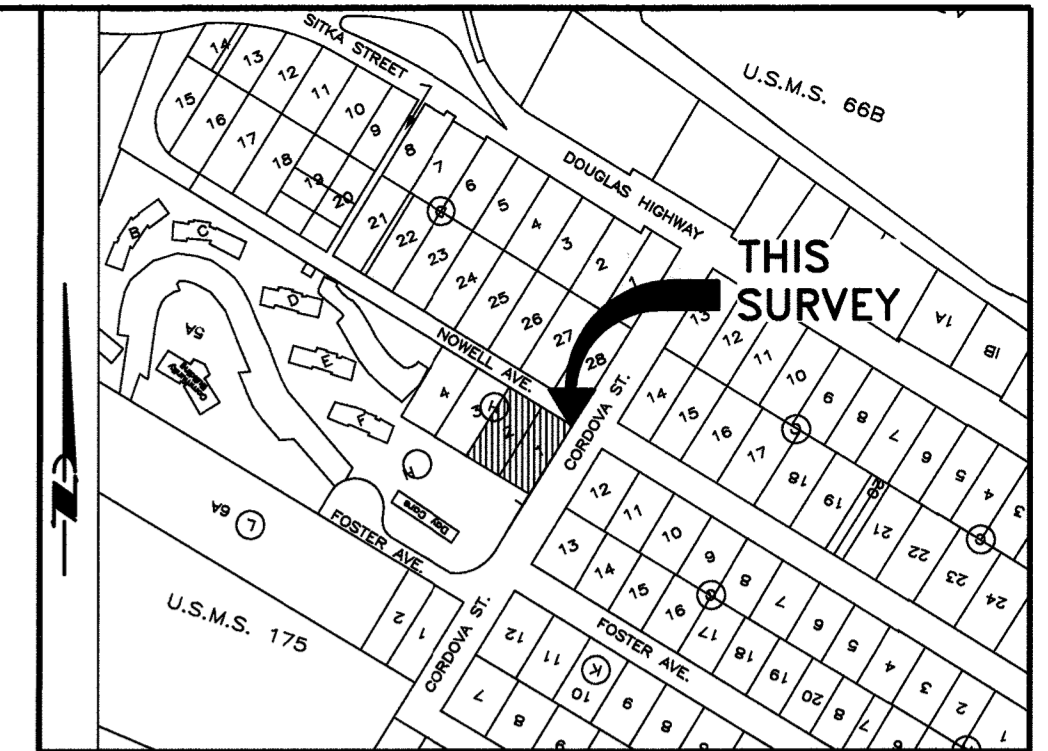
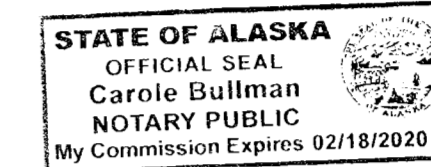
DATE: 12/20, 2017  
*Brad Parker*  
 W & B RENTALS, LLC, REGISTERED AGENT

**NOTARY ACKNOWLEDGMENT**

UNITED STATES OF AMERICA )  
 STATE OF ALASKA )

THIS IS TO CERTIFY THAT ON THE 26 DAY OF December, 2017, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRAD PARKER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.  
 NOTARY PUBLIC FOR ALASKA *Carole Bullman*  
 MY COMMISSION EXPIRES 2/18/2020



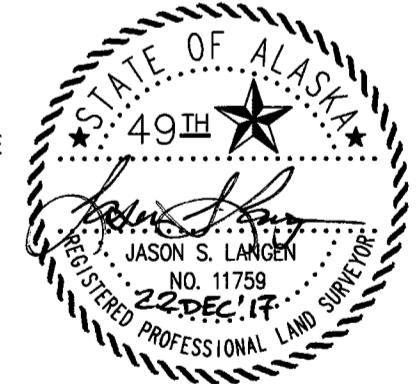
**VICINITY MAP**  
 SOURCE: CBJ PROPERTY ATLAS  
 SCALE: 1"=200 ±

**LEGEND**

- PRIMARY MONUMENT (RECOVERED THIS SURVEY)
- SECONDARY MONUMENT (RECOVERED THIS SURVEY)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- LOT LINE
- LOT LINE VACATED THIS SURVEY
- CBJ SETBACK LINE
- POWER LINE/GUY ANCHOR EASEMENT
- POWER LINE/GUY ANCHOR EASEMENT
- R1 PLAT No. D-35, JRD
- R2 PLAT No. 268, JRD
- R3 PLAT No. 2000-3, JRD

**SURVEYOR'S CERTIFICATE**

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



DATE: 12/22/17

A PLAT OF  
**LOT 1A AND LOT 2A**  
 A SUBDIVISION OF  
**LOT 1 & 2, BLOCK "H", WEST JUNEAU**

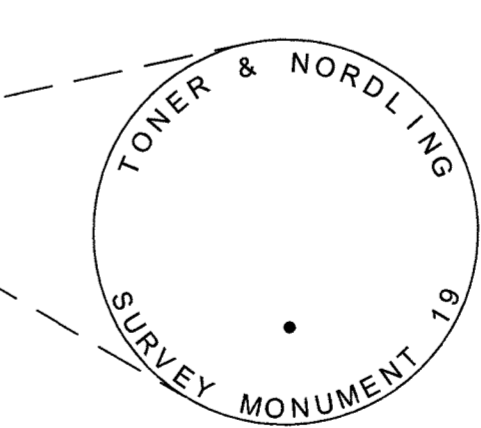
WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA  
 JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT JUNEAU

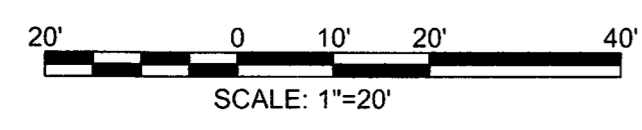
MIF 2017.0022

<b>OWNER:</b> BRAD PARKER W & B RENTALS, LLC. P.O. BOX 240531 DOUGLAS, AK 99824	<b>SURVEYOR:</b> PDC ENGINEERS 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99801 (907) 780-6060
DATE: December 22, 2017	SCALE: 1"=20'
SHEET 1 OF 1	
PDC PROJ. No. 17041JN	

2017-48  
 Plat #  
*Juneau*  
 Rec. Dist.  
 12-29-2017  
 Date  
 1:25 P.M.  
 Time



FOUND REBAR WITH CAP MARKED 6262-S, SET PER PLAT 91-30 AT THE COMMON CORNER OF LOTS 1, 2, 27A, & 27B, BLOCK H, WEST JUNEAU. VACATED THIS SUBDIVISION, REMOVED WITH PERMISSION FROM THE SURVEYOR OF RECORD.



PA 2017 17041JN-PDC-202-Cedova Sheet 5A 17041JN-81.dwg PLOT: December 22, 2017 at: 2:59pm JasonLangen