



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: February 6, 2017

From: PCDD Staff

To: Planning Commission

Re: V 17-01 Variance Request for Deck and Stairs at 415 Alice Loop

GENERAL INFORMATION

Applicant	Jamal Floate
Property Owner:	Sealing Cove Heated Storage, LLC
Property Address:	415 Alice Loop
Legal Description:	Lot 4 Sealing Cove Subdivision
Parcel ID Number:	19022000
Size of Existing Lot:	20,905 square feet
Zoning:	WD
Existing Land Use:	Commercial and Residential
Utilities:	Full city services
Access:	Alice Loop
Surrounding Land Use:	Residential, Recreational, Commercial, Undeveloped

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Flood Zone Map
Attachment E: Parcel Pictures
Attachment F: Subdivision Plat
Attachment G: Site Plan
Attachment H: Application

Attachment I: Mailing List
Attachment J: Proof of Payment
Attachment K: Proof of Ownership

BACKGROUND

Sealing Cove Subdivision created this property in 2011. Neighboring properties are recreational, commercial, and residential in nature.

PROJECT DESCRIPTION

The variance request is for the reduction of side setback from 10 feet to 4 feet for the construction of a second floor deck and stairs. The structure is currently being converted from storage and commercial to residential and storage. The deck and stairs are intended to provide access to the units on the second story.

Side setbacks in Waterfront District are 10 feet.¹ Setbacks are intended to provide a buffer between properties. A reduction to 4 feet is in line with recently granted minor variances for decks, stairs, and similar access structures. Fencing provides a buffer at this site. In addition, the primary structure is pre-existing and cannot be moved.

ANALYSIS

Project / Site: 415 Alice Loop includes a 20,905 square foot lot and a 110 foot by 40 foot structure. The structure currently consists of commercial and storage uses, with one apartment. The building is undergoing a renovation to convert the structure into 7 apartment units, with 2 storage bays remaining as-is.

Zone: The Waterfront District (WD) is intended to be applied to lands and uses that are intended whenever possible to be water-dependent or water-related with particular emphasis on commerce, tourism, commercial or industrial enterprises which derive major economic or social benefit from a waterfront location.² Multi-family housing is a permitted use in this zone.

Traffic: Residential use can have more traffic than storage, but potentially less than commercial.

Parking: The property has 35 parking spaces, which is in excess of the required 14 spaces. 1.5 spaces are required per residential dwelling unit for a total of 11.³ 3 spaces are required for the storage use.

Noise: Residential use may create noise as residents recreate outdoors.

¹ Table 22.20-01

² Section 22.16.100—WD Waterfront District

³ Section 22.20.100.G—Off-Street Parking Requirements

V 17-01 Variance Staff Report for February 27, 2017

Public Health or Safety: A safe access deck and stairs improve the safety of future tenants who will access this structure.

Habitat: No concerns for habitat. Proposed structures not to be built on the harbor side of the property.

Property Value or Neighborhood Harmony: Neighboring properties to the south are residential. Other neighboring lots are undeveloped, commercial, and public.

Conformity with Comprehensive Plan: The proposed variance for the reduction of the side setback from 10 feet to 4 feet conforms to the Comprehensive Plan Section 2.4.1 which states, *“To guide the orderly and efficient use of private and public land in a manner which maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations,”* by allowing for the construction of access stairs and deck for a pre-existing structure while minimizing impacts on adjacent properties.

FINDINGS⁴

D. Required Findings for Variances.

2. Required Findings for Minor Expansions, Small Structures, Fences, and Signs.
 - a. The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions, *specifically, that the proposed stairs and deck are small in relation to the lot;*
 - b. The granting of the variance is not injurious to nearby properties or improvements, *specifically, that the proposed stairs and deck will be separated from the adjacent property by a fence;*
 - c. The granting of the variance furthers an appropriate use of the property, *specifically, that the proposed deck and stairs would provide access to the allowable residential apartments in an existing structure.*

RECOMMENDATION

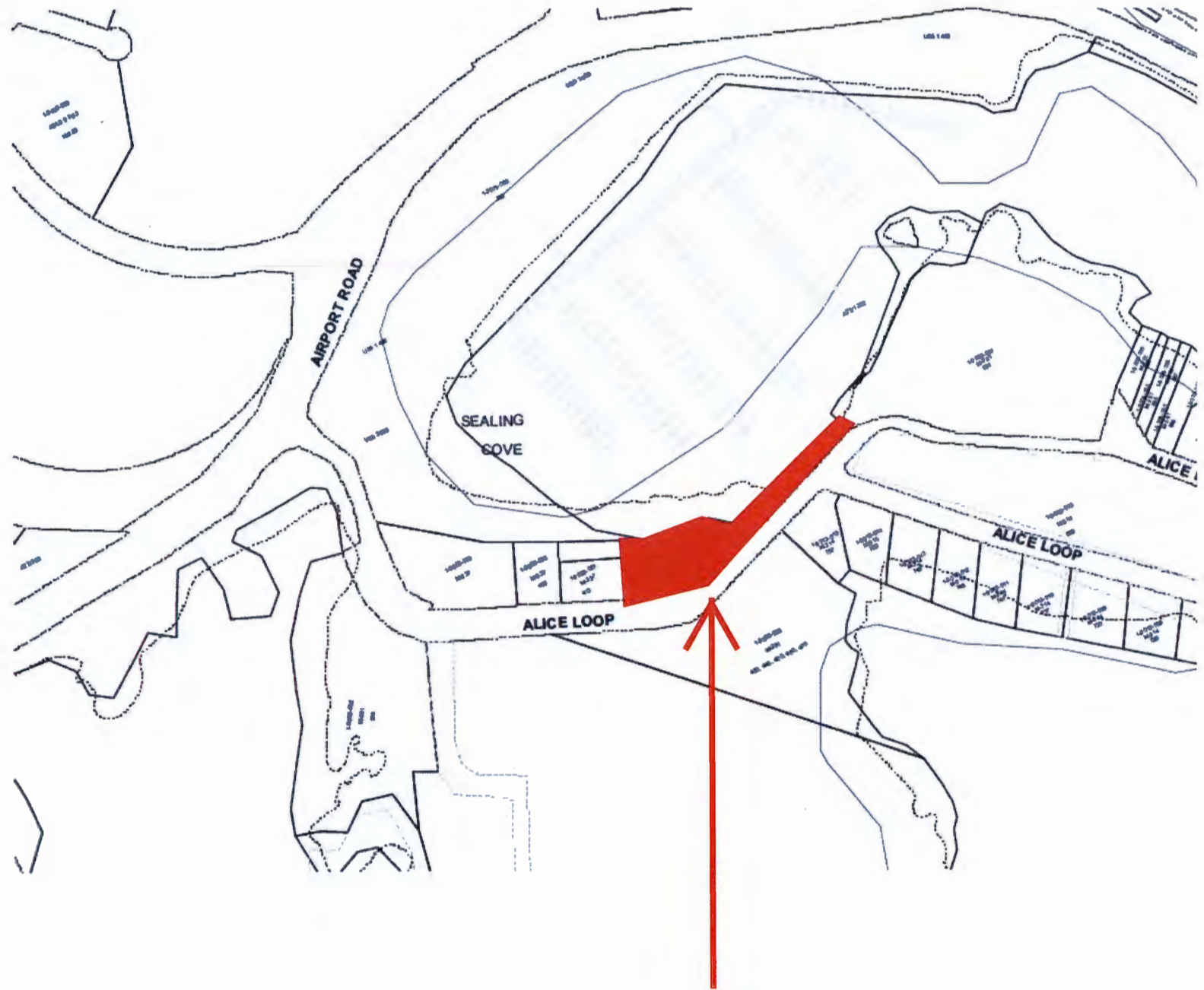
It is recommended that the Planning Commission adopt the staff’s analysis and suggested findings, and grant the variance for the reduction of the side setback from 10 feet to 4 feet for the construction of a deck and stairs.

Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for minor expansions, small structures, fences, and signs as discussed in the staff report.
- 2) I move to approve a variance request for 415 Alice Loop. The variance is for the

⁴ Section 22.30.160(D)(2)—Required Findings for Major Variances
V 17-01 Variance Staff Report for February 27, 2017

reduction of the side setback from 10 feet to 4 for the construction of a deck and stairs. The property is also known as Lot 4 Sealing Cove Subdivision. The request is filed by Jamal Floate. The owner of record is Sealing Cove Heated Storage, LLC.





City & Borough of Sitka, Alaska

Selected Parcel: 415 ALICE ID: 19022000

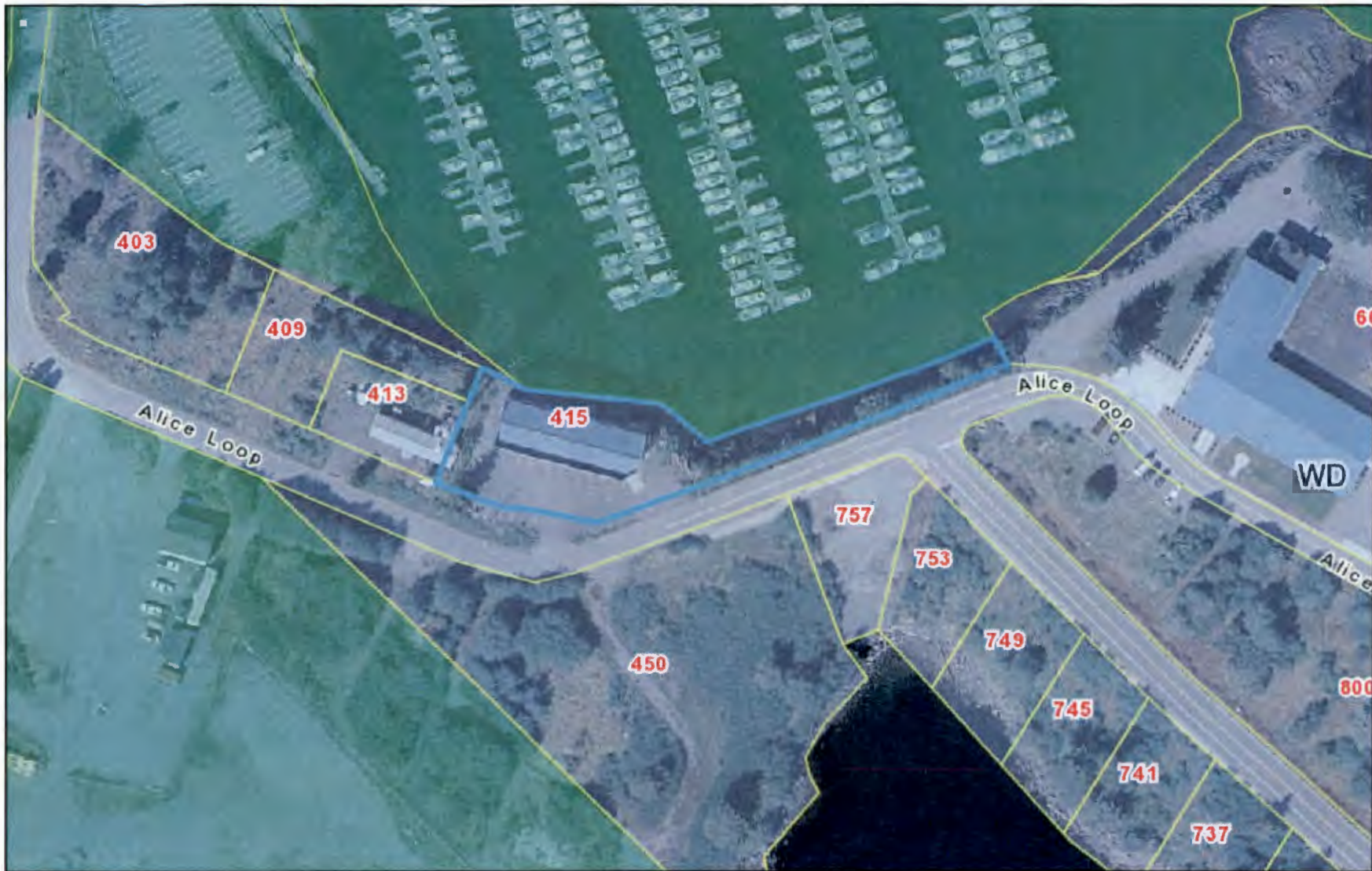
Printed 2/14/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

50 m
100 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



City & Borough of Sitka, Alaska

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100 ft



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CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADMIT THE PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND RESERVE ALL STREETS, ALLEYS, VARIAS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 11/12/11 BY: [Signature] (OWNER)
[Signature] (OWNER)
[Signature] (OWNER)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF NOVEMBER, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY CREDENTIALLED AND EXPIRING PERSONALLY MYSELF, CHARLOTTA L. HARRIS,
RESIDENT OF SITKA, ALASKA, R. SINCE 2008, I.A.

TO ME BROUGHT TO BE THE LEGAL, IDENTIFIED, HENRIFIED AND WHO EXERCISED THE VENDOR PLAT AND WAS ACKNOWLEDGED TO ME THAT HE WAS THE SAME PERSON AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESSED MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

[Signature]
 NOTARY PUBLIC
 MELISSA HENNINGSEN
 MY COMMISSION EXPIRES 9-1-2012

CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA) (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AFTERVIEW FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS OWNED BY THE CITY AND BOROUGH OF SITKA, IN THE NAME OF SITKA, ALASKA, INC.

AND THAT, ACCORDING TO THE RECORDS IN MY PRESENCE, ALL TAXES DUE TO THE CITY & BOROUGH OF SITKA, IN THE NAME OF SITKA, ALASKA, INC., HAVE BEEN PAID IN FULL FOR THE YEAR 2010 AND IN FULL FOR THE YEAR 2011.

DATED THIS 15th DAY OF NOVEMBER, 2011, AT SITKA, ALASKA.

[Signature]
 CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA, ALASKA, AND THAT SAID PLAT AND SUBDIVISION ARE IN THE BEST INTERESTS OF THE CITY & BOROUGH OF SITKA, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, CITY OF SITKA, ALASKA.

DATE: 11/30/2010
[Signature]
 CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA, ALASKA, AND THAT SAID PLAT AND SUBDIVISION ARE IN THE BEST INTERESTS OF THE CITY & BOROUGH OF SITKA, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, CITY OF SITKA, ALASKA.

DATE: 11-21-2010
[Signature]
 CITY & BOROUGH OF SITKA

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS OWNED BY THE CITY & BOROUGH OF SITKA, IN THE NAME OF SITKA, ALASKA, INC.

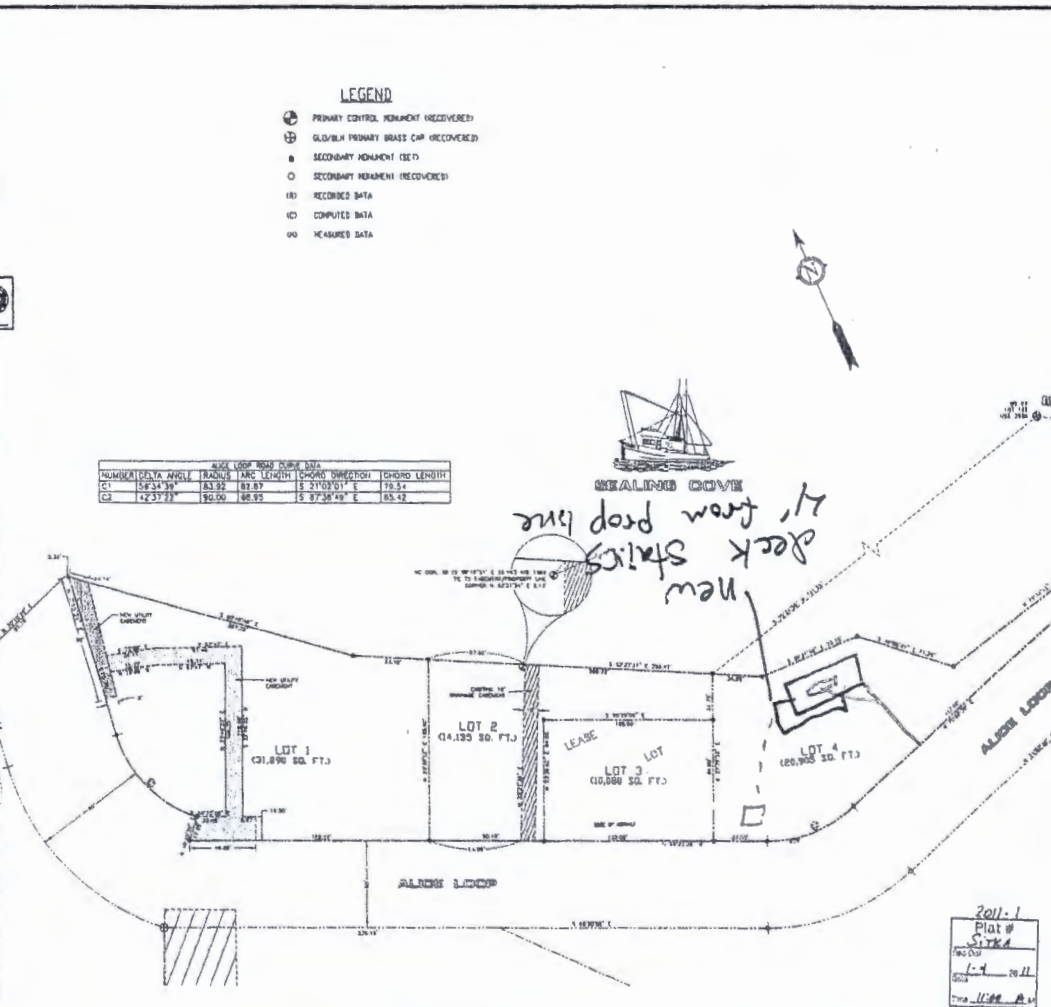
ALL TAXES DUE TO THE CITY & BOROUGH OF SITKA, IN THE NAME OF SITKA, ALASKA, INC., HAVE BEEN PAID IN FULL FOR THE YEAR 2010 AND IN FULL FOR THE YEAR 2011.

DATED THIS 15th DAY OF DECEMBER, 2011, AT SITKA, ALASKA.

[Signature]
 FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA

O'NEILL SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99583
 PHONE: (907) 747-6700
 FAX: (907) 747-7790
 EMAIL: onell@sealingsurvey.com



NOTE:

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 12 OF THE ALICE AND CHARCOAL ISLAND SUBDIVISION INTO FOUR INDIVIDUAL LOTS.
- THE UTILITY EASEMENT CREATED ALONG THE WESTERLY LOT 1 BOUNDARY ADJACENT TO ALICE LOOP ALLOWS FOR THE CONTINUED USE OF EXISTING ELECTRICAL, TELEPHONE, AND TV LINES. MAINTENANCE OF THESE UTILITY LINES WILL BE THE SOLE RESPONSIBILITY OF THE UTILITY COMPANY DERIVING BENEFIT FROM THE LINE.
- THE UTILITY EASEMENT CROSSING THROUGH THE INTERIOR OF LOT 1 ALLOWS FOR THE CONTINUED USE OF EXISTING ELECTRICAL, TELEPHONE, AND TV LINES.
- BECAUSE OF THE CENTRAL LOCATION OF THESE LINES, THE CURRENT AND ANY FUTURE OWNERS OF LOT 1 RESERVE THE RIGHT TO RELOCATE THE UTILITIES TO A PORTION NOT IN CONFLICT WITH ANY PROPOSED IMPROVEMENTS. MAINTENANCE OF THESE LINES WILL BE THE SOLE RESPONSIBILITY AND AT THE SOLE COST OF THE UTILITY COMPANY DERIVING THE BENEFIT FROM THE LINE.
- BEARINGS AND DISTANCES SHOWN ARE ALASKA STATE PLANE, ZONE 1 GRID BEARINGS AND DISTANCES AS DESCRIBED ON, AND CONFORM WITH, THE ALICE AND CHARCOAL ISLAND SUBDIVISION, PLAT #2001-18. THIS SUBDIVISION UTILIZES A PROJECT SCALE FACTOR OF 0.999975 AND A SOUTH GRASS ANGLE OF 1°21'17" CLOCKWISE DEVIATION TO CONVERT TRUE GRID TO ALASKA STATE PLANE GRID.

SCALE IN FEET

SITKA RECORDING DISTRICT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN SITKA, ALASKA A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: 11/12/11
[Signature]
 PATRICK K. O'NEILL, L.S.

PROJECT NO. 30434-13-00

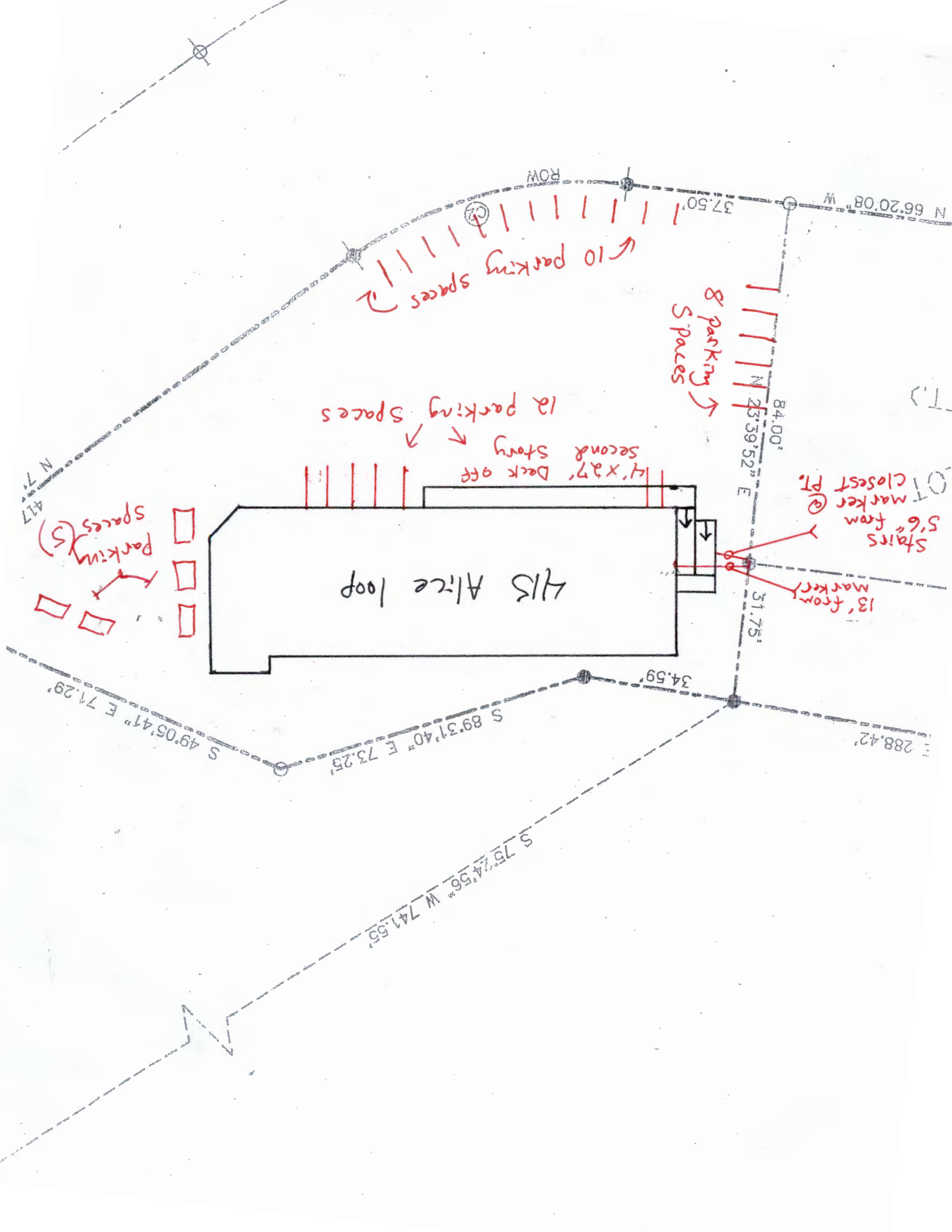
SEALING COVE SUBDIVISION

LOT 12, ALICE AND CHARCOAL ISLAND SUBDIVISION

CLIENT: SHEE ATKA INC.

RECORD OF REVISIONS

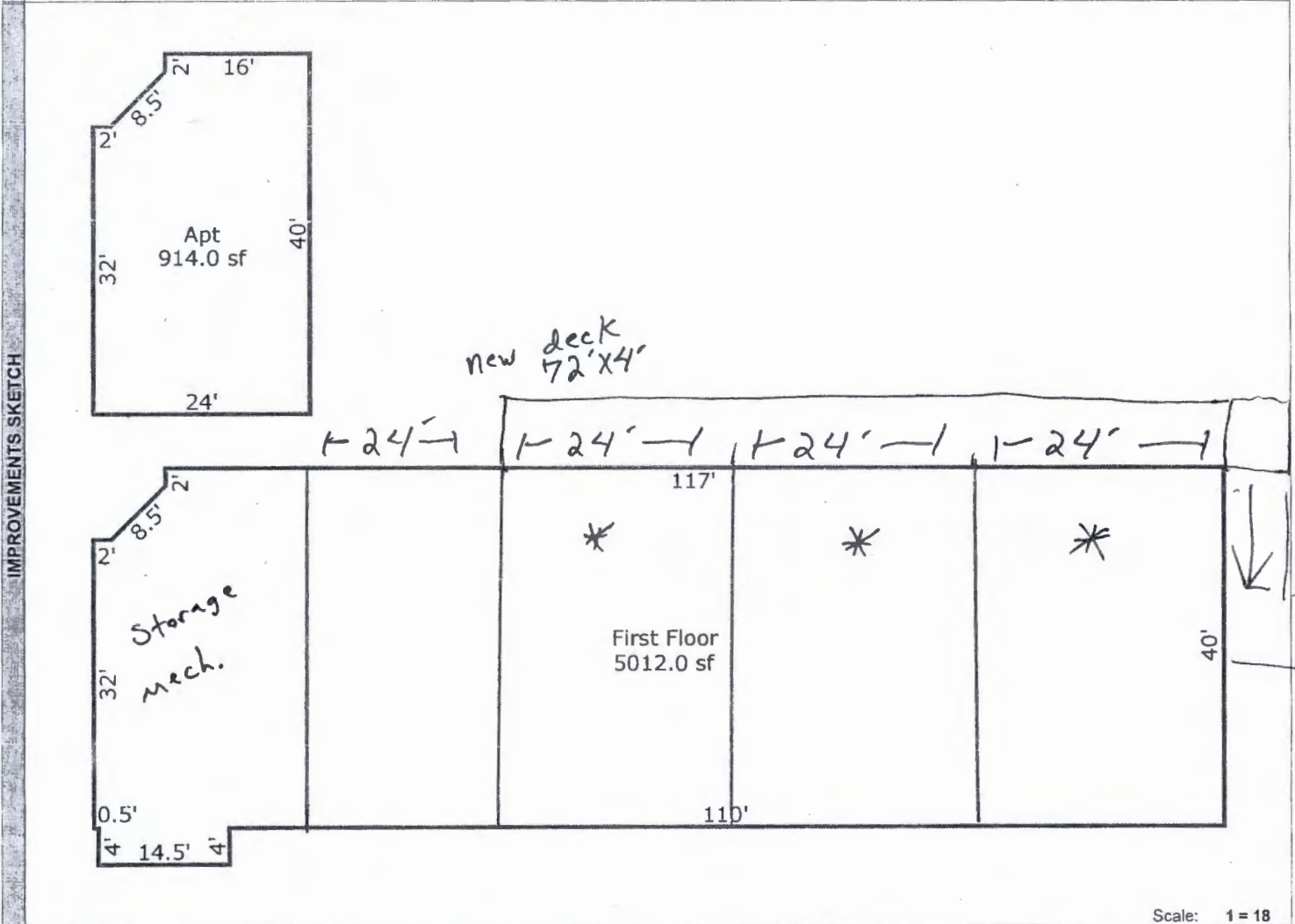
NO.	DATE	REV.	DESCRIPTION OF CHANGE



SKETCH/AREA TABLE ADDENDUM

Parcel No 19022000

SUBJECT	Property Address 415 Alice Loop			
	City Sitka	County USA	State AK	Zip 99835
	Owner Sealing Cove Storage, LLC			
	Client			
Appraiser Name Josh Joseph		Inspection Date 2/23/15		



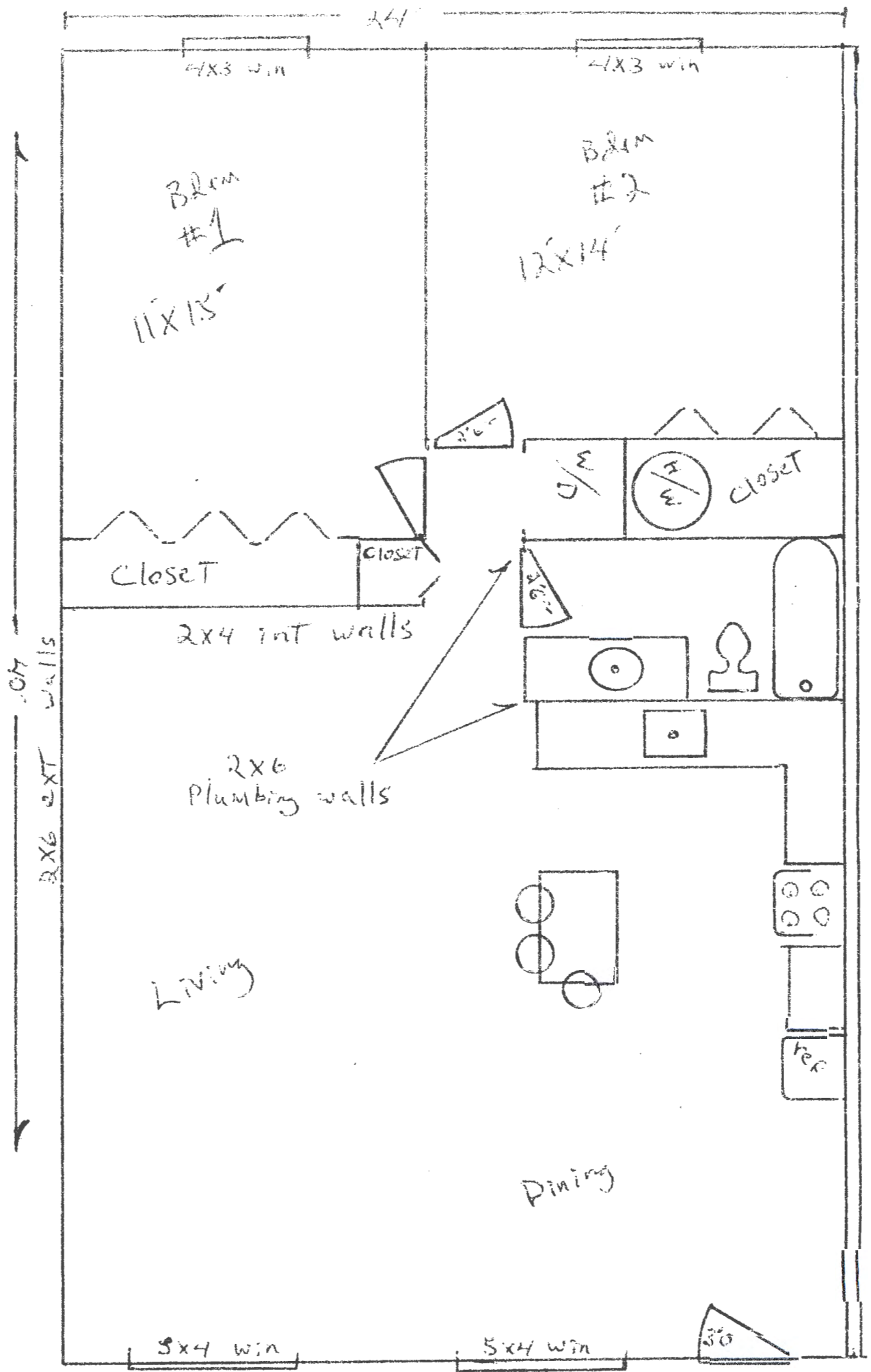
Scale: 1" = 18'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.00	5012.0	334.5	5012.0
GBA2	Apt	1.00	914.0	124.5	914.0
UND	Undefined	1.00	5012.0	334.5	5012.0
Net BUILDING Area (rounded w/ factors)					5926

Comment Table 1	
Comment Table 2	Comment Table 3

1'









Renaissance Construction LLC.

2006 Cascade Creek Rd.

Sitka AK, 99835

(907) 738-6699

License # 34013

Date: 23 January 2017

*To: City and borough of Sitka
100 Lincoln street
Sitka, AK 99835*

Regarding project construction at 415 Alice Loop. We hereby propose the following construction phasing plan in order to expedite an issue of a building permit.

Phase 1 construction, commencing January 2017;

Frame all exterior and interior walls within existing footprint.

Phase 2 construction, commencing upon issue of requested variance, on or around 15 February 2017;

Frame exterior deck and 2nd story stair case.

Submitted by:

JAMAL M, FLOATE owner

Renaissance Construction LLC.

2006 Cascade Creek Rd.

Sitka AK, 99835

(907) 738-6699

License # 34013

Project scope

Project: 415 Alice loop apartment project

Project consists of converting storage bays 1,2, & 3 of 415 Alice loop warehouse into apartments. Current structure is slab on grade construction, with metal girders 24' OC carrying entire roof load. Project will involve removing current exterior walls to accommodate new framing, but no changes will be made to the structural integrity of the building or roofing system.

Utilities have already been routed to the building and will be picked up in supplemental ditch in parking lot to route to new location. This goes for water supply, sewer, and city power. The current sprinkler main in the peak of the building will service all units new and old. Sprinkler design is being done by southeast fire protection.

All units will have 2X6 16" OC exterior wall framing, and 2X4 16" OC interior wall framing. All units will be sheetrocked 5/8 both sides of the walls, and downstairs ceilings doubled 5/8 to accommodate all needed fire barriers. All 6 apartments are to be identical in construction and layout. A drawing for one unit is provided as representation for all 6.

Access to downstairs units will be via the parking lot. Access to upstairs units will be via a 4' wide deck along the front of the building serviced by a common stairway on the north west side. Deck will be constructed from 2X6 joists and decked w' 1 1/8 ply and sealed dry. Load point will be ODW 4X12 beam w' ODW posts to grade 12' OC. Ledger will be lagged 1/2 bolts 24" OC. All exposed woods will be pressure treated or otherwise approved. All applicable hardware will be installed.

Interior floor framing to be engineered joists as speced by Boise cascade. Sheated w' 3/4 T&G subfloor.

Submitted by:

JAMAL M, FLOATE owner



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

1. Request projects at least TWENTY-ONE (21) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☒ VARIANCE☐ CONDITIONAL USE☐ ZONING AMENDMENT☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: reduction in setback from
10' to 5' to accomodate an exterior stair
case.

PROPERTY INFORMATION:

CURRENT ZONING: waterfront PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): Commercial PROPOSED LAND USES (if changing): commercial / residential

APPLICANT INFORMATION:

PROPERTY OWNER: Ral west / John hardwick

PROPERTY OWNER ADDRESS: 107 Taivo circle

STREET ADDRESS OF PROPERTY: 415 Alice loop

APPLICANT'S NAME: Jamal Floate

MAILING ADDRESS: 2006 cascade creek RD.

EMAIL ADDRESS: Renbuilt@gmail.com DAYTIME PHONE: 738 6699
JAMAL'S #

PROPERTY LEGAL DESCRIPTION:

TAX ID: 19022000 LOT: 4 BLOCK: _____ TRACT: _____

SUBDIVISION: Sealing cove sub US SURVEY: _____

Plat 2011-1

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☒ Completed application form
- ☒ Narrative
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Proof of filing fee payment
- ☒ Proof of ownership
- ☒ Copy of current plat

For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

For Plat/Subdivision:

- ☐ Three (3) copies of concept plat
- ☐ Plat Certificate from a title company
- ☐ Topographic information
- ☐ Proof of Flagging

If Pertinent to Application:

- ☐ Landscape Plan
- ☐ Drainage and Utility Plan

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.

Applicant (if different than owner)

Date

Parcel ID: 19000001
SHEE ATIKA HOLDINGS ALICE ISLAND
LL
(OLD MT. EDGE ELEM)
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 LINCOLN ST, #300
SITKA AK 99835

Parcel ID: 19012016
SHEE ATIKA HOLDINGS ALICE ISL LLC
SHEE ATIKA HOLDINGS ALICE
ISLAND, LLC
315 LINCOLN ST, #300
SITKA AK 99835

Parcel ID: 19022001
SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE 300
SITKA AK 99835

Parcel ID: 19075000
CITY & BOROUGH OF SITKA
SEALING COVE HARBOR
CITY & BOROUGH OF SI,,
203 AIRPORT RD
SITKA AK 99835

Parcel ID: 19012014
CAPRICE/RONALD PRATT
PRATT, CAPRICE & RONALD
753 ALICE LOOP
SITKA AK 99835

Parcel ID: 19020000
SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE #300
SITKA AK 99835

Parcel ID: 19022002
SEALING COVE HEATED STORGAE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVO CIRCLE
SITKA AK 99835

Parcel ID: 19012015
ERIC/JYNAL RADZIUKINAS
RADZIUKINAS, ERIC & JYNAL
800 HALIBUT POINT RD, APT I
SITKA AK 99835

Parcel ID: 19022000
SEALING COVE HEATED STORAGE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVO CIR
SITKA AK 99835

Parcel ID: 19024000
ALASKA, STATE, OF
DOT/PF AIRPORT DIV
ALASKA STATE OF
ANCHORAGE AK 99501

CITY & BOROUGH OF SITKA
100 LINCOLN STREET
SITKA, AK 998357540

Merchant ID: 000000002754907
Card ID: 03090014
09200114885

Sale

ISA

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Entry Method: Swiped

Apprvd: Online Batch#: 001065

11/05/17 11:33:09

Inv #: 000000 Appr Code: 078630

Total: \$ 75.00

Customer Copy

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75.00
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INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 11/5/17

To:

Jamal Floate

ACCOUNT # 100-300-320-3201.002

PLANNING & ZONING

Variance.....75.00
Conditional Use Permit.....
Minor Subdivision.....
Major Subdivision.....
Zoning Map Change.....
Zoning Text Change.....
Lot Merger.....
Boundary Line Adjustment.....
General Permit.....
Appeal of Enforcement Action (Pending).....
Other.....
Sales Tax.....~~0.00~~

TOTAL.....~~75.00~~
75.00
Thank you



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Sealing Cove Heated Storage LLCAddress: 107A Tolvo CircleSitka, AK 99835File No.: 0241-2411180 (JCH)

STATUTORY WARRANTY DEED


THE GRANTOR, **Sealing Cove Storage, LLC**, whose mailing address is **201 37th St., Cody, WY 82414**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Sealing Cove Heated Storage LLC, an Alaska limited liability company**, residing at **107A Tolvo Circle, Sitka, AK 99835**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

Lot 4, SEALING COVE SUBDIVISION, according to Plat 2011-1, Records of the Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: April 17, 2015.

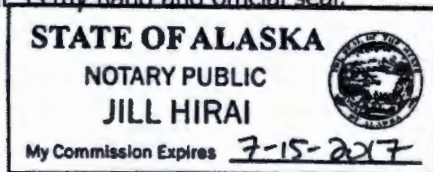
Sealing Cove Storage, LLC


By: Jerry Moore, Registered Agent

STATE OF Alaska)
) ss.
First District)

THIS IS TO CERTIFY that on this **Seventeenth day of April, 2015**, before me the undersigned Notary Public, personally appeared **Jerry Moore, Registered Agent of Sealing Cove Storage, LLC**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Shirley Jean
Notary Public in and for Alaska
My commission expires 7-15-2017



Michael Scarcelli

From: Ral West <ralwest@me.com>
Sent: Tuesday, January 10, 2017 11:29 AM
To: Michael Scarcelli
Cc: Jamal Floate; John Hardwick
Subject: Owners' permission -- 415 Alice Loop

Jamal Floate DBA Renaissance Construction, is the general contractor for our project, and is authorized to act on our behalf in regard to all work being performed at our property located at 415 Alice Loop.

Please advise if you have any questions or concerns.

Sincerely,

Ral T. West and John T. Hardwick

Managers, Sealing Cove Heated Storage, LLC
Owner of 415 Alice Loop

Ms. Ral West

ralwest@me.com

Cell Phone #: 907-738-4656