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BY:

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

ALASKA BUILDING, INC., an)
Alaska Corporation,)

Plaintiff,)

v.)

716 WEST FOURTH AVENUE LLC,)
KOONCE PFEFFER BETTIS, INC.,)
d/b/a KPB ARCHITECTS, PFEFFER)
DEVELOPMENT, LLC, LEGISLATIVE)
AFFAIRS AGENCY, and CRITERION)
GENERAL, INC.,)

Defendants.)

Case No. 3AN-15-05969 CI

**RESPONSE TO PLAINTIFF'S FIRST REQUESTS FOR
PRODUCTION TO PFEFFER DEVELOPMENT, LLC**

Defendant PFEFFER DEVELOPMENT, LLC, by and through the law firm of Delaney Wiles, Inc., hereby responds to "Plaintiff's First Requests for Production to Pfeffer Development, LLC" as follows:

REQUEST FOR PRODUCTION NO. 1.

Please produce all documents, from January 1, 2008, forward, including without limitation, e-mails, relating to providing space to the Legislative Affairs Agency for the Anchorage Legislative Information Office when the Legislative Affairs Agency's then current lease terminated. This request

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encompasses all efforts relating to providing space for the Anchorage Legislative Information Office upon the expiration of the then existing lease. By way of illustration, this request includes without limitation all responsive documents related to the building at 9th and I Street in Anchorage that was ultimately renovated and occupied by NANA, Inc. This request includes all responsive documents relating to the LIO Lease, including without limitation, negotiations with the Legislative Affairs Agency and/or any agents or representatives thereof, specifically including Rep. Mike Hawker.

RESPONSE: Objection, not relevant nor reasonably calculated to lead to discoverable information. The court has severed all claims regarding the LIO from the property damage claim; therefore, none of the information sought in Request for Production No. 1 is relevant.

REQUEST FOR PRODUCTION NO. 2.

Please produce all documents relating to the LIO Lease complying with the requirement in AS 36.30.083(a) that it extend a real property lease.

RESPONSE: Objection, not relevant nor reasonably calculated to lead to discoverable information. The court has severed all claims regarding the LIO from the property damage claim;

therefore, none of the information sought in Request for Production No. 2 is relevant.

REQUEST FOR PRODUCTION NO. 3.

Please produce all documents relating to opinions, estimates or determinations of the market rental value and/or value of the New LIO Building and/or leasing or purchasing space by the Anchorage Legislative Information Office from January 1, 2010, except for (a) that certain "Rental Value Appraisal Report Anchorage Legislative Information Office," by Waronzof Associates, submitted October 15, 2013, as of June 1, 2014, a copy of which can be accessed by going to <http://bit.ly/1MCkd93>, and (b) that certain October 10, 2013, Report by the Alaska Housing Finance Corporation on the LIO Building Anchorage, Alaska, titled "Evaluation of Cost Estimate for Downtown Development," a copy of which can be accessed by going to <http://bit.ly/1LV9MeW>. This request includes communications with any and all persons regarding the market rental value of the New LIO Building, including without limitation during the planning phase and whether or not any opinion regarding the market rental value of the New LIO Building was formed or provided. In essence, this request is for all documents relating to the value or market rental value relating to by the Legislative Affairs Agency leasing or otherwise acquiring space for the Anchorage

Legislative Information Office after the expiration of the then existing lease, including space other than under the LIO Lease.

RESPONSE: Objection, not relevant nor reasonably calculated to lead to discoverable information. The court has severed all claims regarding the LIO from the property damage claim; therefore, none of the information sought in Request for Production No. 3 is relevant.


REQUEST FOR PRODUCTION NO. 4.

Please produce all documents memorializing payments for costs under the LIO Lease for what is called renovations. In other words, this request is to obtain all cost records for demolition and construction of the space under the LIO Lease which the Legislative Affairs Agency occupied in January of 2015.

RESPONSE: Objection, not relevant nor reasonably calculated to lead to discoverable information. The court has severed all claims regarding the LIO from the property damage claim; therefore, none of the information sought in Request for Production No. 4 is relevant.

DATED this 2nd day of September, 2015, at Anchorage,
Alaska.

DELANEY WILES, INC.
Attorneys for Defendant
Pfeffer Development, LLC


for Cynthia L. Ducey
Alaska Bar Assoc. No. 8310161

CERTIFICATE OF SERVICE

This certifies that I am an authorized agent of Delaney Wiles, Inc., for service of papers pursuant to Civil Rule 5, and that on this 2nd day of September, 2015, a copy of the foregoing document was served by mail upon:

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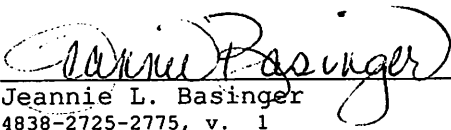
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