



BORROW ST

NO PARKING

Shaune Drive

Looking East



Shaune Drive

Looking West



looking
North



looking
South

Borrow Street from Commercial Drive

EXHIBIT 3

April 1, 2013

Greg Chaney
Planner
Community Development
155 South Seward Street
Juneau, Ak 99801

Greg,

Attached is the data, in pdf form, that I received from the Juneau Police Department regarding the use of that section of Borrow Street between Commercial Drive and Shaune Drive which we want to vacate. I tabulated this data in a bar chart, below, which demonstrates that Borrow Street is rarely used by the public.

Alaskan Brewing Personnel are the primary users of Borrow Street. I found out late Thursday afternoon 2/28/13, that the Road counter was up and running. At that point Alaskan Brewery personnel were still using Borrow Street as normal. This use includes our staff use of their cars going to and from work with mid-shift meal breaks, and this also includes the truck traffic, that we have going on daily, to shuttle materials between our buildings on either side of Borrow Street. We have three shifts per day, we have staggered crews throughout the week in order to operate 24/7. By Monday March 4, the staff were informed not to use Borrow Street. If you study the attached bar chart you will see that on 3/4/13 and 3/5/13 there were only 10 or 11 vehicles that used Borrow Street. The difference between that Monday and Tuesday and the other days charted is due to Alaskan Brewery use.

The JPD also did a study of Commercial Drive as a comparison, data attached. From the raw data with no adjustments you can see that the average Traffic on Commercial Drive is 3,937 vehicles a day. Comparing the "non-brewery public use" of Borrow Street which is only 10 vehicles a day, I think this clearly demonstrates that the public use of Borrow Street is minor in this **Industrial Subdivision**, especially as compared to the predominately **Conditional Retail** use of Commerical Drive.

Sincerely,

Geoff Larson

Daily Traffic volume on Borrow Street

total volume one week on Barrow Street = 1061
total volume one week on Commercial Street = 27,561
Commercial Street volume measured 3/11-3/18

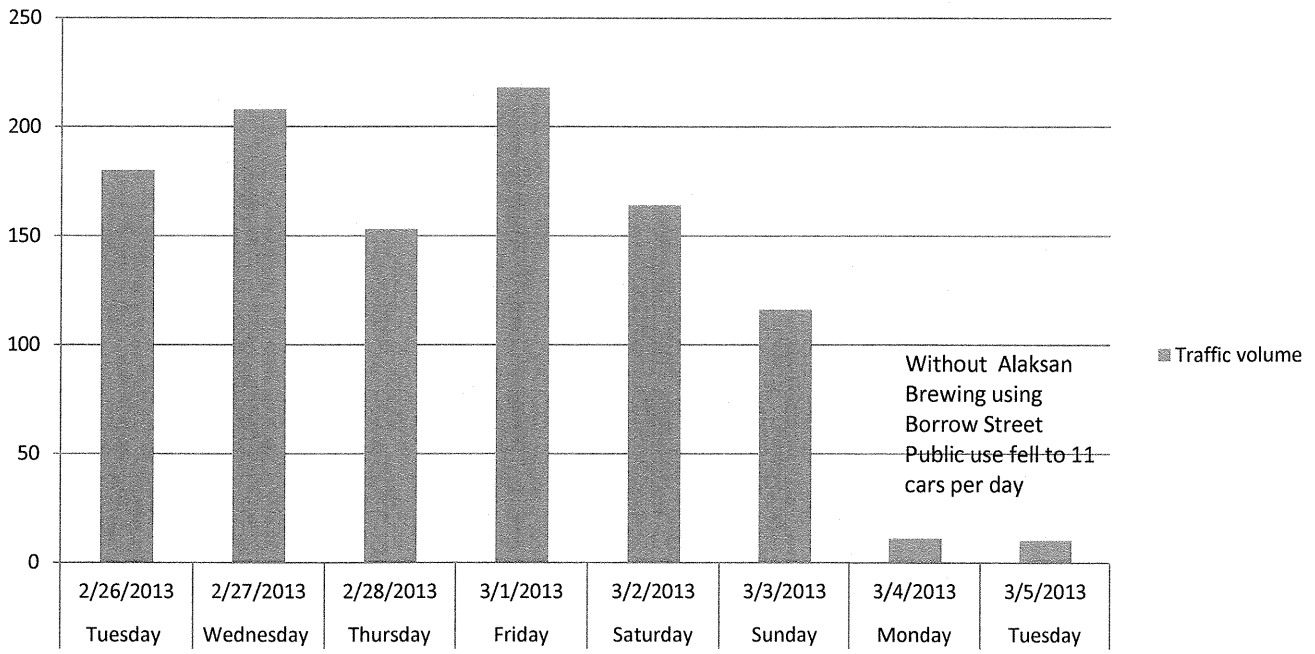


EXHIBIT 4

On Mon, Apr 1, 2013 at 6:20 PM, Geoff Larson <glarson@alaskanbeer.com> wrote:

Greg Chaney
Planner
Community Development
155 South Seward Street
Juneau, Ak 99801

Greg,

As I mentioned in our last meeting, I had a petition signed by many of my neighbors endorsing our request to vacate that portion of Borrow Street between Shaune Drive and Commercial Drive. Attached is the signed petition with a map referencing the itemized signatures which shows the boundary of the property represented.

I approached all of the neighbors whose land is contiguous to the property owned by Alaskan Brewery next to Borrow Street and also the owners of land directly across from that section of Borrow Street on the Commercial Drive Side and the Shaune Drive side.

My logic on this selection was simple. #1 these property owners are the ones most impacted by closure of the subject road Alaskan Brewing wants to vacate, and #2 I wanted to demonstrate that we are good enough corporate neighbors to garner the support of our neighbors and what better way to demonstrate this but by asking those who we work next to, sign a statement supporting such a move as this. Every single person I approached signed this petition.

Sincerely,

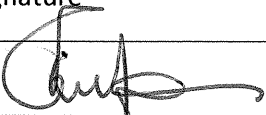


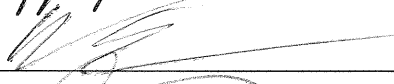

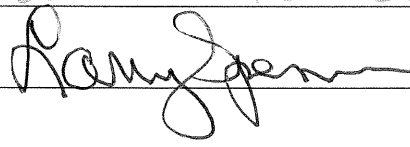
Geoff

I am (we are) the owners or Managers of property which are in the proximity of that portion of Barrow Street that the Alaskan Brewery is seeking to Vacate, specifically described as that portion of Borrow that connects Commercial Drive and Shaune Drive.

I am signing this petition to testify that if the CBJ does vacate that portion of Borrow that Alaskan Brewing is requesting, which is between Commercial Drive and Shaune Drive, that:

- #1 I completely understand that this road will become part of the brewery site
- #2 this road will no longer be accessible by the public and
- #3 I give my consent and permission for this to happen.

- #1
- #2
- #3
- #4
- #5
- #6
- #7

Land Owner or Manager Signature	Land Owner or Manager Name (printed)	Street Address
	Philip Rolfe	5338, 5344-46, 5350 Shaune Dr.
	William Shattenberg	5358 - 5372 Commercial Blvd
	Jeffrey N Grant	5434, 5454 Shaune DR
	William S. Stearns	5403 Commercial Blvd
	Robert L. Didier	533 Shaune Dr.
See letter from CBJ Public Works Director		
	Jennifer Self Storage ^{managing} member	5391 Commercial



#7

#4

Ever Electric

Ralphs Way

Commercial Blvd

Owned by Alaskan Brewing

#6

Borrowist

Owned by Alaskan Brewing

Kappler Computer Services

#2 MPTR

Anchor Electric

Mike's Refrigeration & A/C

Prindles & Upholstery Cleaning S

#5

Alaskan Brewing Company

Shaune Dr

Shaune Dr

Shaune Dr

#3

AAA Moving & Storage

#1

Igloo Construction

Jenkins Dr

5416

5400

Tingit-Haida Regional

MPTR Rentals, LLC
PO Box 211174
Auke Bay, AK 99821

March 1, 2013

City and Borough of Juneau
Planning Commission
155 South Seward St
Juneau, AK 99801

To whom it may concern,

RE: Borrow Street

My name is Bill Shattenberg and I own 5362 Commercial Blvd (legal description is SSG 4 L48 and 49). This property is 200 feet down the road on Commercial Drive from that portion of Borrow Street that Alaskan Brewery is interested in vacating. The portion of Borrow Street that Alaskan wants to vacate is between Commercial Drive and Shaune Drive.

I have been located at this address for 20 years and I support the Alaskan Brewery's request to vacate that portion of the road. Commercial Drive is the major access road I use and I have seen Borrow Street rarely used by others. It seems appropriate for this accommodation to be given to the Brewery as Charles Way and Anka allow ample egress and ingress from Commercial Drive to Shaune Drive.

Lemon Creek is industrially zoned and the brewery, in that light, is a good industrial neighbor that has been diligent in planning for its growth. However, now it has few options as most of the industrial land in Lemon Creek has been granted variances for Commercial Developments. This redirected use has reduced the options for Alaskan Brewery's growth. Accommodating this request for a truly industrial user in this industrial subdivision only seems fair. The Alaskan Brewery is world renowned and a true asset to the City of Juneau. It would be a fair gesture for the city to grant this to a company who has given so much to Juneau.

Sincerely,



William Shattenberg

Phone: 780-3690 x4

Cell: 321-3691

E-mail: bill@anchoralaska.com

March 5, 2013

Dear Sirs:

The Public Works has its administrative offices, the Water Division, Household Hazardous Waste collection facility and the Street's Chemical Storage building close by Alaskan Brewery. I am aware of Alaskan Brewery's interest in vacating that portion of Borrow Street that joins Commercial Drive to Shaune Drive. The Utilities offices (on Shaune Drive) and the Chemical Storage Building/Household Hazardous Waste facility (on Commercial Drive) is not next to this section of road, however it is close by. It is my opinion, in my capacity as Public Works Director, that vacating this portion of Shaune Drive will not disrupt the needs of my department.

I have also consulted with the Water Division Superintendent and he also feels that there would be no negative impact to the Water Division's operations.

Sincerely,



Kirk Duncan
Director, Public Works Department
City and Borough of Juneau
907-586-5254
Kirk_duncan@ci.juneau.ak.us

EXHIBIT 5

From <glarson@alaskanbeer.com>

Mar 30 (1 day ago)

Email to greg_chaney,

March 30, 2013

Greg Chaney
Planner
Community Development
155 South Seward Street
Juneau, Ak 99801

Greg,,

During our meeting last Thursday, I bought up the Lemon Flats Second Access Scoping Summary and you wanted me to address this in regards to it's impacts on vacating Borrow Street. In this report there are 7 possible 2nd access plans that are studied, one of which uses Borrow Street (but not the portion we are interested in vacating). You mentioned that Rorie Watt will be the one that has to weigh in on this and so I will leave that up to his definitive word.

But to paraphrase the summary report as you requested, I will simply say that NO Government Entity in the report advocated for the Borrow Street alternative as a reasonable route. In fact it was the opposite. Those in attendance included DOT&PF, AEL&P, AKF&G, ACS, CBJ Traffic, JPD, CBJ Planning, DOWL.. Borrow Street was mentioned as having the "most Wetland impact" (page 12), "JPD does not like the Borrow Street option because there are private property owners who will be affected" (page 14), and FWS stated that Borrow Street will have the highest impacts on Vanderbilt Creek (page 15) where Vanderbilt Creek is listed as an impaired Water Body for sediment, Turbidity and residues. (pg 13)

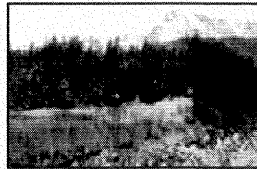
I think that about summarizes the references to Borrow Street as a possible 2nd access into Lemon Creek. I do not think that this is an issue that should negatively impact Alaskan Brewery's progress to vacate Borrow Street.

On a side note I met Hal on Friday as I was retrieving my jacket which I had left behind in his office which we had used for our meeting on Thursday. Hal asked about my project so I gave him a brief overview. Feel free to forward my correspondence to him.

Again thank you for your candid comments regarding this project.

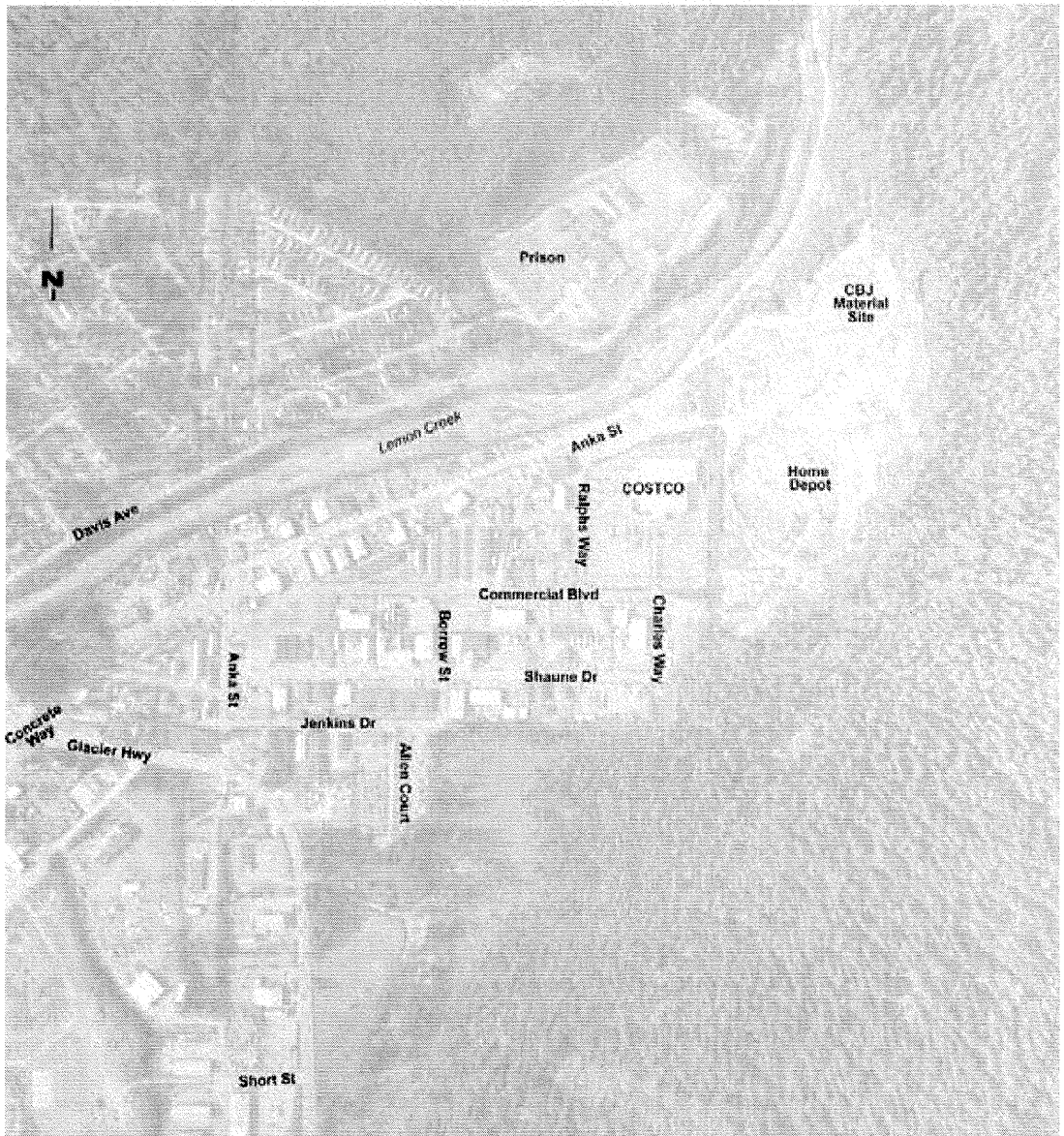
Sincerely,

Geoff Larson
Alaskan Brewing Co



LEMON FLATS SECOND ACCESS SCOPING SUMMARY REPORT

JULY 2007



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE (THE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY APPROVE THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND I (WE) AGREE TO SUBMIT TO THE CITY AND BOROUGH OF JUNEAU, ALASKA, FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA, RECORDING OFFICE OF THE DISTRICT RECORDING OFFICE OF JUNEAU, ALASKA, ON DATE 10/13/98 OF THIS PLAN.

DATE: 10/13/98

WITNESSES: Chris Reddy DINNER

ATTEST: Sharon D. Taylor CLERK OF CITY AND BOROUGH OF JUNEAU PLANNING COMMISSION

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION AT SIDWAK JUNEAU HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, ON DATE 10/13/98. I (WE) HEREBY APPROVE THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND I (WE) AGREE TO SUBMIT TO THE CITY AND BOROUGH OF JUNEAU, ALASKA, RECORDING OFFICE OF THE DISTRICT RECORDING OFFICE OF JUNEAU, ALASKA, ON DATE 10/13/98 OF THIS PLAN.

DATE: 10/13/98

ATTEST: Sharon D. Taylor CLERK OF CITY AND BOROUGH OF JUNEAU PLANNING COMMISSION



SYMBOLS

- PRIMARY MONUMENT ESTABLISHED BY THIS SURVEY
- SECONDARY MONUMENT ESTABLISHED BY THIS SURVEY
- TALE MONUMENT
- MONUMENT RECORDED BY RECORD ESTABLISHER
- MONUMENT RECORDED BY RECORD ESTABLISHER
- MONUMENT RECORDED BY RECORD ESTABLISHER
- BOUNDARY MONUMENT LINE
- MONUMENT DESTROYED

GENERAL NOTES

- THIS SURVEY WAS CONDUCTED BY MR. P. J. SPOFFORD, A.D. BOX 5097, BELLEVUE, WASHINGTON 98005, ON 10/13/98.
- AUTHORIZATION TO CONDUCT THIS SURVEY WAS BY MR. P. J. SPOFFORD, A.D. BOX 5097, BELLEVUE, WASHINGTON 98005, ON 10/13/98.
- THESE MONUMENTS ARE COMPLETELY NEW AND DO NOT RELY ON ANY PREVIOUS SURVEYS OR RECORDS.
- ALL DISTANCES HAVE BEEN ROUNDED TO THE NEAREST 0.100'.

SPECIAL NOTES

- ACCESS TO LOTS 19-26 SHALL BE LIMITED TO THE DRIVEWAY AND ACCESS TO THESE LOTS SHALL BE ALLOWED BY THE CITY AND BOROUGH OF JUNEAU.
- TRACT X-18 FOR PUBLIC PURPOSES AS DETERMINED BY THE CITY AND BOROUGH OF JUNEAU.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND THAT THIS PLAN REPRESENTS THE DIRECT SUPERVISION OF THE SURVEY. THE LIMITS REQUIRED BY TITLE #40000-11111 ARE CORRECT AND THAT ALL MONUMENTS ARE CORRECT AND THAT ALL INSTRUMENTS ARE CORRECT AND THAT ALL INSTRUMENTS ARE CORRECT AND THAT ALL INSTRUMENTS ARE CORRECT AND THAT ALL INSTRUMENTS ARE CORRECT.

NOTARY'S ACKNOWLEDGEMENT

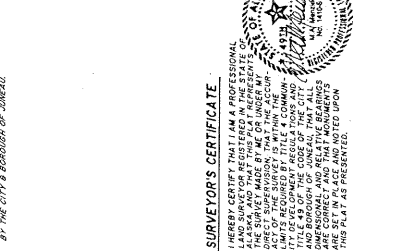
UNITED STATES OF AMERICA)
STATE OF ALASKA)
I, Sharon D. Taylor, Notary Public for the State of Alaska, do hereby certify that Chris Reddy is the owner of the property described in this instrument and that he has signed this instrument and acknowledged to me that he signed it for the purposes therein mentioned.

U.S.S. NO. 2487

REMAINDER

CURVE DATA

NO.	Δ	RADIUS	ARC LENGTH	CHORD
1	30°00'00"	15.00'	23.56'	14.50815" W-21.81'
2	30°00'00"	15.00'	23.56'	14.50815" E-21.81'
3	30°00'00"	15.00'	23.56'	14.50815" W-21.81'
4	30°00'00"	15.00'	23.56'	14.50815" E-21.81'



S.S.G. SUBDIVISION-PHASE II

UN-SUBDIVIDED REMAINDER-U.S. SURVEY NO. 668

LEMONGRASS SUBDIVISION NO. 2

U.S.S. NO. 2487

REMAINDER

SCALE: 1" = 60'

S.S.G. SUBDIVISION-PHASE II

UN-SUBDIVIDED REMAINDER U.S.S. NO. 2487

A FRACTION OF U.S. SURVEY NO. 2487

CITY & BOROUGH OF JUNEAU, ALASKA

JUNEAU RECORDING DISTRICT

DATE: 10/13/98

SHEET 1 OF 1

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

U.S.S. NO. 2487

REMAINDER

Beth McKibben

From: Rorie Watt
Sent: Wednesday, May 08, 2013 1:35 PM
To: Beth McKibben
Cc: 'Geoff Larson'
Subject: RE: Borrow Street vacation

Beth –

The 2nd Access study was done based on DOT's concerns that additional development in the Lemon Creek commercial area would make the Anka Street/Glacier Highway intersection fall to an unacceptable level of service. To clarify the status of the Lemon Creek 2nd Access study, here are a few important points:

1. It is not being actively pursued.
2. If we did pursue a 2nd Access into Lemon Creek, the preferred alternative would be one of the #3 options (along the existing driveway).
3. Options 4, 4a and 4b were not deemed feasible due to wetland issues, Options 1 & 2 created traffic problems, Option 5 was too expensive and had traffic problems.

In the end, the Sunny Point Intersection project has proved to be more successful than anticipated in diverting Glacier Hwy traffic to Egan Drive. The original concerns raised by DOT that led to the Access study in the first place were greatly diminished. I would consider a secondary access to Lemon Creek commercial areas a long term project for the CBJ, something on the 30-50 year horizon. Absent significant additional traffic generating growth (probably means housing or retail), a second access is not necessary. If the block of Borrow Street between Shaune and Anka is vacated, I do not think it affects the CBJ's ability to add a second access in the future.

Additionally, vacating this block of Borrow Street would reduce the CBJ's maintenance responsibilities. At some point in the next five years, the road would probably have to be resurfaced if it was still a public road.

Let me know if you need any clarification on this. Thanks.

From: Geoff Larson [<mailto:glarson@alaskanbeer.com>]
Sent: Wednesday, May 08, 2013 12:44 PM
To: Beth McKibben
Cc: Rorie Watt
Subject: Borrow Street vacation

Beth,

Thank you for the update regarding the progress of Community Development's report to the Planning Commission pertaining to Alaskan Brewing Co.'s request to vacate "That portion of Borrow Street between Shaune Drive and Commercial Drive." During our discussion yesterday you mentioned that the Second Access into Lemon Creek was the only subject that was brought up as a continuing concern discussed in your departmental briefing. A Second Access Report was commissioned due to traffic caused by the CONDITIONAL USE of large COMMERCIAL operations in this INDUSTRIALLY ZONED Area.

As I mentioned, my reading of the Lemon Flats Second Access Scoping Summary Report clearly indicates that the use of Borrow Street as a component to the second access into Lemon Creek is not the option that would be pursued, if such access were deemed necessary. It is my understanding that a second access into Lemon Creek is not being pursued.

This morning I called Rorie Watt regarding this subject and I have CC'ed Rorie in this email so that you might be able to connect. It might be best to talk directly with Rorie as I can only give you my reading of the situation. I would rather you get the unfiltered assessment directly from Engineering.

Again, thank you for your candor,

Geoff Larson