



# Application for a Site Plan Review

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Dimond Center Holdings, LLC (Houston Carr)	Name (last name first) kpb architects (Tamas Deak)
Mailing Address 800 East Dimond Boulevard, Suite 300-500 Anchorage AK, 99515	Mailing Address 425 G Street Suite 800 Anchorage AK, 99501
Contact Phone: Day: (907) 344-2581 Night: (907) 301-7700	Contact Phone: Day: 907-274-7443 Night: (907) 301-1302
FAX:	FAX: 907-274-7407
E-mail: hcarr@dimondcenter.com	E-mail: tdeak@kpbarchitects.com

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION	
Property Tax #(000-000-00-000): 01309224-000, 013-092-25-000 + 013-092-26-000 80	
Site Street Address: 800 East Dimond Boulevard, Anchorage, AK	
Current legal description: (use additional sheet if necessary) DIMOND INDUSTRIAL SUBDIVISION, BLOCK 2, TRACT 5A, Fragment Lots 1, 2, 3, 4, 5, 6A and 7, 8A-1, 9A-1, 35.20 12+13 8	
Zoning: B3	Acreeage: ~25.5 acres 8 Grid #2331

SITE PLAN APPROVAL REQUESTED
<input type="checkbox"/> Church <input type="checkbox"/> Bed and breakfast <input type="checkbox"/> Special limitation <input type="checkbox"/> Public facility <input type="checkbox"/> Public facility project landscaping <input checked="" type="checkbox"/> Other: Limited Large Retail Establishment Site Plan Review

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a site plan review in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or Urban Design Commission for administrative reasons.

Date: July 15, 2014

Signature

*Tamas Deak*  
 TAMAS DEAK

Accepted by: <i>SF</i>	Poster & Affidavit: <i>SFAFF</i>	Fee: <i>\$5400</i>	Case Number: <i>2014-0134</i>
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Application for site plan review continued

COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural	
Anchorage 2020 West Anchorage Planning Area: <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside	
Anchorage 2020 Major Urban Elements: Site is within or abuts:	
<input type="checkbox"/> Major Employment Center	<input type="checkbox"/> Redevelopment/Mixed Use Area <input type="checkbox"/> Town Center
<input type="checkbox"/> Neighborhood Commercial Center	<input type="checkbox"/> Industrial Center
<input type="checkbox"/> Transit - Supportive Development Corridor	
Eagle River-Chugiak-Peters Creek Land Use Classification:	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre	
Girdwood- Turnagain Arm	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre	

ENVIRONMENTAL INFORMATION (All or portion of site affected)					
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)
<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input checked="" type="checkbox"/> Limited Scope Large Retail Site Plan Review - Case Number(s): 2014-0080
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input checked="" type="checkbox"/> Building or Land Use Permit for retail store under C14-1563
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage

DOCUMENTATION	
Required:	<input checked="" type="checkbox"/> 35 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location. <input checked="" type="checkbox"/> 35 copies of Building plans to scale depicting: floor plans; building elevations; exterior colors and textures. <input checked="" type="checkbox"/> Narrative: explaining the project; planning objectives; construction and operation schedule; final ownership <input type="checkbox"/> One copy of Assembly Ordinance enacting zoning special limitations, if applicable.
Required if indicated:	<input type="checkbox"/> Air quality impact <input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Economic impact analysis <input type="checkbox"/> Soils analysis <input type="checkbox"/> Noise impact analysis <input type="checkbox"/> Holding capacity of the land analysis <input type="checkbox"/> Shadow impact analysis

**SPECIAL LIMITATION STANDARDS**

The Planning and Zoning Commission shall review the proposed limited large retail establishment site plan review application for consistency with the goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. The burden of proof rests with the petitioner. Use additional paper if needed.

Background

Our client, Dimond Holdings, LLC, has been pursuing various improvements to the Dimond Mall for new tenants during the past couple of years and is planning further facility updates that will ensure the future economic viability of the business.

The client's goals for the current application are:

*Completion of the public review process for the whole facility according to the requirements of 21.50.320 as it applies to existing facilities under 21.55.130.*

*Development of a project scope that meets the long term goals of the client while moving the facility toward greater conformance with the land use ordinance.*

*Establishment of administrative review during the building permitting process by planning staff for the individual projects that come on-line in the future. The administrative review will ensure that the project implementation in the design phases is consistent with the overall project plans presented and approved as part of this limited scope large retail establishment site plan review application process.*

Project Review Process Following P&ZC approval

Dimond Holdings, LLC has recently completed a limited scope site plan review under the same ordinance for a specific lessee, the new H & M fashion store (Case 2014-0080.) The current application is more general in nature presenting plans that anticipate the changes to be made to the facility before lease agreements are executed with future tenants. While the tenant mix may be speculative at this point, there are specific modifications both to the building and to the surrounding infrastructure that allows Planning and Zoning Review and approval.

The desire of the client is to complete the public review process with this application and assign the review and oversight authority to municipal planning staff for the implementation phases. Administrative review will ensure compliance with the approved plans submitted with this application and can take place concurrently or before the building permit application review process.

This approach ensures that each new building permit application that triggers the limited large retail establishment site plan review requirement of the current land use ordinance adheres to the plans presented, but still allows administrative oversight of specific plans within the framework of the overall plan.

The administrative compliance review will include evaluation of how well the specific plans meet the intent of the overall general plans presented with this application within their affected project area. In our view it is necessary to bring the project specific review to the staff level by establishing the scope of staff's authority. This will be achieved by the approval of the current general application. Administrative reviews that will follow after the general review will allow for a timely and predictable building permit review process that meets both the public's interest as expressed in the land use ordinance and the client's interest pursuing their business goals. Each new project will have the ability to make specific design decisions within the overall framework established in the plans presented as part of this application to bring the facility toward compliance based on the requirements of the applicable ordinances. (21.50.320 A.-R. evaluated with the stipulations of 21.55.130. 1-5.)

In cases where modifications to the facility are outside of the design scope described within the approved general plans,

the Planning and Zoning Commission would restore its authority for oversight within a non-public site plan review process.

Modifications proposed by Dimond Center Holdings LLC, that would trigger such review may include:

*major changes to traffic circulation or parking areas not shown on the submitted plans*

*significant changes to the proposed pedestrian entry locations or major new pedestrian gateways to the facility not shown on the submitted plans*

*significant changes to the architectural treatments and their general locations not shown on the submitted plans*

#### Project Phasing

The presented plan shows the general scope of the planned improvements to Dimond Center. The plan is going to be implemented in phases driven by the demand by lessors. Since it is not clear what the order of projects will be in the future the proposal is to tie major project elements to the associated improvements that fall under the applicable land use ordinances (21.50.320 and 21.55.130.)

There are 4 major phases for this project that will be implemented not necessarily in the order presented herein.

One phase will include the western entry on the north façade and will include the improvements along this façade and areas to the west.

Another phase will include the eastern entry on the north façade (next to current Best Buy) and will include improvements along that façade and improvements to the east.

Another phase will include work associated with the office tower building volume (excluding the already approved H&M store and related upgrades) and will include the approved site improvements for the area.

Another phase will include the new south entry along the south façade and will include the improvements along that façade and improvements to the south and west.

The desire of the client is to tie site improvements to the large retail projects so the updates can bring the facility into greater conformance with current land use code concurrently with upgrades they plan with new tenants.

#### Project Compliance with Governing Ordinances

*21.50.320 A. Intent.* The project meets the intent of the ordinance. The details of how this is accomplished may be found herein and the attached project documentation drawings. They are consistent with 21.55.130, the governing ordinance for large retail establishments that existed before May 8, 2001.

*21.50.320 B. Vehicular Access.* There are no changes proposed in this application to the existing conditions in terms of vehicular access. The modifications presented improve access to entry areas, improve wayfinding and movement and provide enhanced vehicular-pedestrian interface at various locations around the building perimeter. This is consistent with 21.55.130.

*21.50.320 C. Traffic Impacts.* There is no change proposed in this application that affects traffic generation or circulation patterns. Based on project coordination with Municipal Traffic Department staff there will be no TIA required. This is consistent with 21.55.130.

*21.50.320 D. Drainage.* There are no changes proposed in this application that affect established drainage patterns, on-site stormwater infrastructure or connections to the off-site public stormwater infrastructure. The changes that are proposed to non-building site areas bring those areas into better compliance with current accessibility standards and into greater conformance with the applicable land use code. This is consistent with 21.55.130.

*21.50.320 E. Visual and noise buffers.* This section is not applicable to this project as the facility is not adjacent to residentially-zoned areas. There are no changes proposed to the existing conditions. This is consistent with 21.55.130.

*21.50.320 F. Outdoor storage or display areas.* This section is not applicable to this project as the facility is not adjacent to residentially-zoned areas. There are some changes proposed to the existing conditions to provide screening for

various service areas along the south façade and east façade to improve the attractiveness of the facility, but otherwise there are no changes proposed to the existing conditions. This is consistent with 21.55.130.

*21.50.320 G. Trash collection and recycling.* The project does include change in the operation and serviceability of the facility for refuse and recycle materials, but includes new visual screens on the south and east façade to improve the appearance of the facility. These changes create a facility with greater compliance to the applicable land use ordinance and are consistent with 21.55.130.

*21.50.320 H. Snow storage or removal.* The project does not propose changes to the existing snow management approach by Dimond Holdings LLC. Snow removal will continue consistently with their current practices. This is consistent with 21.55.130.

*21.50.320 I. Parking.* The established parking scheme remains the same for the facility. However, the project proposes minor parking modifications along both the north and south building perimeter at the improved mall entrances. These generally focus on providing improved accessible parking spaces near these entrances by the elimination and relocation of existing spaces thus bringing the facility in greater compliance with current standards and applicable land use ordinances. The overall number and scope of parking for the facility will not be negatively impacted and will remain in compliance with applicable parking requirements. Under Case 2014-0080 we provided a parking analysis document titled, Dimond Center Parking Analysis prepared by Kittelson & Associates, Inc. traffic engineers, as backup material for MOA staff review. This is consistent with 21.55.130.

*21.50.320 J. Pedestrian Access.* The project focuses on improved pedestrian environments along the building perimeter. There are reconfigured dropoff and exterior spaces at the improved building entrances on the north, east and south facades, there is better connectivity between entrances particularly along the north building façade and there are more generous sidewalks and more site amenities and landscaping provided for improved customer experience as shown on the project documentation drawings.

The project proposes to bring the facility into greater compliance with the applicable land use ordinance by proposing three pedestrian connections to adjacent transit stops and public rights-of-way.

An improved pedestrian access will be constructed as part of a larger transit facility upgrade project to connect the NW corner of the building complex (location of Olive garden restaurant) to Dimond Boulevard. This link will be designed and constructed by the municipality in coordination with Dimond Holdings, LLC along the reconfigured signalized access drive located on the NW corner of the property. The Municipal Public Transportation Department is currently preparing the RFP for design services for the improvements with a 2015 construction date in mind. The connection from this pedestrian facility to the pedestrian sidewalks at the northwest corner of the facility will be part of the north entry reconfiguration project.

Another new connection will link the NE corner of the building complex (location of Best Buy) to the existing sidewalk along Old Seward Road to provide a more direct and better defined access to the transit stop there.

A third connection will be established on the south side of the building to connect the transit stop that will be located in that area as part of the transit project.

All three of these pedestrian links bring the facility toward greater conformance with the applicable land use ordinances and are a significant improvement over the existing conditions.

The already existing access to the transit facility west of the building complex will remain, but will be improved as part of the larger transit facility upgrade project.

The existing pedestrian link to the hotel south of the building complex will remain unchanged. All of the above changes are consistent with 21.55.130.

*21.50.320 K. Community Spaces.* The building complex has numerous existing public areas for congregation and relaxation. The improvements along the north, east and south building facades especially near the entrances will add exterior public areas bringing the facility into greater compliance with the applicable land use ordinance. This is consistent with 21.55.130.

*21.50.320 L. Delivery and Loading Spaces.* The facility will continue its operation based on established management

criteria. The application does not include proposal for changing the design of the facility. However, individual design changes are proposed - particularly along the south façade – that will offer better screening and better efficiency in circulation and the number of loading areas.

This is consistent with 21.55.130.

*21.50.320 M. Exterior Signs.* The project proposes building signs for retailers as they come on-line with a design that is consistent with the applicable land use ordinance. Each sign design will be submitted at the time of building permit application and will be reviewed by planning staff for compliance. This is consistent with 21.55.130.

*21.50.320 N. Outdoor Lighting.* The project will maintain the established lighting patterns for the building complex. This pattern consists of building mounted lights and the existing parking lot light poles. This application proposes to include improved pedestrian scale lighting (bollard lights and/or low poles of 12' maximum height) near the improved mall entrances. The detailed design will be submitted at the time of building permit review and will be reviewed by planning staff for compliance. This is consistent with 21.55.130.

*21.50.320 O. Northern Design Elements.* The application includes design elements that address our distinct environmental conditions by providing cover at mall entrances and establishing a new south entry with exterior space that offer protection from the elements. These elements bring the established facility into greater compliance with the applicable land use ordinance. This is consistent with 21.55.130.

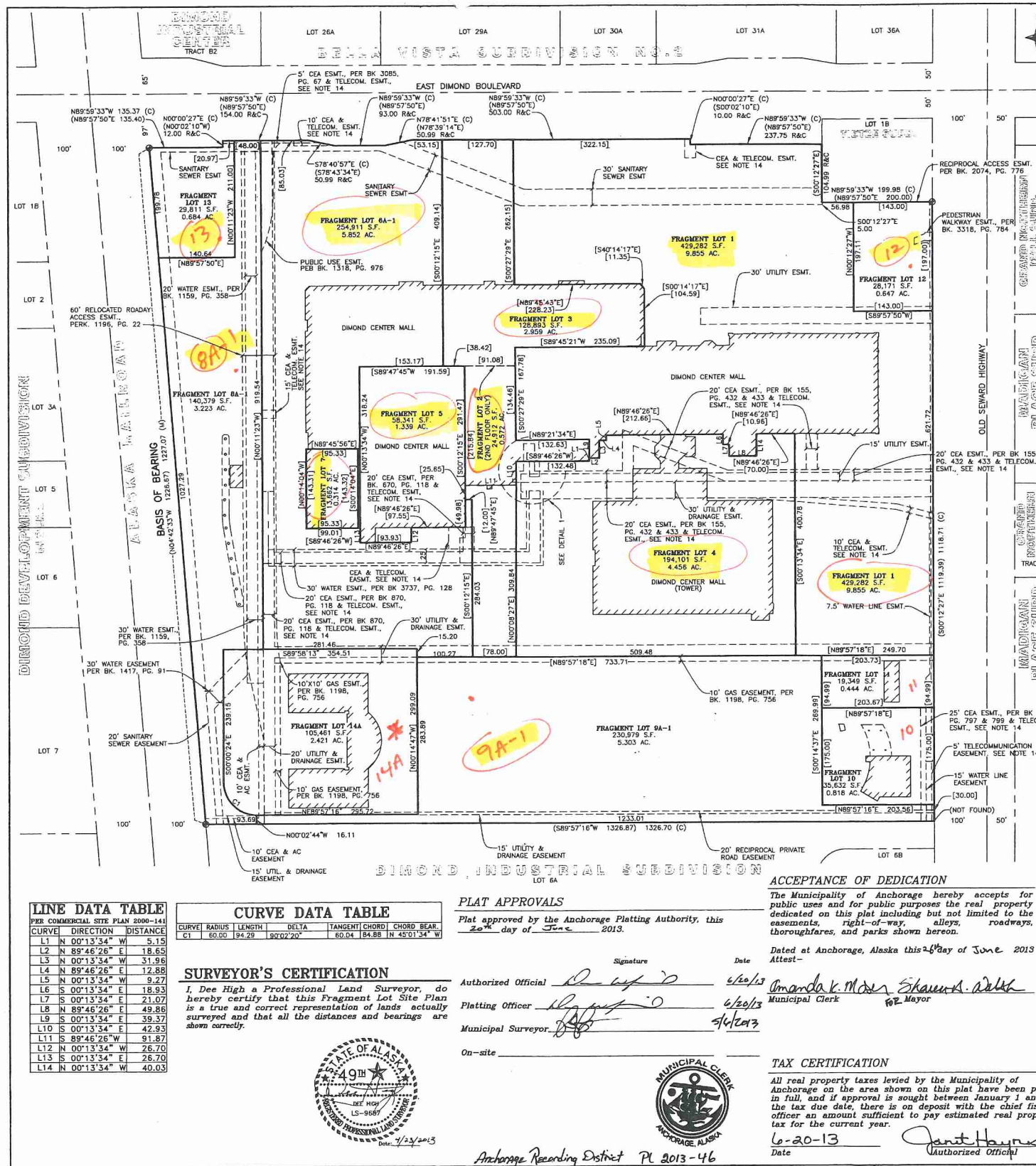
*21.50.320 P. 1-6. Aesthetic Characteristics.* The application places a heavy focus on the establishment of a common architectural theme that introduces color, material interest and diversity of façade element height and depth while providing specific large scale glass treatments at the upgraded mall entrances. A panelized system that is used on existing blank CMU walls, new and existing screening walls and parapets provides an underlying common surface treatment that is punctuated by large scale elements that frame the entrances and create large shadow boxes for visual interest. The screening of mechanical equipment is also part of the general project intent. This will be achieved by painting or screening existing utility and mechanical equipment as noted on the project documentation drawings or by individual review of the future new projects during the building permit application process. The intent of Dimond Holdings, LLC with these improvements is to polish the architectural image of the building complex in order to attract new national retailers to locate here while improving the overall experience for the public. These improvements are consistent with the intent of the applicable land use ordinance and bring the facility into greater compliance. The detailed description of the architectural treatments is found on the attached project documentation drawings for the building façades. This is consistent with 21.55.130.

*21.50.320 Q. Planning and Zoning Commission Action.* The application submittal date of July 15 with the scheduled September 8 hearing date is consistent with this section of the code.

*21.50.320 R. Applicability to Commercial Tracts.* The application proposes improvements to an existing large retail establishment that existed before May 8, 2001. The site plan includes the plan for the whole commercial tract as either an existing element or a proposed change depicted on the attached project documentation drawings. This is consistent with 21.55.130.

End of document.

FILE COPY



**LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	EXTERIOR OF BUILDING
○	FOUND MONUMENT
( )	RECORD INFORMATION PER PLAT NO. 95-78
[ ]	RECORD INFORMATION PER COMMERCIAL SITE PLAN NO. 2009-141
(M)	MEASURED
(C)	COMPUTED
R	RECORD PER PLAT 95-78
ESMT.	EASEMENT
BM	BOOK
PG.	PAGE
CEA	CHUGACH ELECTRIC ASSOCIATION
AC	ALASKA COMMUNICATIONS

- NOTES:**
- SURVEY COMPLETED BY DHI CONSULTING ENGINEERS, DATED 3/10/06 AND AUGUST 2012.
  - ACCESS ONTO OLD SEWARD HIGHWAY IS LIMITED TO FOUR DRIVEWAYS. ACCESS ONTO DIMOND BLVD. IS LIMITED TO THREE DRIVEWAYS. ACCESS FROM ANY LOT OR TRACT OTHER THAN THE APPROVED LOCATIONS IS PROHIBITED. 8/4/1952, ANCHORAGE RECORDING DISTRICT.
  - SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITH GRANT OF EASEMENTS RECORDED CONCURRENTLY WITH THIS SITE PLAN.
  - LANDSCAPING ALONG DIMOND BOULEVARD AND OLD SEWARD HIGHWAY SHALL CONFORM TO 21.45.125.C.4 ARTERIAL LANDSCAPING PERMETER CIRCULATION AREAS AND PARKING LOT INTERIOR LANDSCAPING SHALL CONFORM TO 21.45.125.C.1 VISUAL ENHANCEMENT LANDSCAPING. ALL LANDSCAPING SHALL BE MAINTAINED BY THE OWNER OR THEIR DESIGNEE.
  - WHERE THE ELECTRICAL EASEMENTS ARE OVERLAPPED BY LANDSCAPING, THE UTILITY SHALL HAVE THE RIGHT WITHIN THE ARE OF ITS EASEMENT TO CUT, TRIM 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'S FACILITIES, WITHOUT ANY OBLIGATION TO CONSULT WITH THE LANDOWNER.
  - EASEMENTS THAT ARE SHOWN PER BOOK & PAGE ARE NOT DEDICATED THIS PLAT. SEE NOTE 14.
  - RECORD INFORMATION FOR THE EXTERIOR BOUNDARY OF LOT 5A IS SHOWN PER PLAT FOR LOT 5A, BLOCK 2 DIMOND INDUSTRIAL SUBDIVISION, PLAT NO. 95-78, DATED 9/21/1995.
  - THERE IS A BLANKET ELECTRICAL EASEMENT FOR LOT 5A, BLOCK 2, DIMOND INDUSTRIAL SUBDIVISION, FRAGMENT LOTS 1A & 13, GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC., PER BOOK 76, PAGE 273; RECORDED 8/4/1952, ANCHORAGE RECORDING DISTRICT.
  - THERE ARE EASEMENTS, SLOPE RESERVATIONS AND NOTES WHICH AFFECT LOT 5A, BLOCK 2 ACCORDING TO THE OFFICIAL PLAT FILED FOR DIMOND INDUSTRIAL SUBDIVISION (NO. 95-78) DATED 9/21/1995, FILED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
  - THERE ARE EASEMENTS, SLOPE RESERVATIONS AND NOTES WHICH AFFECT LOT 5A, BLOCK 2 ACCORDING TO THE COMMERCIAL TRACT FRAGMENT LOT SITE PLAN FILED FOR DIMOND INDUSTRIAL SUBDIVISION (NO. 200-141) DATED 12/22/2000, FILED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
  - THERE IS AN ACCESS EASEMENT GRANTED TO THE PROPERTY OWNER OF LOT 1B, TIEZTE SUBDIVISION, PER BOOK 2074, PAGE 776; RECORDED 9/12/1990, ANCHORAGE RECORDING DISTRICT. THE SIZE & LOCATION IS UNDETERMINED.
  - A BLANKET EASEMENT GRANTED TO THE CITY OF ANCHORAGE FOR PROPERTY IS RECORDED PER BOOK E-2, PAGE 268. INFORMATION OBTAINED PER PLAT 95-78 NOTE 3.
  - THERE LIES ON TOP OF ALL CHUGACH ELECTRICAL EASEMENTS, A TELECOMMUNICATION EASEMENT OF THE SAME DIMENSIONS AND AREAS AS THE CHUGACH ELECTRICAL EASEMENTS. ALL TELECOMMUNICATION EASEMENTS ARE DEDICATED THIS PLAT.

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. There shall be reserved adjacent to the dedicated streets shown hereon, a slope reservation easement sufficient to contain cut and fill slopes of 2 feet horizontal for each 1 foot vertical (2 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, their 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.

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and not such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

*Jose Hernandez* 4-23-2013  
 DATE  
 JOSE HERNANDEZ (MANAGING MEMBER)  
 DIMOND CENTER HOLDINGS LLC  
 800 E DIMOND BLVD, SUITE 3-500  
 ANCHORAGE, AK 99515

**ACKNOWLEDGMENT**

STATE OF ALASKA } SS  
 JOSE HERNANDEZ, ACKNOWLEDGED TO ME  
 ON 4-23-13 THAT THEY SIGNED THE ABOVE  
 STATEMENT AND THAT THIS PLAT IS THEIR ACT.

*Sondra J. Sit* 10/31/16  
 Notary for Alaska My Commission Expires

*Leo Barlow* 4-23-2013  
 DATE  
 LEO BARLOW, CEO  
 DIMOND CENTER HOTEL, LLC  
 700 E DIMOND BLVD.  
 ANCHORAGE, AK 99515

**ACKNOWLEDGMENT**

STATE OF ALASKA } SS  
 LEO BARLOW, ACKNOWLEDGED TO ME  
 ON 4-23-2013 THAT THEY SIGNED THE ABOVE  
 STATEMENT AND THAT THIS PLAT IS THEIR ACT.

*Shirley P. Dices* 10-26-2015  
 Notary for Alaska My Commission Expires

**BENEFICIARY**

WELLS FARGO BANK N.A.  
 ALASKA COMMERCIAL REAL ESTATE GROUP  
 301 W NORTHERN LIGHTS BLVD. SUITE 201  
 ANCHORAGE AK 99503

*Sigfredo Casiano* 4-23-2013  
 DATE  
 SIGFREDO CASIANO, VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF ALASKA } SS  
 SIGFREDO CASIANO, ACKNOWLEDGED TO ME  
 ON 4-23-13 THAT THEY SIGNED THE ABOVE  
 STATEMENT AND THAT THIS PLAT IS THEIR ACT.

*Sondra J. Sit* 10/31/16  
 Notary for Alaska My Commission Expires

**ACCEPTANCE OF DEDICATION**

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including but not limited to the easements, right-of-way, alleys, roadways, thoroughfares, and parks shown hereon.

Dated at Anchorage, Alaska this 26th day of June 2013  
 Attest-

**PLAT APPROVALS**

Plat approved by the Anchorage Platting Authority, this 26th day of June 2013.

Authorized Official *[Signature]* 6/20/13  
 Platting Officer *[Signature]* 6/20/13  
 Municipal Surveyor *[Signature]* 6/20/13

**TAX CERTIFICATION**

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and 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.

6-20-13 Date *[Signature]* Authorized Official

**LINE DATA TABLE**

CURVE	DIRECTION	DISTANCE
L1	N 00°13'34" W	5.15
L2	N 89°46'26" E	18.65
L3	N 00°13'34" W	31.98
L4	N 89°46'26" E	12.88
L5	N 00°13'34" W	9.27
L6	S 00°13'34" E	18.93
L7	S 00°13'34" E	21.07
L8	N 89°46'26" E	49.88
L9	S 00°13'34" E	39.37
L10	S 00°13'34" E	42.93
L11	S 89°46'26" W	91.87
L12	N 00°13'34" W	26.70
L13	S 00°13'34" E	26.70
L14	N 00°13'34" W	40.03

**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEAR.
C1	60.00	94.29	90°02'20"	60.04	84.88	N 45°01'34" W

**SURVEYOR'S CERTIFICATION**

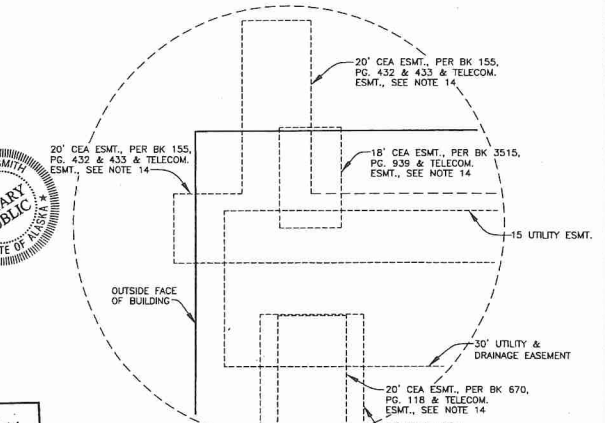
I, Dee High a Professional Land Surveyor, do hereby certify that this Fragment Lot Site Plan is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly.



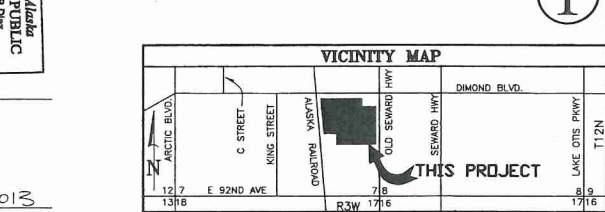
Anchorage Recording District Pl 2013-46

**SURVEY NOTES:**

- THE POSITION FOR THE S.E. CORNER OF LOT 5A, BLOCK 2, DIMOND INDUSTRIAL SUBDIVISION WAS COMPUTED BY BEARING-BEARING INTERSECT USING THE FOUND MONUMENTS AT THE NORTHEAST & SOUTHWEST CORNER OF LOT 5A, BLOCK 2, DIMOND INDUSTRIAL SUBDIVISION.
- THE POSITION OF THE NORTH LINE OF LOT 5A, BLOCK 2, DIMOND INDUSTRIAL SUBDIVISION WAS DETERMINED BY PROPORTIONMENT & ROTATION BETWEEN FOUND MONUMENTS AT THE NORTHWEST & NORTHEAST CORNER OF LOT 5A, BLOCK 2, DIMOND INDUSTRIAL SUBDIVISION.
- BASIS OF BEARING IS BETWEEN THE FOUND MONUMENTS AT NORTHWEST AND THE SOUTHWEST CORNERS OF LOT 5A, BLOCK 2, DIMOND INDUSTRIAL SUBDIVISION.



**DETAIL**



**DHI CONSULTING ENGINEERS**  
 CIVIL • SURVEYING • PLANNING  
 Telephone: (907)544-1585 Fax: (907)544-1583  
 800 E. 3RD AVE. SUITE 9-650, ANCHORAGE, ALASKA 99515

PLAT OF  
 COMMERCIAL TRACT FRAGMENT LOT SITE PLAN  
 FOR  
 LOT 5A, BLOCK 2 DIMOND INDUSTRIAL SUBDIVISION  
 (PER PLAT 95-78)  
 FRAGMENT LOTS 1 THRU 5, 6A-1, 7, 8A-1,  
 9A-1, 10 THRU 13 & 14A  
 CONTAINING 38.319 ACRES  
 LOCATED WITHIN SE 1/4 OF SEC. 7, T12N, R3W, S.M.  
 ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

GRID SW2331 SCALE 1"=100' DATE 12/12/12 BK 315 PG 45 CASE NO. S-11966-1  
 DRAWN DDH COMP. FILE 9732CRD1 W.O. NO. 12973 SHEET 1 OF 2

\* 14A = Dimond Center Hotel LLC (OWNER)  
 Seldovia Native Assn. Inc. 100% member/manager  
 so do NOT include in legal  
 PER Erika 7-16-14