

Tear Sheet

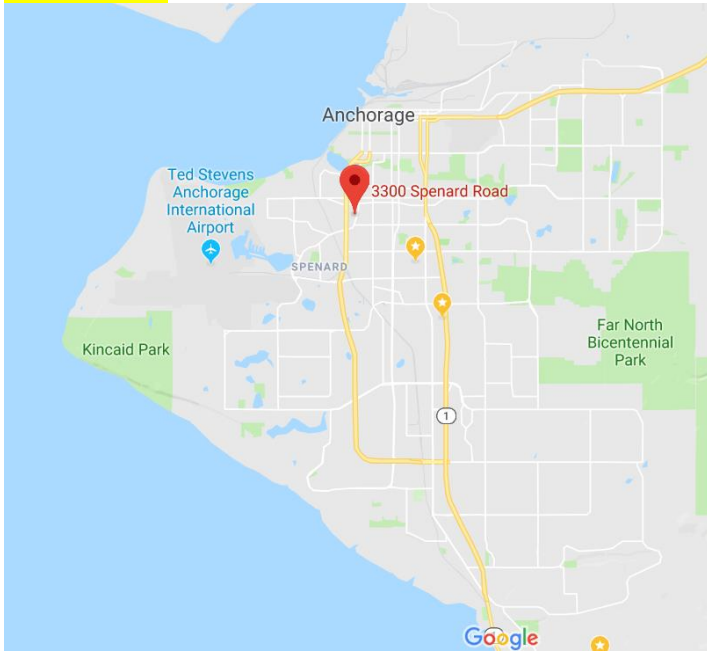
3300 Spenard Road, Anchorage, Alaska 99503

Prepared by Hugh Wade

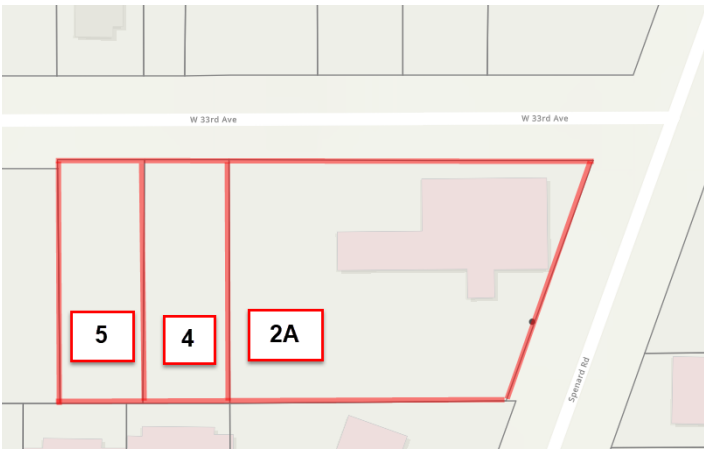
Owner/ Broker, Spire Commercial, 907-230-1523, hughjwade@gmail.com, www.SpireCommercial.com
5-8-2020

None of this information has been independently verified.

LOCATION



<u>Parcel ID</u>	<u>Name</u>	<u>Site Address</u>	<u>Legal Description</u>
010-102-12-000	KEYSTONE DEVELOPMENT CO		BARNETT TRACT LT 5 T13N R4W SEC 25 S2 NE4
010-102-13-000	KEYSTONE DEVELOPMENT CO		BARNETT TRACT LT 4 T13N R4W SEC 25 S2 NE4
010-102-30-000	KEYSTONE DEVELOPMENT CO	3300 SPENARD RD	BARNETT LT 2A T13N R4W SEC 25 S2 NE4



AERIAL



STREET VIEW ON GOOGLE MAPS



BOOK 719

PAGE 0072



Transamerica Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

201972

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO - *GRANTOR'S Address:*

Name Keystone Development Company

Address 2550 Denali

City, State, Zip Anchorage, Alaska 99503

Statutory Warranty Deed

THE GRANTOR TRIPLE "L" INC., an Alaskan corporation

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration

in hand paid, conveys and warrants to KEYSTONE DEVELOPMENT COMPANY, a Limited Partnership

the following described real estate, situated in the Anchorage Recording District, Third Judicial District, State of Alaska:

Lots One (1), Two (2), and Three (3), of the BARNETT SUBDIVISION, according to the official plat thereof, filed under Plat No. P-460, being within the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations contained in the U. S. Patent and otherwise of record, real property taxes, if any due, easements, covenants, conditions and restrictions of record; and,

FURTHER SUBJECT TO that certain Deed of Trust, including terms and provisions thereof, dated December 1, 1980, executed by TRIPLE L INC., Trustor, to TRANSAMERICA TITLE INSURANCE COMPANY, Trustee, for the benefit of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANCHORAGE to secure payment of the sum of \$225,000.00 and interest thereon; recorded December 2, 1980, in Book 549 at Page 181 (Beneficial interest assigned to STATE OF ALASKA, DEPARTMENT OF REVENUE, by instrument recorded December 5, 1980, in Book 550 at Page 306), which Deed of Trust Grantee herein agrees to assume and pay; and,

Continued on Addendum to Warranty Deed attached hereto and forming a part hereof.

Dated March 26, 19 82
ACCEPTED

Keystone Development Company Triple L Inc., an Alaskan corporation

By: *Charles E. Walsh* By: *Maria L. Crowell*
Charles E. Walsh Maria L. Crowell, President
General Partner

STATE OF ALASKA
Anchorage RECORDING DISTRICT

STATE OF ALASKA
RECORDING DISTRICT

(more info below)

LLC INFORMATION. Who are the actual owners?

Name(s)

Type	Name
Legal Name	KEYSTONE DEVELOPMENT COMPANY, LLC
Entity Type:	Limited Liability Company
Entity #:	10087583
Status:	Non-Compliant
AK Formed Date:	7/17/2018
Duration/Expiration:	Perpetual
Home State:	ALASKA
Next Biennial Report Due:	1/2/2020 File Biennial Report
Entity Mailing Address:	PO BOX 962, LANGLEY, WA 98260
Entity Physical Address:	4101 POSSESSION SHORES RD, CLINTON, WA 98236

Registered Agent

Agent Name: MARY ALLEN
Registered Mailing Address: 1209 NORMAN ST, ANCHORAGE, AK 99504
Registered Physical Address: 1209 NORMAN ST, ANCHORAGE, AK 99504

Officials

Show Fc

AK Entity #	Name	Titles	Owned
	Charles E. Walsh & Mary L. Walsh, JTWR0S	Manager, Member	91.21
	Charles Walsh	Member	4.39
	Kathleen Walsh	Member	4.39

Filed Documents

Date Filed	Type	Filing	Certificate
7/17/2018	Creation Filing	Click to View	Click to View
8/30/2018	Initial Report	Click to View	
9/30/2019	Certificate of Compliance		Click to View

TRAFFIC COUNTS



ENVIRONMENTAL SEARCH. What has a public record of pollution nearby

ArcGIS ▾ Alaska DEC Contaminated Sites

Details | Basemap

About | Content | Legend

Legend

Contaminated Sites

- ▲ Active
- ▲ Cleanup Complete
- ▲ Cleanup Complete - Institutional Controls
- ▲ Informational

Groundwater Plumes



HISTORICAL BUILDING PERMIT SEARCH

Search For Permits By Address:

St. Number Directional Street Name (do not include street suffix like St or Rd):

3300

None

spenard

Search By Address

Permit #	Permit Type:	Work Type	Sub Worktype	Project Name	Status	Open Permit
X18-1818	Commercial Trade Application	Mechanical	ChangeOrdr	Change Order of M18-1790	Open	Info/Inspections/Reviews
M18-1790	Commercial Trade Application	Mechanical	Alteration	FLY BY NIGHT	Issued	Info/Inspections/Reviews
F17-1132	Commercial Trade Application	Fire	Alteration	ROUTE 33	Cancelled	Info/Inspections/Reviews
E15-1458	Commercial Trade Application	Electrical	Alteration	TAP ROOT	Issued	Info/Inspections/Reviews
F06 4063	Commercial Trade Application	Fire	New	FLY BY NIGHT	Issued	Info/Inspections/Reviews
F06 4101	Commercial Trade Application	Fire	New		Issued	Info/Inspections/Reviews
F99 4012	Commercial Trade Application	Fire	New		Issued	Info/Inspections/Reviews
C18-2149	Commercial Building App	Reroof	None		Expired	Info/Inspections/Reviews
06 5968	Commercial Building App	Sign	Building	PLAYERS HOUSE OF ROCK	Closed	Info/Inspections/Reviews
RETROP182322	Retrofit	Plumbing	Com	TAP ROOT	Closed	Info/Inspections/Reviews
RETROM151666	Retrofit	Mechanical	Com	TAP ROOT	Expired	Info/Inspections/Reviews
RETROE151211	Retrofit	Electrical	Com		Closed	Info/Inspections/Reviews
RETROP151501	Retrofit	Plumbing	Com		Closed	Info/Inspections/Reviews

[ADA Compliance](#)





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[eNewsletter](#)

[RSS](#)

SEARCH BY ADDRESS OF HISTORICAL MLS LISTINGS

	Price / Status / MLS #	Area	Property Type	Tax ID	Legal	Beds	Baths	SF-Res	SF-Lot	Acres	DOM	Garage	Carport #	Listing #	Listing Office
1	 \$1,500,000 3300 Spenard Road Anchorage, AK 99503 Cancelled / 18-13510	10	Land	010102300001, 010-102-13-000, 010-102-12-000	Lots 2A, 4 and 5, Barnett L2A, 4 and 5			41,164	0.94	32				Hugh J. Wade	Spire Comme (993)
2	 \$1,500,000 3300 Spenard Road Anchorage, AK 99503 Cancelled / 18-13503	10	Commercial Sale	010-102-30-000, 010-102-13-000, 010-102-12-000	Lots 2A, 4 and 5, Barnett Subdivision			4,866	41,164	0.94	34			Hugh J. Wade	Spire Comme (993)
3	 \$1,500,000 3300 Spenard Road & L4, L5 Anchorage, AK 99503 Expired / 18-1730	10	Commercial Sale	0101023000001	T13NR4WSEC25S2NE4 Barnett L2A, 4 & 5			4,866	41,164	0.94	144			Yvan C Corbin Regina Welch	Keller Williams Realty Alaska Group (955)
4	 \$2.16 3300 Spenard Road Anchorage, AK 99503 Cancelled / 18-13950	10	Commercial Lease		BARNETT L2A			4,866	41,164	0.94	26			Hugh J. Wade	Spire Comme (993)
5	 \$1.75 3300 Spenard Road L4 & L5 Anchorage, AK 99503 Expired / 18-1731	10	Commercial Lease		T13NR4WSEC25S2NE4 Barnett L2A & L4 & L5			4,866	41,164	0.94	144			Yvan C Corbin Regina Welch	Keller Williams Realty Alaska Group (955)

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2020 MLS and FBS.
Prepared by Hugh J. Wade, CCIM on Wednesday, May 06, 2020 4:12 PM.



F. 33rd AVENUE

N89°54'10"W 218.75

S00°05'37"E 140.62

15' T & E & SEWER EASEMENT
N89°56'40"E 168.17

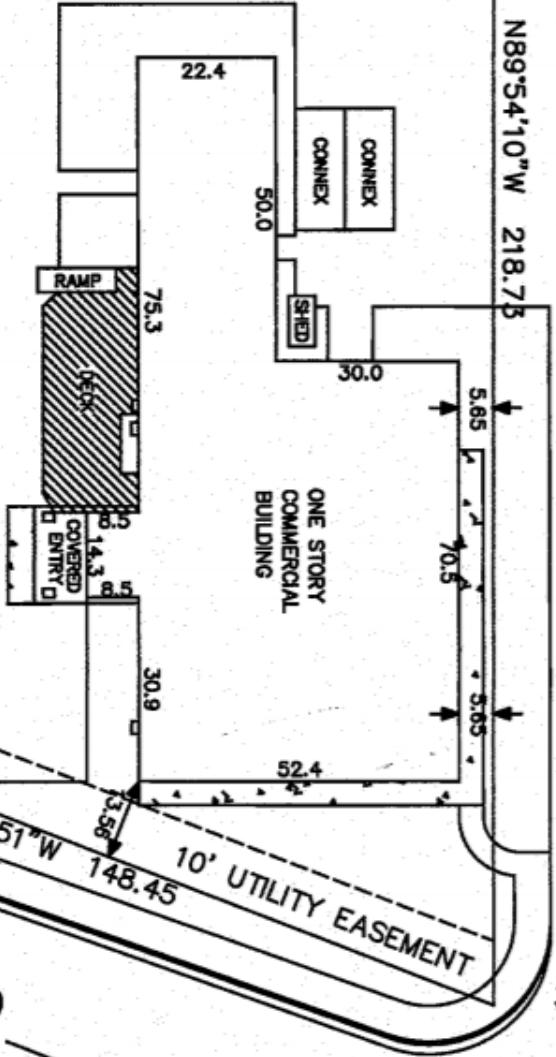
35

30

35

SPENARD ROAD

ROAD



ASPHALT

Date	6-6-2017	Scale	1" = 30'
Grid	SW 1629	Field Book	AS-BUILT
Drawn by	BFB	ASB-2017	

Legal Description

Lot 2A

BARNETT SUBDIVISION
PLAT # 84-217

I hereby certify that the property described hereon has been surveyed by me, or at my direction, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto unless otherwise shown. That no improvements on the property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other easements on said property except as shown.

Bobby F. Burnett
2941 Carriage Drive
Anchorage, Alaska 99507
(907) 350-5541



OLD PHOTOS (OF PRIOR RESTAURANT ROUTE 33)



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