

Tear Sheet

Life Alaska Donor Services

235 E 8th Ave #100 Commercial Condo

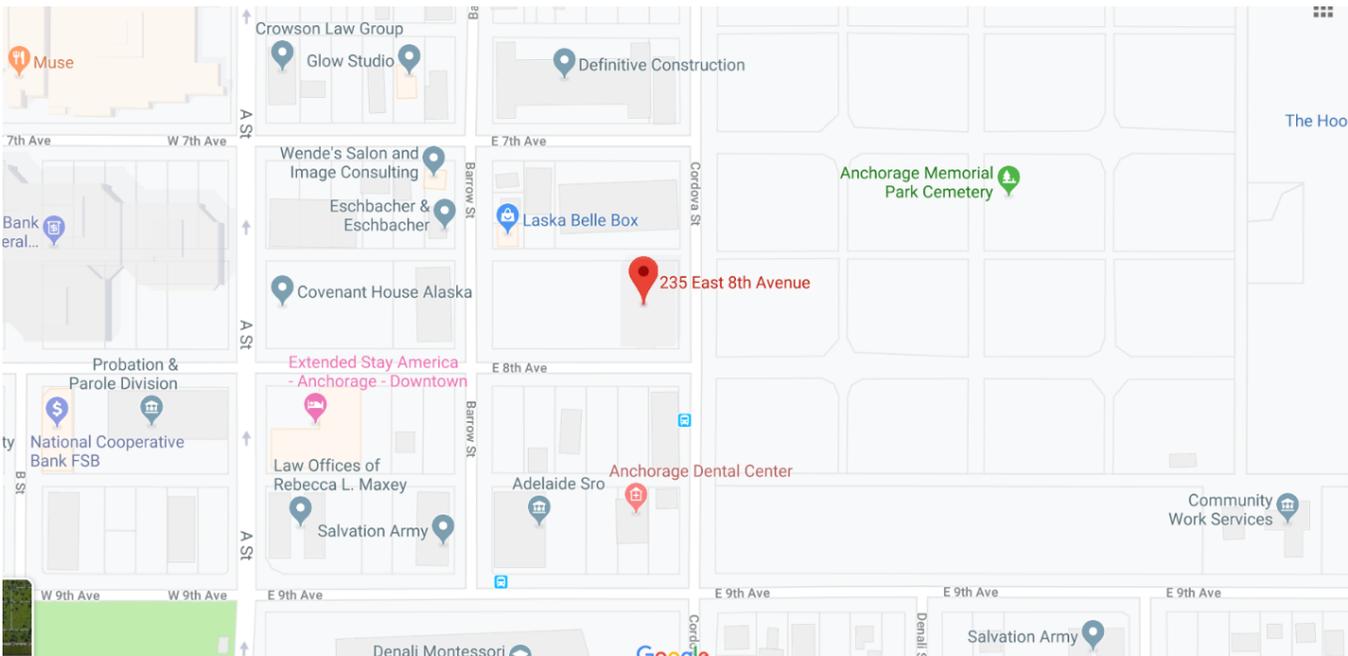
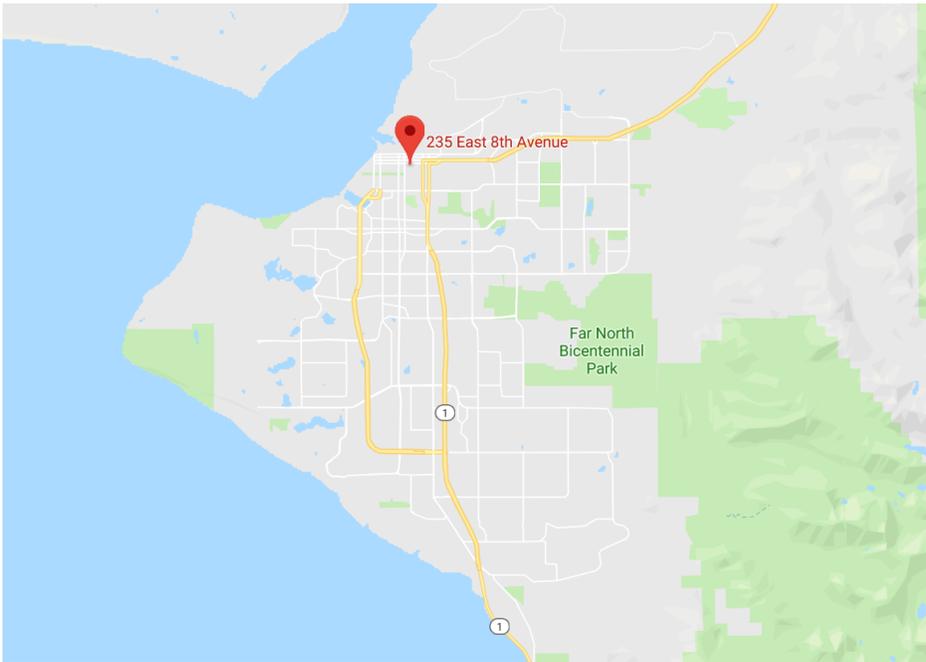
Prepared by Ryan Schwalbe

Schwalbe.ryan1@gmail.com

7/29/19, Updated by Andrew Luna 1-6-21

None of this information has been independently verified.

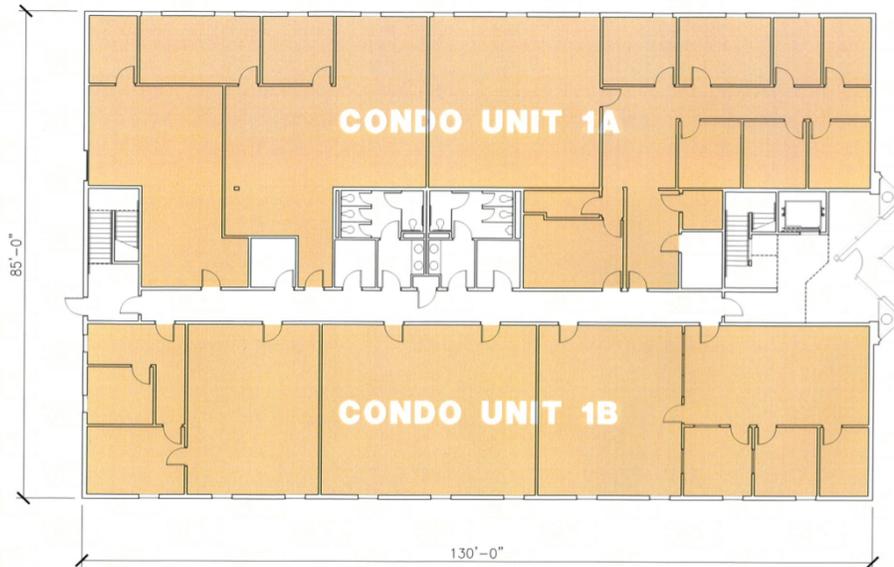
1.) Location



2.) Street View and Aerial



3.) Floor Plan



CONDO UNIT 1A NET SF:	4,794
CONDO UNIT 1B NET SF:	3,823
COMMON/PARTITION NET SF:	2,521
FLOOR LEVEL GROSS SF:	11,138

Total SF of Condo Suite (1A and 1B) = 8,617sf

4.) Muni Valuation and Property Taxes

Parcel: 002-124-56-001 Commercial Office Condominium 01/07/21

LIFE ALASKA DONOR SERVICES
 235 E 8th Ave 100
 Anchorage AK 99501 Site 235 E 8th Ave

ORIGINAL
 BLK 108 LT 11A
 ANN STEVENS BUILDING
 1

Lot Size: 0 ---Date Changed--- ---Deed Changed--- GRW: PTNR
 Zone : B2C Owner : 11/06/06 Stateid: 2006 / 0067931
 Tax Dist: 001 Address: 01/29/07 Date : 10/06/06
 Grid : SW1331 Hra # : 060127 Plat : 97-0122
 REF #: 12/09/97 002-124-27-000

ASSESSMENT HISTORY

Appraised Val 2019:	Land	Building	Total	Exemption
0	0	1,408,100	1,408,100	Charitable
Appraised Val 2020:	0	0	0	
Exempt Value 2020:	0	0	0	
State Exempt 2020:				
Resid Exempt 2020:				
Taxable Value 2020:				

Liv Units: 001 Common Area: Leasehold: N Insp Dt: 09/06 Land Only
 02/05 Quick Reinv
 11/19 Desk Edit

IMPROVEMENT DATA

Style : Custom Story Ht : 3.0 Exterior Walls: Masonry
 Year Built : 1979 Remodeled: Effective Year: 1986
 Total Rooms: 01 Bedrooms*: 00 Recreation Rms: 0
 Full Baths : 1 Half Bths: 0 Add't Fixtures: 0
 Heat Type : Central Fuel Type: Electric Sys Heat Type : Hot Water
 Fp: Stacks : Openings : Free Stand :
 Extra Value: Extra Val: E-Z Set Firepl:
 Condo Style: Multi-Resid Condo Flr: 01 Condo Com Prop:
 Grade : Average Cst/Design: Condition : Average

IMPROVEMENT AREA

Basement :	0	FIN/BSMT :	Basement Gar:	Car	Living Area:
1st Floor :	9,000	2nd Floor :	715	0	9715
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:	

* Bedroom Count May Be Different From The As Built With COSA

Owner Information	DETAILED PROPERTY INFORMATION
Parcel ID	002 124 56 001 1 5
Legal Description	ORIGINAL BLK 108 LT 11A ANN STEVENS BUILDING 235 E 8TH AVE 001
Site Address	LIFE ALASKA DONOR SERVICES
Tax District	235 E 8TH AVE 100
Account Name	ANCHORAGE AK 99501 3615
Mailing Address	

Tax Information	2020 Tax Year	2019 Tax Year
Value before Exemptions	0	0
Tax before Exemptions	.00	.00
Sr. Citizen/Disabled Veteran Exemption	(.00) (if applicable)	(.00)
Residential Exemption	(.00) (if applicable)	(.00)
Tax Credit	(.00)	(.00)
TAX NET OF EXEMPTIONS/CREDITS	.00	.00
First Half Tax Amount	.00 Due July 15, 2020 <small>See status below</small>	
Second Half Tax Amount	.00 Due September 15, 2020 <small>See status below</small>	

5.) Chain of Title

Document(s) for: LIFE ALASKA DONOR SERVICES

District: 301 - Anchorage

Next Document Number: 2006 - 067931 - 0 [New Search](#)

Search Hint - To narrow down your search: Highlight the above data field(s) and insert new value(s).

Type of Document: WARRANTY DEED	Index: D - DEEDS	
Date Recorded: 10/06/2006	Document Number: 2006-067931-0	District: 301
Associated Document: 2006-067931-0		
Grantee		
First Grantor : AMERICAN NATIONAL RED CROSS THE		

Document: 2006-067931-0 [See Image](#)

District: 301 - Anchorage

Document Year: 2006 Number: 067931 Suffix: 0

Date and Time Recorded: 10/06/2006 10:33 AM

Pages: 2

Associated Document: [2006-067931-0](#)

Index: D - DEEDS [See Index Codes](#)

Description: WARRANTY DEED

Parties

TYPE	NAME
Grantor	AMERICAN NATIONAL RED CROSS THE
Grantor	AMERICAN RED CROSS THE
Grantee	LIFE ALASKA DONOR SERVICES

Legal Descriptions

Location: Apt/Unit: 1	Plat: 2006-127
-----------------------	----------------

A
L
A
S
K
A

2006-067931-0

Recording Dist: 301 - Anchorage
10/8/2006 10:33 AM Pages: 1 of 2



WARRANTY DEED

L-93920

The Grantor, THE AMERICAN NATIONAL RED CROSS, a FEDERALLY CHARTED CORPORATION who also acquired title as THE AMERICAN RED CROSS and AMERICAN RED CROSS, AN ALASKA CORPORATION, as to original Lots 10 and 11A, Block 108, and as to original Lots 7, 8 and 9, Block 108, whose address is 235 E. 8th Avenue, Suite 200, Anchorage, AK 99501, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, LIFE ALASKA DONOR SERVICES, an ALASKAN NON-PROFIT CORPORATION, whose address is PO Box 231809, Anchorage, AK 99523-1809, and to the successors and assigns of the Grantee, the following described real property, to-wit:

Unit No. 1, ANN STEVENS BUILDING CONDOMINIUMS, according to the Survey Maps and Floor Plans filed under Plat No. 2006-127, records of the Anchorage Recording District, Third Judicial District, State of Alaska, and as identified in that certain Declaration recorded September 28, 2006, as Document No. 2006-065883-0, and amendments thereto.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions and rights-of-way of record, if any.

SUBJECT TO Resolution No. 97-41, confirming and levying special assessments for Services on Property Specially Benefited in the Downtown Business Improvement District, Special Assessment District IDS97, including the terms and provisions thereof, recorded December 19, 1997, in Book 3171, at Page 687.

SUBJECT TO assessments, if any, due the Ann Stevens Building Condominium Owner's Association, Inc.

SUBJECT TO Covenant to Provide Off-Street Loading, by and between the Municipality of Anchorage and American National Red Cross, recorded December 3, 1997, in Book 3163, at Page 811, which affects Lots 10, 11 and 12, Block 108, Anchorage Townsite.

TOGETHER WITH, ALL AND SINGULAR, the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the successors and assigns of the Grantee, FOREVER.

DATED this 5 day of October, 2006.

GRANTOR:

THE AMERICAN NATIONAL RED CROSS

By: Joe B Mathis
Joe B Mathis, Chief Executive Officer

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 5 day of October, 2006, by JOE B. MATHIS, Chief Executive Officer of THE AMERICAN NATIONAL RED CROSS.

Sharon J. [Signature]
NOTARY PUBLIC
STATE OF ALASKA

Associates
7th Fl Law
St., # 208
age, AK
13-5939
1-277-7679
1-276-0383

6.) Vested Owner SOA Entity Details

Type	Name
Legal Name	LIFE ALASKA DONOR SERVICES

Entity Type: Nonprofit Corporation

Entity #: 48658D

Status: Good Standing

AK Formed Date: 12/2/1991

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 7/2/2021

Entity Mailing Address: 235 EAST 8TH AVE SUITE 100, ANCHORAGE, AK 99501

Entity Physical Address: 235 EAST 8TH AVENUE, SUITE 100, 235 EAST 8TH AVE, SUITE 100, ANCHORAGE, AK 99501

Registered Agent

Agent Name: Edward Huppman

Registered Mailing Address: 238 8TH AVE STE 100, ANCHORAGE, AK 99501

Registered Physical Address: 238 8TH AVE STE 100, ANCHORAGE, AK 99501

Officials

Show Former

AK Entity #	Name	Titles	Owned
	Bob Ulbrich	Director, Treasurer	
	GRIFFITH STEINER	Director, Secretary	
	Kimberlee Colbo	Director, President	
	Vicky Phillips	Director, Vice President	

2019 Biennial Report

For the period ending June 30, 2019

Web-6/17/2019 11:14:21 AM

- This report is due on July 02, 2019
- \$25.00 if postmarked before August 02, 2019
- \$30.00 if postmarked on or after August 02, 2019

Entity Name: LIFE ALASKA DONOR SERVICES
 Entity Number: 48658D
 Home Country: UNITED STATES
 Home State/Province: ALASKA

Registered Agent

Name: Edward Huppman
 Physical Address: 238 8TH AVE STE 100, ANCHORAGE, AK 99501
 Mailing Address: 238 8TH AVE STE 100, ANCHORAGE, AK 99501

Entity Physical Address: 235 East 8th Avenue, Suite 100, 235 EAST 8TH AVE, SUITE 100, Anchorage, AK 99501

Entity Mailing Address: 235 EAST 8TH AVE SUITE 100, ANCHORAGE, AK 99501

Please include all officials. Check all titles that apply. Must use titles provided. All domestic non-profit corporations must have a president, vice president, secretary, treasurer, and at least three directors. The secretary and the president cannot be the same person.

Name	Address	% Owned	Titles
Kimberlee Colbo	235 E 8TH AVE STE 100, ANCHORAGE, AK 99501	N/A	Director, President
Vicky Phillips	235 East 8th Avenue, Suite 100, Anchorage, AK 99501	N/A	Director, Vice President
GRIFFITH STEINER	235 E 8TH AVE STE 100, ANCHORAGE, AK 99501	N/A	Director, Secretary
Bob Ulbrich	235 E 8TH AVE STE 100, ANCHORAGE, AK 99501	N/A	Director, Treasurer

Purpose: ORGAN DONATIONS AND TRANSPLANTS

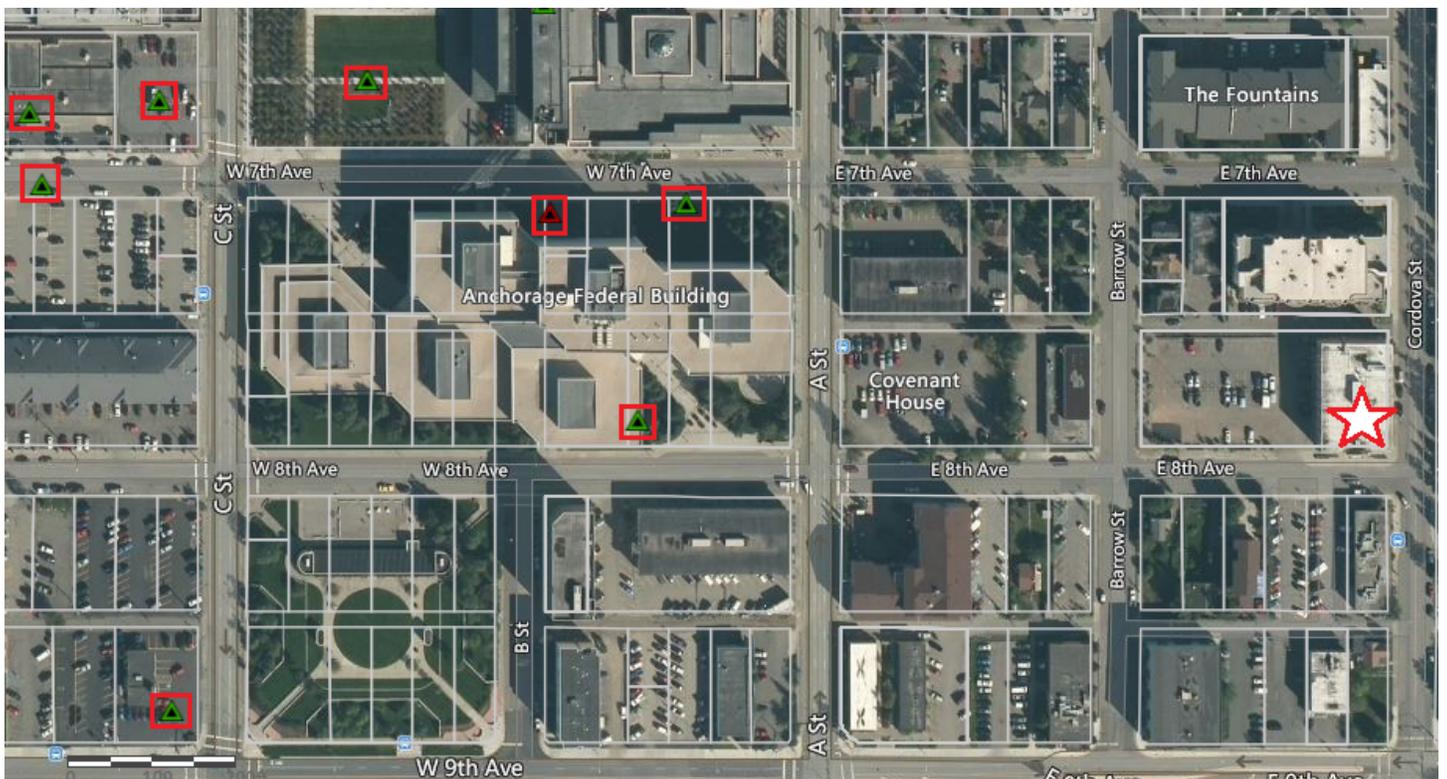
NAICS Code: 621498 - ALL OTHER OUTPATIENT CARE CENTERS

New NAICS Code (optional):

7.) Average Daily Traffic Counts



8.) Environmental Pollution Map Search of Immediate Neighborhood



9.) Search of Building Permits by Address

Permit #	Permit Type:	Work Type	Sub Worktype	Project Name	Status	Open Permit
RETROE191101	Retrofit Permit via DP	Electrical	Com		Closed	Info/Inspections/Reviews
RETROE141135	Retrofit Permit via DP	Electrical	Com		Closed	Info/Inspections/Reviews
E11-1368	Commercial Trade Application	Electrical	New	Child of Bldg App C11-1308	Open	Info/Inspections/Reviews
F19-1132	Commercial Trade Application	Fire	Alteration	ANN STEVENS	Open	Info/Inspections/Reviews
M10 4531	Commercial Trade Application	Mechanical	Alteration	ALASKA LASIK CENTER	Closed	Info/Inspections/Reviews
F10 4531	Commercial Trade Application	Fire	Alteration	ALASKA LASIK CENTER	Closed	Info/Inspections/Reviews
P10 4531	Commercial Trade Application	Plumbing	Alteration	ALASKA LASIK CENTER	Closed	Info/Inspections/Reviews
E10 4531	Commercial Trade Application	Electrical	Alteration	ALASKA LASIK CENTER	Closed	Info/Inspections/Reviews
P99 5873	Commercial Trade Application	Plumbing	Alteration	AMERICAN RED CROSS BUILDING	Closed	Info/Inspections/Reviews
E99 5873	Commercial Trade Application	Electrical	Alteration	AMERICAN RED CROSS BUILDING	Closed	Info/Inspections/Reviews
M99 5873	Commercial Trade Application	Mechanical	Alteration	AMERICAN RED CROSS BUILDING	Closed	Info/Inspections/Reviews
F09 4906	Commercial Trade Application	Fire	Alteration	SCHNEITER & MOAD	Closed	Info/Inspections/Reviews
M09 4906	Commercial Trade Application	Mechanical	Alteration	SCHNEITER & MOAD	Closed	Info/Inspections/Reviews
E09 4906	Commercial Trade Application	Electrical	Alteration	SCHNEITER & MOAD	Closed	Info/Inspections/Reviews
P09 4906	Commercial Trade Application	Plumbing	Alteration	SCHNEITER & MOAD	Closed	Info/Inspections/Reviews
M06 5940	Commercial Trade Application	Mechanical	Alteration	LIFE ALASKA DONOR SERVICES	Closed	Info/Inspections/Reviews
E06 5940	Commercial Trade Application	Electrical	Alteration	LIFE ALASKA DONOR SERVICES	Closed	Info/Inspections/Reviews
P06 5940	Commercial Trade Application	Plumbing	Alteration	LIFE ALASKA DONOR SERVICES	Closed	Info/Inspections/Reviews
C11-1308	Commercial Building App	Sign	Building	ALASKA LASIK	Open	Info/Inspections/Reviews
C12-2672	Commercial Building App	Elevator	New	Tag # 1191 Ann Stevens Building	Closed	Info/Inspections/Reviews
10 4531	Commercial Building App	BldgAlter	None	ALASKA LASIK CENTER	Closed	Info/Inspections/Reviews
09 4870	Commercial Building App	Demolition	Exterior		Closed	Info/Inspections/Reviews
06 6020	Commercial Building App	Sign	Building	LIFE ALASKA DONOR SERVICES	Closed	Info/Inspections/Reviews
00 5917	Commercial Building App	Sign	None		Expired	Info/Inspections/Reviews
99 5873	Commercial Building App	BldgAlter	None	AMERICAN RED CROSS BUILDING	Closed	Info/Inspections/Reviews
09 4906	Commercial Building App	BldgAlter	None	SCHNEITER & MOAD	Closed	Info/Inspections/Reviews
06 5940	Commercial Building App	BldgAlter	None	LIFE ALASKA DONOR SERVICES	Closed	Info/Inspections/Reviews
06 5572	Commercial Building App	BldgAlter	None	AMERICAN RED CROSS	Closed	Info/Inspections/Reviews
07 9776	Commercial Building App	Elevator	Alteration		Closed	Info/Inspections/Reviews
E06 8398	Retrofit	Electrical	Com	RED CROSS	Closed	Info/Inspections/Reviews

PLEASE CONFIRM THAT THIS IS THE CORRECT PERMIT BEFORE SCHEDULING INSPECTIONS.

Permit Number: F19-1132
Permit Type: COM - Fire - Alteration
Address: 235 E 8TH AVE STE 1
Location:
Work Description: FIRE ALARM WITH 127 DEVICES - MJD
Parcel: 00212456001
Legal: ORIGINAL BLK 108 LT 11A ANN STEVENS BUILDING G:1331
Status: Open

Subpermit Applications

Inspections

Reviews

Review Type	Review Number	Completed by:	Completed Date:	Result	Comments
Fire System	1	B.Meinhardt	7/22/2019	Correction	few Comments

Permit Contacts

Type	Name	Phone	Email	Primary Permittee?
Property Owner	LIFE ALASKA DONOR SERVICES			N
Licensed Contact	MCKINLEY FIRE PROTECTION, LLC.*	(907)677-2525	accounting@mfpalaska.com	Y

Print this Page

Permit Number: F19-1132
Permit Type: Commercial Trade Permit - Alteration Fire
Address: E 235 8TH AVE Anchorage
Location:
Work Description: FIRE ALARM WITH 127 DEVICES - MJD
Status: Open
Project Name: ANN STEVENS
Review Type: Fire System
Result: Correction
Result Date: 7/22/2019 3:14:00 PM

Comments:

Code Section	Review Comment	Status
1 _	Plans are substantially incomplete. Submit plans that are compliant with the requirements of the 2012 IFC 907.1.2 and 2010 edition of NFPA 72 section	
2 _	This is a new fire alarm system as the fire alarm panel and detection all have been replaced. Provide code compliant drawings.	
3 _	Provide complaint ADA strobe coverage as required by 2012 IFC 907.5.2.3 exception 1. Show on plans compliance with 2012 IFC 907.5.2.3 and 2010 Edition of NFPA 72	
4 _	No battery or voltage drop calculation provide.	
5 _	Plan review stopped after meeting with Alvin Peterson with McKinley Fire. McKinley to revise.	

10.) **Zoning**

https://library.municode.com/ak/anchorage/codes/code_of_ordinances?nodeId=TIT21LAUSPLOLCOXPDE312015_CH21_40ZODIOLCOXPDE312015_21.40.170CEBUDIPE

21.40.170 - B-2C central business district, periphery.

The following statement of intent and use regulations shall apply to the B-2C district:

A. *Intent.* The B-2C district is intended to create financial, office, residential and hotel areas at the periphery of the central business district. The district also permits secondary retail uses. The height limitations in this district are intended to help preserve views and to conform structures to the geologic characteristics of the western and northern boundaries of the district.

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

1. Retail uses:
 - a. Department or variety stores.
 - b. Furniture and hardware stores.
 - c. Music, record, television and videotape stores.
 - d. Shoe repair and tailor shops.

- e. Bookstores, stationery stores and newsstands.
- f. Drugstores.
- g. Beauty shops.
- h. Barbershops.
- i. Restaurants, tearooms, cafes and other places serving food or beverages, except conditional uses under subsection D of this section. 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](#).
- j. Household appliances sales and repair shops.
- k. Photography, dance and art studios and supplies.
- l. Florists.
- m. Tobacco stores.
- n. Clothing, apparel and shoe stores.
- o. Jewelry stores.
- p. Sporting goods stores.
- q. Camera and photographic sales and supply stores.
- r. Travel agencies and ticket brokers.
- s. Paint, glass and wallpaper stores.
- t. Motion picture theaters.
- u. Banking and financial institutions, excluding drive-in facilities, except conditional uses under subsection D of this section.
- v. Hotels, excluding conditional uses under subsection D of this section. 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](#).

Pet shops.

w.

Establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.

x.

Health clubs and tanning salons.

y.

On-site film processing.

z.

Gift and souvenir shops.

aa.

Furriers.

bb.

Laundry and dry cleaning establishments; provided, however, that large commercial industrial laundry and dry cleaning plants shall be prohibited.

cc.

Grocery and food stores.

dd.

Unlicensed nightclub, provided such nightclub conforms to the requirements of [section 21.45.245](#).

ee.

Large retail establishment, subject to public hearing site plan review.

ff.

Offices:

2.

Insurance and real estate offices.

a.

Banking and financial institutions.

b.

Business and professional offices.

c.

Medical, health and legal services.

d.

Government offices.

e.

Other uses:

3.

Multiple-family dwellings.

a.

b.

- Dwellings in nonresidential structures. c.
- Parks, playgrounds and playfields. d.
- Museums and public branch libraries with a gross floor area of 30,000 square feet or less, historical and cultural exhibits, and the like. e.
- Child care centers and child care homes. f.
- Off-street parking lots. g.
- Parking structures of less than 50 spaces. h.
- Radio and television studios. i.
- Funeral services. j.
- Private clubs and lodges, except conditional uses under subsection D of this section. k.
- Wholesale display rooms, provided that no manufacturing for distribution shall be permitted. l.
- Business service establishments, including printing. m.
- Single- and two-family residential uses. n.
- 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. o.
- Roominghouses. p.
- Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers when collocated on a building as specified in the supplementary district regulations. q.
- Police and fire stations. r.
- Adult care facilities. s.
- Large residential care facilities. 4.

Social service facility.

5.

Unlicensed nightclub, provided such nightclub conforms to the requirements of [section 21.45.245](#).

6.

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."

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.

2.

Bed and breakfast with three or less guestrooms.

3.

Bed and breakfast with four guestrooms only by administrative site plan review.

4.

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

5.

Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of [section 21.45.410](#).

D.

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

1.

Gasoline service stations.

2.

Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.

3.

Heliports.

4.

Utility substations and telephone exchanges.

5.

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

6.

Interior climate-controlled gallerias which connect two or more buildings.

7.

Planned unit developments.

8.

Off-street parking structures containing 50 or more spaces.

9. Commercial recreation establishments, including bowling alleys, pool halls, amusement arcades and the like.
10. Bus terminals.
11. Habilitative care facilities.
12. Libraries and museums with a gross floor area greater than 30,000 square feet.
13. Pawnshops, secondhand shops and auction rooms.
14. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages, 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](#).
15. Bed and breakfast with five guestrooms.
16. 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.
17. Correctional community residential centers.
18. Public, private and parochial academic schools.
19. Business colleges and universities.
20. 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.
21. Marijuana retail sales establishment, in accordance with [section 21.50.420](#).

E.

Prohibited uses and structures. Any use which causes or may reasonably be expected 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 is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F.

Minimum lot requirements. Minimum lot requirements are as follows:

Width: 50 feet.

1.

Area: 6,000 square feet.

2.

Minimum yard requirements. Minimum yard requirements are as follows:

G.

Residential uses: As required under section 21.40.060.G.

1.

Other uses: None, except as provided in the supplementary district regulations.

2.

Bulk regulations and maximum lot coverage. Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the following bulk requirements:

H.

Tower design. One tower not exceeding the bulk requirements outlined in subsections a and b of this section shall be allowed for a development on a parcel of land containing 13,000 square feet or a fraction thereof, or one tower not exceeding the bulk requirements outlined in subsections c and d of this section shall be allowed for a development on a parcel of land containing 19,500 square feet. For a development on a parcel of land containing more than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in subsections a and b of this section shall be allowed for every additional 13,000 square feet of land area, or, alternatively, one additional tower not exceeding the bulk requirements outlined in subsections c and d of this section shall be allowed for every additional 19,500 square feet of land area.

1.

Maximum plan dimension: 130 feet.

a.

Maximum diagonal plan dimension: 150 feet.

b.

Maximum plan dimension: 130 feet.

c.

Maximum diagonal plan dimension: 180 feet.

d.

Variances from the specific bulk requirement dimensions listed in this section may be granted by the planning and zoning commission on developments covering a land area of more than 26,000 square feet, provided that the commission finds that the spirit and intent of this district are maintained.

Alternative structure designs. Alternative building designs may be submitted in the form of a project development plan to the director of community planning and development for approval. Alternative design forms may be approved that provide for at least 15 percent more access either to scenic views of adjoining mountains and the Cook Inlet or for solar access as compared to designs allowed under subsection H.1 of this section. The percentage amount of additional scenic or solar access shall be based on total building volume of the alternative design compared to a representative tower design. Site development plans submitted under this subsection must include a schematic of a project designed under subsection H.1 of this section, a site development plan of the design utilizing the provisions of this subsection H.2, and calculations to establish the increased scenic or solar access required in this subsection H.2. Designs using the provisions of this subsection H.2 are allowed an additional one story of base height prior to the utilization of the bonus point requirements of subsection I of this section.

2.

3.

Existing structures. Notwithstanding the bulk regulations and maximum lot coverage limitations contained in subsection H of this section, where a lawful structure existed on September 9, 1974, that is prestressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I.

Maximum height of structures.

1.

Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under [chapter 21.65](#).

2.

Subject to subsection I.3 of this section, no building or structure shall exceed three stories in height.

3.

Building floor area may be constructed above the maximum building height permitted under subsection I.2. of this section by earning bonus points for site and design amenities under a site development plan approved by the department of planning as specified in table 3, provided:

a.

Each bonus point permits an additional 400 square feet of floorspace.

b.

All new development must accumulate a minimum of one bonus point for each 1,600 square feet of site area to be approved. Only urban design amenities related to pedestrian and landscaping of those features designated "streetscape" may be used to fulfill this requirement.

c.

No more than one bonus point per each 100 square feet of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in table 3.

d.

At least 25 percent of all bonus points required for floorspace must be accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection b. of this subsection.

e.

The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protects the health, welfare, and safety of residents, employees and visitors to Downtown.

4.

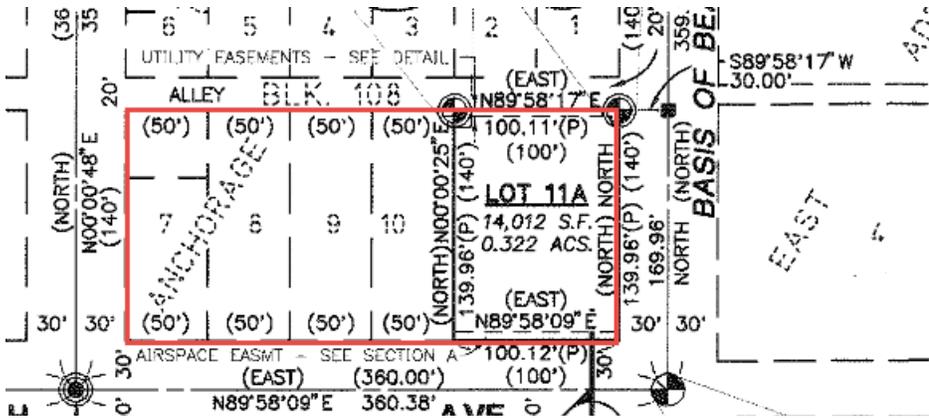
Amenities for which bonus points have been granted must be maintained after construction of a project; provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of community planning and development department staff, and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the planning and zoning commission.

11.) Search for Historical Listings by Address

	Price / Status / MLS #	Area	Property Type	Tax ID	Legal	Beds	Baths	SF-Res	SF-Lot	Acres	DOM	Garage #	Carport #	Listing Member	Listing Office	SI O
1	 \$ 235 E 8th Avenue Anchorage, AK Closed / 94-72745	5	Commercial Sale	0021242800001	ORIGINAL TWNST L10-12 B108			33,150	21,000	0	1,212			Chris Stephens	Chris Stephens Commercial Brokerage (733)	Ci Si C Bi (7)
2	 \$504,000 235 E 8TH Avenue #3A Anchorage, AK 99501 Expired / 08-8190	5	Commercial Sale	0021245600401*	Ann Stevens Bldg #3A Original L11A B108			4,941	39,962	0	296			Chris Stephens	Chris Stephens Commercial Brokerage (733)	
3	 \$396,000 235 E 8TH Avenue #3B Anchorage, AK 99501 Expired / 08-8194	5	Commercial Sale	0021245600401*	Ann Stevens Bldg #3B Original L11A B108			3,823	39,962	0	296			Chris Stephens	Chris Stephens Commercial Brokerage (733)	
4	 \$504,000 235 E 8th Avenue #3A Anchorage, AK 99501 Cancelled / 08-5084	5	Commercial Sale	0021245600401*	Original L11A B108 Ann Stevens Building			4,941	39,962	0.92	645			Chris Stephens	Chris Stephens Commercial Brokerage (733)	
5	 \$1.85 235 E 8th Avenue #2A Anchorage, AK 99501 Expired / 17-5204	5	Commercial Lease		Ann Stevens Building #2A			1,800			354			Tammy Krous	GTK Real Estate (1039)	
6	 \$1.50 235 E 8TH Avenue #3A & #3B Anchorage, AK 99501 Cancelled / 08-5163	5	Commercial Lease		Original Bldg 108 Lt 11A; Ann Stevens Building.			11,050	39,962	0	506			Chris Stephens	Chris Stephens Commercial Brokerage (733)	
7	 \$3,172 235 E 8th Avenue Anchorage, AK Closed / 99-120277	5	Commercial Lease		Original L10 B108			2,350	14,000	0.32	369			James W Romerdahl	Pacific Realty (792)	Ci Bi Pi (5)
8	 \$1.20 235 E 8th Avenue Anchorage, AK 99501 Expired / 05-101107	5	Commercial Lease		Original L11A B108			5,608	22,350	0.51	181			Kathy Mincks Andrew Romerdahl	Pacific Realty (792)	
9	 \$1.20 235 E 8th Avenue Anchorage, AK 99501 Expired / 04-112298	5	Commercial Lease		Original L11A B108			7,359	35,012	0.8	86			James W Romerdahl Kathy Mincks	Pacific Realty (792)	
10	 \$1.20 235 E 8th Avenue Anchorage, AK 99501 Cancelled / 05-112213	5	Commercial Lease		Original L11A B108			7,541	22,350	0.51	106			Kathy Mincks Andrew Romerdahl	Pacific Realty (792)	
11	 \$0 235 E 8th Ave #100 Anchorage, AK 99501 Expired / 03-107224	5	Commercial Lease		Original L11A B108 #100			10,042	35,012	0.8	183			James W Romerdahl Kathy Mincks	Pacific Realty (792)	
12	 \$1.92 235 E 8th Avenue #210 Anchorage, AK 99501 Closed / 13-11908	5	Commercial Lease		Original L11A B108 #210			1,662			58			Ralph Matukonis	RE/MAX Dynamic Properties (85)	Ri Di Pi (8)
13	 \$1.30 235 E 8th Avenue Anchorage, AK Expired / 97-70029	5	Commercial Lease		ORIGINAL L10&11&12 B108			22,000	21,000	0	529			Grace Pleasants Lottie Michael	Chris Stephens Commercial Brokerage (733)	



12.) Plat 97-0122



Document: 1997-062484-0



[See Plat Image](#)

District: 301 - Anchorage
 Document Year: 1997 Number: 062484 Suffix: 0
 Date and Time Recorded: 11/26/1997 03:02 PM
 Pages: 1
 Associated Document: [1997-062484-0](#)
 Index: [PL - PLAT](#) [See Index Codes](#)
 Description: PLAT
 Associated Plat: [97-122](#)

Parties

TYPE	NAME
Grantor	AMERICAN RED CROSS
Grantee	ANCHORAGE TOWNSITE

Legal Descriptions

Lot: 11A	Block: 108
Plat: 97-122	
Lot: 11	Block: 108
Plat: OT	
Lot: 12	Block: 108
Plat: OT	

All information has been displayed.

13.) Condo Occupants, Whole Building

Parcel ID	Name	Site Address	Legal Description
002-124-56-001	LIFE ALASKA DONOR SERVICES	235 E 8TH AVE	ORIGINAL BLK 108 LT 11A ANN STEVENS BUILDING
002-124-56-002	AMERICAN NATIONAL RED CROSS	235 E 8TH AVE	ORIGINAL BLK 108 LT 11A ANN STEVENS BUILDING
002-124-56-003	AMERICAN NATIONAL RED CROSS	235 E 8TH AVE	ORIGINAL BLK 108 LT 11A ANN STEVENS BUILDING
002-124-56-004	PARALLEL SIXTY ONE LLC	235 E 8TH AVE	ORIGINAL BLK 108 LT 11A ANN STEVENS BUILDING
002-124-56-005	SCHNEITER MARK E & JUDITH M	235 E 8TH AVE	ORIGINAL BLK 108 LT 11A ANN STEVENS BUILDING

Occupants by Suite and Associated Square Footage, per the Muni

Suite 1 (Suites 1A and 1B. The Whole 1st Floor) - Life Alaska Donor Services – 9,715 sf (9,000 suites and 715 Stairs)

Suite 2A – American National Red Cross – 4941sf
 Suite 2B – American National Red Cross – 3823 sf
 Second Story Condo Suite SF = 8764sf

Suite 3A – Parallel Sixty One LLC – 4941sf Alaska Lasik Center
 Suite 3B – Mark & Judith Schneiter – 3823sf Schneiter & Moad CPA’s
 Third Story Condo Suite SF = 8764

Total SF for All Condo Suites per Muni (not common area probably): 27,243

Building, per the floor plan above, is 85’ X 130’ = 11,050sf

But floor plan says

SQUARE FOOTAGE SUMMARY

CONDO UNIT 1A NET SF: 4,794

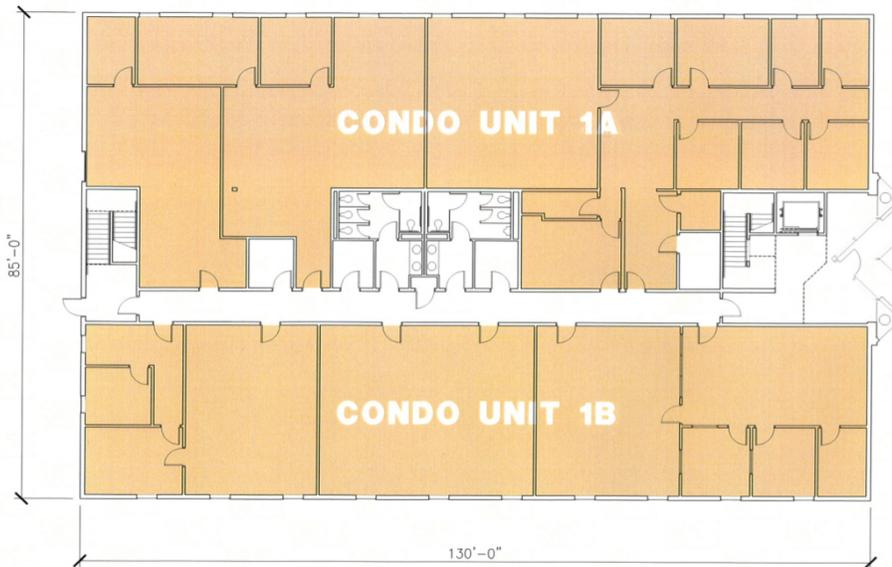
CONDO UNIT 1B NET SF: 3,823

COMMON/PARTITION NET SF: 2,521

FLOOR LEVEL GROSS SF: 11,138

Total SF of Condo Suite (1A and 1B) = 8,617sf

I believe the total sf of the building is 3 X 11,138 = 33,414



SQUARE FOOTAGE SUMMARY	
CONDO UNIT 1A NET SF:	4,794
CONDO UNIT 1B NET SF:	3,823
COMMON/PARTITION NET SF:	2,521
FLOOR LEVEL GROSS SF:	11,138

Total SF of Condo Suite (1A and 1B) = 8,617sf

So, essentially, since Alaska Life Donor has basically all the first floor, including the “common area” between the two suites, but the common area foyer is not in-suite, I think the square footage of just their suite is roughly 85 X 130 = 11,050 minus a rough 2,000 sf. 9,000sf seems about right, actually, and I’m not including the stairs. But the Muni says they are included with the unit, and the Declarations says that the First Floor Unit Owner (the whole floor) is responsible for 33.3% of the building costs. 33.3% X 33,414sf total = 11,126. In suite square footage of 9,000 sf, sounds about right, and not counting the stairs.

On each floor, the A unit is bigger, and it is the east unit.

14.) HIGH LOW AVERAGE and Grappling with the Condo Dues and How to Handle them

1/7/21		235 W. 8th Avenue		
High Low Avg Utility Load				
		Low	Avg	High
Chugach Electric		\$4,802	\$5,620	\$6,327
Enstar		\$1,200	\$2,950	\$4,500
AWWU		\$54	\$135	\$175
TOTALS			\$8,705	
Building Total Square Footage		33,414		
Cents/ SF/ Mo		\$0.26		

Suite One is responsible for 33.3% of building costs, per the Declarations page 40
 33.3% X \$8,705 = \$2,899 per month.
 But all the utilities are paid through the Ann Stevens Building Condomiums Association as part of the Condo Dues, which pay for other items as well.

\$6,100 per month in condo fees essentially cover all building expenses
 \$6,100 / 9,000sf = \$0.68 per sf per month building costs for landlord or potential tenant. Utilities, hazard insurance, maintenance and repair, including 20 spaces in parking lot and care of lot. NOT property taxes,

Roughly \$0.70 per sf per month. What this means is that either the Tenant pays the Condo Fees Direct, and gets a low rent. Or, the Landlord pays the condo fees, and charges a higher rent. Roughly \$0.70 higher.

15.) NOI Cap-Rate Valuation Analysis

NET OPERATING INCOME VALUATION

Downtown Commercial Office Condo: 235 E. 8th Ave Suite 100, Anchorage, Alaska 99501

Prepared by Broker Hugh Wade of Spire Commercial 1/7/21

Last Updated with new, revised information: 1/7/21

PRO-FORMA VALUATION ANALYSIS

Location	235 E. 8th Avenue	
Type of Property	Periphery Downtown Above-Average Class B Office Condominium. Currently Semi-Medical Use.	
Property Owner	Life Alaska Donor Services	
Asking Price	\$1,175,000	
Pro-Forma Cap Rate at Price	8.31%	
Price / SF	\$131	
Building Square Footage	9,000	(Sq. Ft)
Land Square Footage	N/A Condo	
Land to Bldg Ratio:	N/A Condo	

Assumptions:

Vacancy & Credit Losses	5.00% of PRI	
Management & Leasing Expense	0.00% of EGI	Note 1
Replacement Reserves	0.00% of EGI	Note 2

Commercial Condo configuration results in a lot of traditional landlord expenses and functions being shifted to the Condo Association. The Ann Stevens Building Condominium Owners Association pays hazard insurance, utilities, common-area maintenance, janitorial, and overall building and lot maintenance and repair. Life Alaska Donor services still pays for all of these costs, albeit through its condo dues.

PRO-FORMA NET OPERATING INCOME

	SQUARE FEET	\$/Mo	\$/sf/mo
The Entire Facility, Single User	9,000	\$17,100.00	\$1.90
		\$17,100.00	

	Per Month	Per Year
POTENTIAL RENTAL INCOME (PRI)	\$17,100	\$205,200
Less: Vacancy & Cr. Losses	\$855	\$10,260
EFFECTIVE GROSS INCOME (EGI)	\$16,245	\$194,940

INVESTOR LANDLORD EXPENSES

Condo Assoc. Dues	\$6,100	\$73,200
Property Taxes 2019	\$2,007	\$24,079 Note 3

TOTAL OPERATING EXPENSES \$8,107 \$97,279

NET OPERATING INCOME \$8,138 \$97,661

Prospective Loan Terms:

Loan Amount at 75% LTV	\$881,250
Monthly Payment at 5.5%/ 20 yr	\$6,062
Annual Loan Service	\$72,744
Projected NOI	\$97,661
Projected Debt Service Coverage Ratio	1.34

Capitalization Rate (Cap Rate) Valuation

Cap Rate Used	Valuation of Property
7.50%	\$1,302,147
8.00%	\$1,220,763
8.50%	\$1,148,953
9.00%	\$1,085,122

NOTE 1: Condo. Assoc. essentially provides mgmt, included in dues

NOTE 2: Condo. Assoc. handles reserves, included in dues

NOTE 3: For NOI Valuation Purposes, a for profit owner (investor or owner-occupier) would pay property taxes.

I used the 2019 MOA improvement valuation of \$1,408,100 and the mill rate used on the 3rd floor of 0.0171.