



Commercial  
Real Estate

# Price Reduced

## 1300 E Dowling



<b>LEGAL:</b>	Dowling; Lot 5 REM and Lot 6 REM
<b>ZONING:</b>	I1
<b>BUILDING SIZE:</b>	Approximately 1,500 square feet
<b>SITE SIZE:</b>	Approximately 1.45 Acres
<b>PRICE:</b>	<del>\$1,250,000</del> <b>\$1,199,000</b>
<b>TERMS:</b>	Cash
<b>GEOTECHNICAL REPORT:</b>	Available upon request
<b>MLS Number:</b>	09- 9319 & 09-9320

**CONTACT:** Ed Zehrung 907-770-7667 or Hogan Smelker 907-770-7664



MUNICIPALITY OF  
**ANCHORAGE**

Home Residents Businesses Government Visitors Departments Public Safety

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## Public Inquiry Parcel Details

[Show Parcel on Map](#)

PARCEL: 014-031-42-000 01/01 Commercial Retail - Single Oc 05/10/11

ALASKA SALES AND SERVICES INC DOWLING  
1300 E 5th Avenue LOTS 5 REM AND 6 REM  
Anchorage AK 99501 2832 Site

Lot Size: 63,258 ---Date Changed--- ----Deed Changed----  
Zone : I1 Owner : 12/13/04 Stateid: 2004 0087722  
Tax Dist: 003 Address: 12/13/04 Date : 11/23/04  
Grid : SW2032 Hra # : Plat :  
GRW: PIWC REF #: 13/02/02 014-031-15-000

### ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2009:	972,300	38,800	1,011,100	
Appraised Val 2010:	972,300	37,300	1,009,600	--Exemption---
Appraised Val 2011:	972,300	35,100	1,007,400	-----Type-----
Exempt Value 2011:	0	0	0	
State Credit 2011:			0	
Resid Credit 2011:			0	
Taxable Value 2011:			1,007,400	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 09/94 Exterior  
06/05  
06/05 Quick Reinv  
Name: RV LT SW DOWLING&SEW 1975

### OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Paving Asphalt Pk	8,000	01	00	Normal	Normal
Mobile Home S/W Det	1,500	01	85	Normal	Normal
	241	01	00	Normal	Normal
	600	01	00	Normal	Normal

Feedback E-mail: [wwfipa@muni.org](mailto:wwfipa@muni.org)



Home Residents Businesses Government Visitors Departments Public Safety

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**Owner Information**      **DETAILED PROPERTY INFORMATION**      05/10/11 14:22:03  
**Parcel ID**                      014 031 42 000 1 9  
**Legal Description**              DOWLING  
     LOTS 5 REM AND 6 REM  
**Site Address**  
**Tax District**                      003  
**Account Name**                    ALASKA SALES AND SERVICES INC  
**Mailing Address**                  1300 E 5TH AVENUE  
     ANCHORAGE AK 99501 2832

Tax Information	2011 Tax Year	2010 Tax Year
Value before Exemptions	1,007,400	1,009,600
Tax before Exemptions	15,594.55	15,325.72
Sr. Citizen/Disabled Veteran Exemption	( .00 ) (if applicable)	( .00 )
Residential Exemption	( .00 ) (if applicable)	( .00 )
Tax Credit	( .00 )	( .00 )
<b>TAX NET OF EXEMPTIONS/CREDITS</b>	<b>15,594.55</b>	<b>15,325.72</b>
<b>First Half Tax Amount</b>	<b>7,797.27</b>	<u><b>Due June 15, 2011</b></u> See status below
<b>Second Half Tax Amount</b>	<b>7,797.28</b>	<u><b>Due August 15, 2011</b></u> See status below

**Mortgage Company  
Requesting Tax Information:**

Tax Account Status	Tax	Interest	Penalty	Cost	Total Due
Advance Payment	.00				.00
<u><b>Current Year 2011</b></u> <u>Click for details</u>	15,594.55	.00	.00	.00	15,594.55
<u><b>Prior Year(s)</b></u> <u>Click for details</u>	.00	.00	.00	.00	.00
<b>Total</b>	<b>15,594.55</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>15,594.55</b>

The above figures are taken from the most recent postings available. Current year tax is the calendar year 2011.

**NOTICE:**

When payment is applied to an account in delinquent status, it will automatically pay delinquent year(s) first in the following order: cost; penalty; interest; principal.

For detail on prior year(s) taxes owing contact the Tax Section at (907) 343-6650.

Information concerning Tax Deed Property is not available on the website. For more information on Tax Deed Property, contact Real Estate Services at (907) 343-7953 or (907) 343-7986.

632 W. 6th Avenue Anchorage, Alaska 99501  
PO Box 196650 Anchorage, Alaska 99519

PLAT NO. P-250B

# DOWLING SUBDIVISION

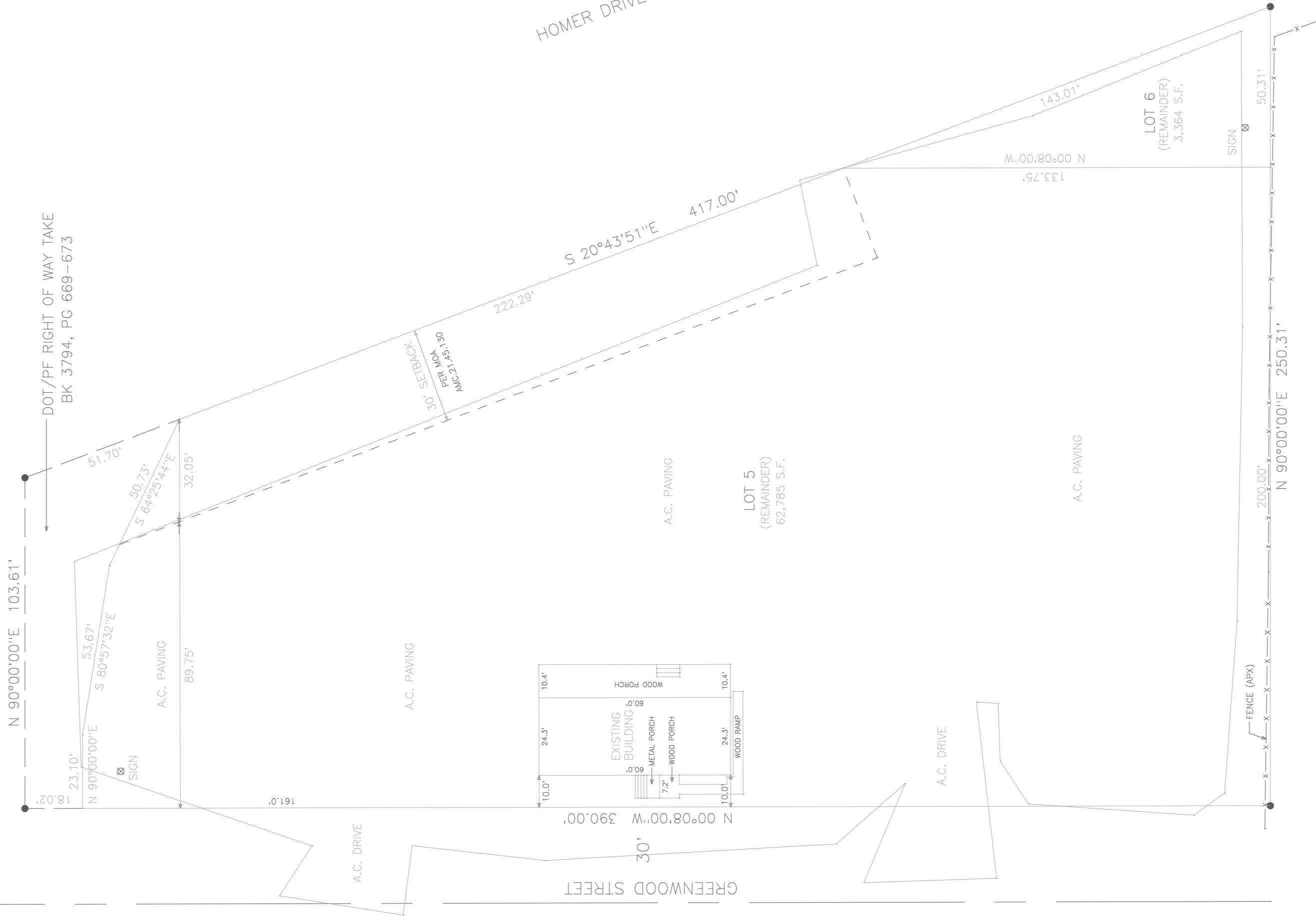
## LOTS 5 & 6

(REMAINDER PORTIONS)

EXCEPT THOSE PORTIONS TAKEN BY THE STATE OF ALASKA, DOT/PF LOCATED WITHIN THE NW 1/4, SECTION 5, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

EAST DOWLING ROAD

5



NOTE: LIMITS OF A.C. PAVING SHOWN ARE APPROXIMATE DUE TO SNOW COVER AT THE TIME OF THIS SURVEY.

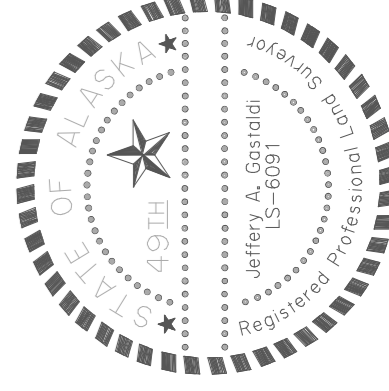
### AS-BUILT




GASTALDI LAND SURVEYING, LLC  
 JEFF A. GASTALDI, R.L.S.  
 2000 E. DOWLING RD., SUITE 8  
 ANCHORAGE, ALASKA 99507  
 PHONE 248-5454

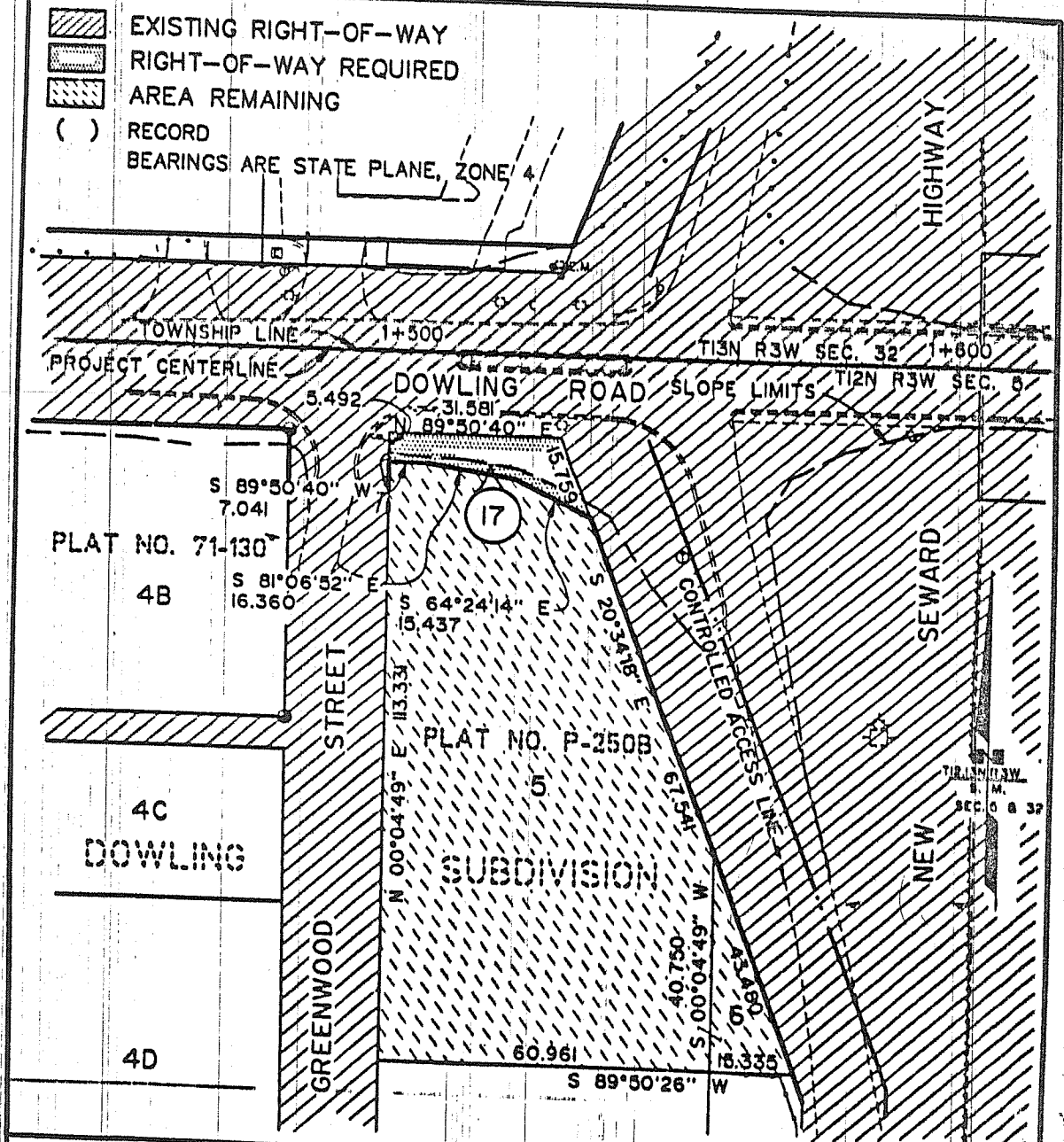
GRID	DATE
2032	3/31/2011
F.B.	JOB NO.
99-11	DOWLING5

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DEPICTED ABOVE AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES. ANCHORAGE RECORDING DISTRICT, ALASKA

NOTE: NO CORNERS SET THIS DATE.



-  EXISTING RIGHT-OF-WAY
  -  RIGHT-OF-WAY REQUIRED
  -  AREA REMAINING
  - ( ) RECORD
- BEARINGS ARE STATE PLANE, ZONE 4



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR DOWLING ROAD - OLD SEWARD HWY. TO LAKE OTIS PKWY NH-0532(4) / 55549	
		GROSS TAKE	0.0266 ha
Warranty Deed Page 5 of 5		NET TAKE	0.0266 ha
		REMAIN	0.6143 ha
DRAWN BY <u>          RK          </u>		SCALE 1:1000	DATE 7/31/99
		PARCEL NO.	17

# **1300 E. Dowling**

## **Water and Sewer Assessments**

AWWU is holding \$14,492.50 which is to be applied to Water and Sewer Service Connections totaling an estimated amount of \$12,806.74 pending final project closeout by State of Alaska for Road Improvements on Dowling. An estimated assessment for the 16-inch water line in Dowling in the amount of \$12,767.56 is due upon connection.

SR02 ..... SPECIAL ASSESSMENT GENERAL INQUIRY ..... 07/09/09 15:52:53  
 REGN: CICSPROD USER: WWDLR  
 ACCT: 014-031-42-000  
 NAME: ALASKA SALES AND SERVICES INC NO. OF MESS: 001  
 1300 E 5TH AVENUE LEGAL: DOWLING  
 ANCHORAGE AK 99501 2832 LOTS 5 REM AND 6 REM

S/A STATUS / DEED: \_\_\_\_\_

FORECLOSURE CODES: - -

SITE:	ASSESSMENT / NUM.	DELINQUENT	CURRENT	UN-BILLED	TOTAL
	ADVANCETRUNK 03	\$ .00	\$9,071.25-	\$ .00	\$9,071.25-
	ADVANCE WATE 06	\$ .00	\$5,421.25-	\$ .00	\$5,421.25-
		\$ .00	\$ .00	\$ .00	\$ .00
		\$ .00	\$ .00	\$ .00	\$ .00
		\$ .00	\$ .00	\$ .00	\$ .00
		\$ .00	\$ .00	\$ .00	\$ .00
		\$ .00	\$ .00	\$ .00	\$ .00
	TOTALS :	\$ .00	\$14,492.50-	\$ .00	\$14,492.50-

CASE: \_\_\_\_\_

CODE:FCT: 02 01403142000 PRT: PCAS PF7 = DISPLAY ALL  
 CLEAR = EXIT PF1 = HELP PF6 = TAX STATUS PF8 = DATES DUE  
 MESSAGE:

**Project Tax Lot Details**

Tax Lot: 01403142-000

AMS Project Id	Description	Type	Status
1130	ADOT DOWLING ROAD WATER SERVICES - OLD SEWARD HIGHWAY TO LAKE OTIS PARKWAY	WCIP/NC	proposed

**AMS Tax Lot Information**

**AMS Owner**  
WUERTH INVESTMENT GROUP

**AMS Legal Description**  
DOWLING  
LOTS 5 AND 6

**Mailing Address**  
931 MAHO CIRCLE

**Status**  
Current

**Total Area**  
69077

**Primary Grid**  
002032

**Vote**

**Notes**

**Tax Lot Assessments**

Element Type	Element Status	Planning Project ID	Assessed Area	Element Assessment Amount	Element Assessment Amount plus services	Number of Annual Payments	Payment Amount	Levy Time	Service Assessments Type	Cost
Water	Estimated		0	\$0.00	\$4,337.00			Levy Upon Completion	Service Connection	\$4,337.00

1:42 pm July 9, 2009

**Project Tax Lot Details**

**Tax Lot:** 01403142-000

AMS Project Id	Description	Type	Status
1485	ADOT DOWLING ROAD SEWER SERVICES - OLD SEWARD HIGHWAY TO LAKE OTIS PARKWAY	SCIP/NC	proposed

**AMS Tax Lot Information**

**AMS Owner**  
WUERTH INVESTMENT GROUP

**AMS Legal Description**  
DOWLING  
LOTS 5 REM AND 6 REM

**Mailing Address**  
931 MAHO CIRCLE

**Status**  
Current

**Total Area**  
63258

**Primary Grid Vote**  
2032

**Notes**

**Tax Lot Assessments**

Element Type	Element Status	Planning Project ID	Assessed Area	Element Assessment Amount	Element Assessment Amount plus services	Number of Annual Payments	Payment Amount	Levy Time	Service Assessments Type	Cost
Lateral	Estimated		0	\$0.00	\$7,257.00			Levy Upon Completion	Service Connection	\$7,257.00
Trunk	Estimated	TIDA2	43,758	\$1,312.74	\$1,312.74			Levy Upon Connect	None known	

1:45 pm July 9, 2009

**Project Tax Lot Details**

**Tax Lot:** 01403142-000

AMS Project Id	Description	Type	Status
1152	DOWLING ROAD 16-INCH WATER LINE	WCIP/NC	completed

**AMS Tax Lot Information**

<b>AMS Owner</b> WUERTH INVESTMENT GROUP	<b>AMS Legal Description</b> DOWLING LOTS 5 AND 6
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<b>Mailing Address</b> 931 MAHO CIRCLE	<b>Status</b> Current
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<b>Total Area</b> 69077	<b>Primary Grid</b>	<b>Vote</b>
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**Notes**

**Tax Lot Assessments**

Element Type	Element Status	Planning Project ID	Assessed Area	Element Assessment Amount	Element Assessment Amount plus services	Number of Annual Payments	Payment Amount	Levy Time	Service Assessments	
									Type	Cost
Water	Estimated		20,250	\$12,767.56	\$12,767.56			Levy Upon Connect	None known	

1:43 pm July 9, 2009



## ALASKA REAL ESTATE COMMISSION CONSUMER PAMPHLET

### About This Pamphlet:

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

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

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

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

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

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

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

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

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

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

**THIS DISCLOSURE PAMPHLET IS NOT A CONTRACT**

Handwritten initials in blue ink, appearing to be 'X' and 'S', followed by a horizontal line.

Duties NOT owed by a Real Estate Licensee

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

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

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

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

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

I understand and acknowledge that ED ZEHMUNG or HOGAN SWEET (Licensee) of \_\_\_\_\_ EZ, LLC (company) will be working with me under the following relationship:

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

Date: 7/1/2009 Time: 12:00N ALASKA SALES & SERVICE, INC  
 BY: [Signature]  
 ITS: VICE-PRESIDENT

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Date: 7/1/2009 Time: 12:00N  
[Signature]  
 Real Estate Licensee  
EZ, LLC  
 Real Estate Company

**THIS DISCLOSURE PAMPHLET IS NOT A CONTRACT**

## **DISCLAIMER**

**The information contained herein was obtained from the owners, their representatives or public information sources. While EZ, LLC believes the information presented herein is reliable, it is not guaranteed. The reader is hereby encouraged to verify all information presented in this package for accuracy.**