



YUKON
TITLE COMPANY
LISTING PACKAGE

DATE: December 22, 2016

LP-2016-3513

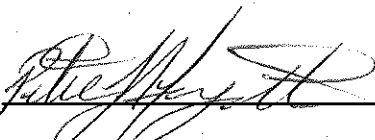
PREPARED FOR: Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe

PROPERTY OWNER: HOLBROOK S ANN LLC

STREET ADDRESS: 3065 COLLEGE RD

LEGAL DESCRIPTION: Tract D-1, TOTEM PARK SUBDIVISION.
Plat No. 99-75

Thank you for using Yukon Title Company, Inc.



Peter Honeycutt
Customer Service

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 99701 • Phone: 907-456-3474 • Fax: 907-456-3476

This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

**LISTING
PACKAGE**

A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES

2016 Assessed Value:

PAN No.	: 509191	Tax Amount*	: \$6,621.08
Land	: \$63,988	Building	: \$317,235
Total Assessed Value	: \$381,223		

Taxes for 2016 are FULLY PAID.

MILL RATE	: 17.3680
PARCEL SIZE	: .37 Acres / 15997.00 Sq. Feet
ZONING	: GC
STRUCTURE AGE/YR BLT	: 9 / 2006
FIRE DISTRICT	: COLLEGE
ROAD SERVICE AREA	: COLLEGE
SCHOOLS	: ANN WIEN
	: Randy Smith
	: West Valley
MLS AREA	: 710
RECORDING DISTRICT	: 401
LONGITUDE	: -147.79175453
LATITUDE	: 64.85946645

B. There is no As Built Survey available.

C. There are no covenants that apply to this property. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.

**LISTING
PACKAGE**

The following information has been obtained from Yukon Title Company, Inc. records.

1. Last Deed of Record recorded as Instrument No. 2007-005246-0.
to: S. ANN HOLBROOK LLC.
2. Last Deed of Trust recorded as Instrument No. 2007-005247-0.
3. Modification recorded as Instrument No. 2015-012271-0.
4. Notes and / or Easements as Stated on the Plat.
5. Plat Map.
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN
0509191

PROPERTY PHYSICAL DESCRIPTION
TRACT D-1 TOTEM PARK Previously assessed as
TOTEM PARK D

NEIGHBORHOOD
1050 College Road
MILLAGE GROUP
0946 College Service Area

BUSINESS
MATERIAL GIRLS (THE)
MOST RECENT MILLAGE RATE
17.3680

PROPERTY CLASS
Commercial
STATUS
TAXABLE

FIRE SERVICE AREA
UNIVERSITY FIRE S A

ADDITIONAL INFORMATION
[Building Details](#)
[View Property Location](#)

LAND AREA
Parcel
1 15997 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
HOLBROOK S ANN LLC,	OWNERSHIP	3065 COLLEGE RD

Documents

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Modification of Deed of Trust	8/11/2015			2015-012271-0
Quitclaim Deed	3/19/2007			2007-005246-0
Deed of Trust	3/19/2007			2007-005247-0
Record Survey	5/20/2005			2005-009856-0
Warranty Deed	4/6/2004			2004-007087-0
Replat	9/16/1999			1999-022853-0

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2016	\$63,988	\$317,235	\$381,223	\$0	\$381,223
2015	\$63,988	\$324,896	\$388,884	\$0	\$388,884
2014	\$55,920	\$324,896	\$380,816	\$0	\$380,816
2013	\$55,920	\$324,896	\$380,816	\$0	\$380,816
2012	\$55,920	\$145,738	\$201,658	\$0	\$201,658

[Pay Property Taxes by credit card](#)

Tax History (Updated: 12/19/16 08:58 AM AST)

If taxes are delinquent the interest calculation date is: 11/1/2016. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2016	\$6,621.08	\$0.00	\$0.00	\$6,621.08	\$6,621.08	\$0.00
2015	\$6,811.30	\$0.00	\$0.00	\$6,811.30	\$6,811.30	\$0.00
2014	\$6,514.62	\$0.00	\$0.00	\$6,514.62	\$6,514.62	\$0.00
2013	\$6,409.12	\$0.00	\$0.00	\$6,409.12	\$6,409.12	\$0.00
2012	\$3,415.48	\$0.00	\$0.00	\$3,415.48	\$3,415.48	\$0.00

Building Details for PAN 0509191

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 2006 Wood, Open Steel Commercial Standard Commercial

Amenities

QUANTITY	DESCRIPTION
2	2 Fix. Bath_Comm

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1621	1	158	Retail Store	Wood Frame,Qual.Wood

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	1621	Comm Bsm/unfinished
2	1621	RETAIL STORES
3	1435	Open Por Finished

1621
 1621

 3242

Chapter 18.64
GC GENERAL COMMERCIAL DISTRICT Revised 9/16

Sections:

- 18.64.010 Intent.
- 18.64.020 Use regulations. Revised 9/16
- 18.64.030 Standards.

18.64.010 Intent.

The GC district is intended to provide for a wide variety of retail, office, wholesale, personal service and other general service uses for the consumer population of large segments of the community. Because of the potential for heavy traffic and the appearance and performance of these uses, this district is located on the periphery of residential areas and at the intersections of arterial and major collector streets and roads. (Ord. 88-010 § 2, 1988. 2004 Code § 18.34.010.)

18.64.020 Use regulations. Revised 9/16

A. Permitted Uses. In the GC, general commercial district, permitted uses are:

1. Any *permitted use* in the LC district;
2. Agriculture, indoor;
3. Aircraft and marine parts and equipment stores;
4. Aircraft and marine sales and service;
5. Amusement establishments;
6. Animal hospitals and veterinary clinics;
7. Antique shops;
8. Athletic clubs;
9. Automobile accessory stores;
10. Automobile and other *motor vehicle sales*;
11. Automobile car washes, self-service and automatic;
12. Automobile service and repair;
13. Automobile service stations;
14. Automobile, truck and trailer rental agencies;
15. Banks and other financial institutions;
16. Banquet halls;
17. Bicycle stores, sales, rental and repair;
18. Bingo parlors and gambling halls;

19. Blueprinting and photocopying establishments;
20. Book, stationery and school supply stores;
21. Business, public and governmental offices;
22. Camera stores, sales and repair;
23. Candy and ice cream stores;
24. Catalog stores;
25. Catering establishments and other food vending services;
26. Clothing stores;
27. Clubs and lodges, private, fraternal and religious;
28. *Communications tower, major*;
29. *Communications tower, minor*;
30. *Convenience establishments*;
31. Convention, exhibition and civic centers, and auditoriums;
32. Cultivation broker facility, in conjunction with a retail marijuana store on the same site;
33. Department stores;
34. Distillery, craft;
35. Drive-in restaurants;
36. Drug stores greater than 5,000 square feet in *gross floor area*;
37. Electrical and household appliance stores, sales and repair;
38. Employment agencies;
39. Farm equipment sales and service;
40. Food stores, grocery stores, meat markets, bakeries, delicatessens, greater than 5,000 square feet in gross floor area;
41. Furniture stores, storage and repair;
42. Furriers, sales, storage and repair;
43. Garden supply and seed stores;
44. Gift and souvenir stores and novelty shops;
45. Hardware stores;
46. Health centers;

47. Hobby shops;
48. Hospitals and medical centers and heliports as an accessory use; and research centers;
49. Hotels and motels;
50. Interior decorating stores;
51. Jewelry stores;
52. Libraries;
53. Liquor stores;
54. Locksmiths;
55. Marijuana product manufacturing facility, limited, in conjunction with a retail marijuana store on the same site;
56. Marijuana testing facility;
57. Mobile home and travel trailer sales;
58. Musical instrument stores, sales and repair;
59. Mobile home or permanent home to be used as a dwelling unit by the owner of a business or by a watchman, caretaker, manager and family when located on the premises where they are employed in such capacity;
60. Newspaper offices;
61. Office supply stores;
62. Outside storage and warehouses incidental and subordinate to the principal use of the property;
63. Parcel delivery and mail order services;
64. Paint, glass and wallpaper stores;
65. Parking garages;
66. Parking lots, as a principal use;
67. Pawn shops;
68. Pet stores and animal grooming shops;
69. Photography supply, developing and processing stores;
70. Plumbing and heating service and equipment stores;
71. Post offices;
72. Printing and publishing establishments;
73. Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, sewage treatment plants, well

and water pumping stations, water filtration plants, water reservoirs and other similar uses. These uses do not include the installation and maintenance of public utility lines which are permitted uses in all zoning districts;

74. Radio and television broadcasting studios;

75. Record stores;

76. Rental services;

77. Restaurants, lounges, liquor establishments, cafes and tea rooms;

78. Retail marijuana store;

79. Self-storage establishments;

80. Shoe stores, sales and repair;

81. Sporting goods stores;

82. Stadiums, arenas and *fairgrounds*;

83. Suntan parlors;

84. Taxicab stands and dispatching offices;

85. Taxidermists;

86. Theaters and movie houses;

87. Tobacco shops;

88. Toy stores;

89. Upholstery stores;

90. Variety and discount stores;

91. Welding, incidental and subordinate to the principal use of the property;

92. Wholesaling and distribution operations, including incidental assembly or processing of goods for sale on the premises but excluding any associated truck or *rail freight terminals*.

B. Conditional *Uses*. In the GC, general *commercial* district, conditional *uses* are:

1. Airports, heliports, aircraft landing fields and associated buildings essential in the operation of these uses;

2. Animal boarding and breeding facilities;

3. Building contractor's office and material storage;

4. Building material sales and storage, retail, as a principal use;

5. Bus and train stations and terminals;

6. Cultivation broker facility;

7. Large scale development;
8. Lumberyards;
9. Marijuana cultivation facility, indoor large;
10. Marijuana cultivation facility, indoor small;
11. Marijuana cultivation facility, indoor unlimited;
12. Marijuana product manufacturing facility, limited;
13. Outside storage, as a principal use;
14. Shooting range, outdoor;
15. Travel trailer parks and campgrounds;
16. Warehouses;
17. Watersports facility;
18. Welding, as a principal use;
19. Wholesaling and distribution operations including any associated truck and rail freight terminals;
20. Zoos and animal parks. (Ord. 2016-41 § 4, 2016; Ord. 2015-67 § 8, 2016; Ord. 2015-41 §§ 9, 10, 2015; Ord. 2014-23 § 3, 2014; Ord. 2012-58 §§ 2, 3, 5, 2013; Ord. 2009-05 § 10, 2009; Ord. 2006-82 § 4, 2007; Ord. 98-032 § 4, 1998; Ord. 93-003 §§ 2, 3, 1993; Ord. 92-038 § 2, 1992; Ord. 90-006 § 4, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.34.020.)

18.64.030 Standards.

In the GC, general commercial district, geometric standards are:

A. Lot Area. There shall be no minimum lot area except as may be required by the State of Alaska Department of Environmental Conservation in areas where community sewer and water is unavailable.

B. Required Yards for Buildings.

1. Front yard shall not be less than 20 feet;

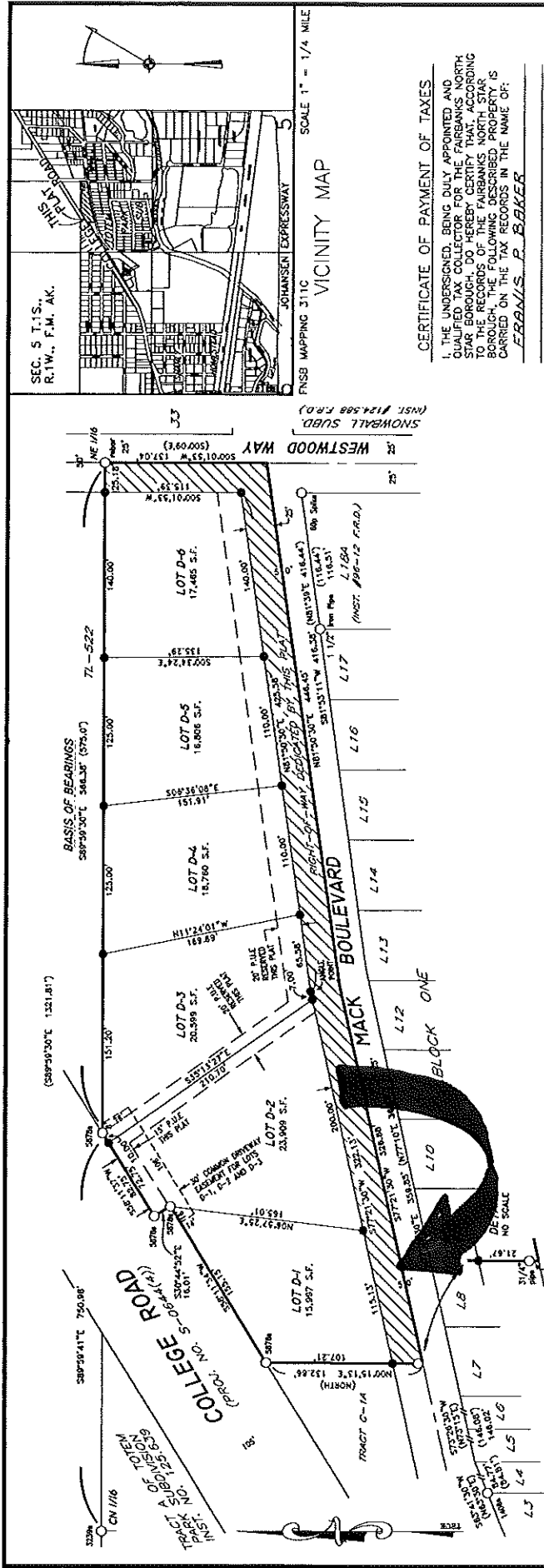
2. Side and rear yards shall not be required, except as provided herein. Where a lot's side and/or rear lot line abuts property in the rural and agricultural (RA-40, RA-20, RA-10, RA-5), rural farmstead (RF-4, RF-2), rural estate (RE-4, RE-2), rural residential (RR), single-family residential (SF-20, SF-10, SF-5) two-family residential (TF), multiple-family residential (MF) and multiple-family residential/professional office (MFO) districts, the required side and/or rear yard shall be 10 feet. This distance may be reduced to five feet if a sight obscuring screen, not less than six feet in height, is provided.

C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.96 FNSBC.

E. Parking. See Chapter 18.96 FNSBC.

F. Signs. See Chapter 18.96 FNSBC. (Ord. 93-006 § 4, 1993; Ord. 88-010 § 2, 1988. 2004 Code § 18.34.030.)



CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREIN SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER DESIGNATED PUBLIC SPACES TO PUBLIC USE. I CERTIFY THAT ALL RECORDS AND EASEMENTS COMPLY WITH THE STANDARDS AND REQUIREMENTS OF TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE Sept 10 1999
 OWNER Francis P. Baker

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 10TH DAY Sept 1999
 FOR FRANCIS P. BAKER
Thomas S. Blythe
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 10-11-01

CERTIFICATE OF PAYMENT OF TAXES

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED TAX COLLECTOR FOR THE FAIRBANKS NORTH STAR BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE FAIRBANKS NORTH STAR BOROUGH, ALL TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH, ARE NOT DELINQUENT. THIS CERTIFICATE IS CARRIED ON THE TAX RECORDS IN THE NAME OF: FRANKS P. BAKER

DESCRIPTION: TOTEM PARK SUB TRACT D

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH, ARE NOT DELINQUENT. THIS CERTIFICATE IS CARRIED ON THE TAX RECORDS IN THE NAME OF: September 1999

TAX COLLECTOR
David M. Hildebrand
 FAIRBANKS NORTH STAR BOROUGH

UTILITY EASEMENTS

- THESE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES
- A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES, OR THE UTILITY COMPANY, FOR THE MAINTENANCE, REPAIR OR REMOVAL OF POLES.
- THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD, WEAK, OVERHANGING OR DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

LEGEND

- SECONDARY MONUMENT FOUND, STAMPED AS NOTED.
- 5/8" X 32" REBAR WITH A 1 1/2" ALUM. CAP. SET.
- () RECORD BEARINGS AND DISTANCES.

NOTES.

- SOILS FOR THIS SUBDIVISION ARE SALCHAKET VERY FINE SANDY LOAM PER USDA SOILS MANUAL NO. 25, 1959 SERIES.
- THIS AREA IS WITHIN FLOOD ZONE "X" PER F.I.R.M. MAPPING DATED 01/02/92.
- A VARIANCE WAS GRANTED FROM TITLE 17.90.010 F. TO ALLOW DIRECT ACCESS ONTO COLLEGE RD. VIA THE EXISTING DRIVEWAY FOR LOTS D-1, D-2 & D-3.
- ACCESS ONTO COLLEGE ROAD FOR LOTS D-1, D-2 AND D-3 IS RESTRICTED TO THE EXISTING ACCESS WITHIN THE COMMON DRIVEWAY EASEMENT.

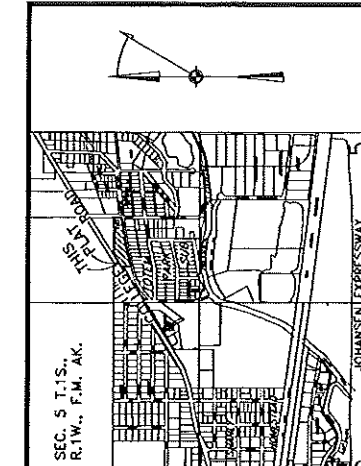
REPLAT OF TRACT D TOTEM PARK SUBDIVISION
 (FILED INSTRUMENT #105.649 F.R.D.)

LOCATION: WITHIN N1/2 SW1/4 NE1/4 SEC. 5 T15 R1W FM AK

OWNER:
 FRANCIS P. BAKER
 1710 WESTWOOD WAY
 FAIRBANKS, AK 99709

SURVEYOR:
 RCH SURVEYS
 (907) 348 DRIVEWAY STREET
 451-7411
 FAIRBANKS RECORDING DISTRICT

F.N.S.B. #: RP 063-99 DESIGNED: KC CHECKED: JCB
 SCALE: 1"=60' DRAWN: JOS DATE: 9-1-99



CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAN HAS BEEN APPROVED.

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, RICHARD C. HEEREN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAN TO BE A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, ACCORDING TO THE STANDARDS OF TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE. DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

RECORDED - FILED 99-15
 Fairbanks, Inc. DIST.
 DATE 9/16/99
 TIME 2:31 P.M.
 REGISTERED BY FMSB

AREA SUMMARY

LOT AREA 113,528 S.F. (2.606 AC.)
 RIGHT-OF-WAY 22,171 S.F. (0.509 AC.)
 TOTAL 135,729 S.F. (3.116 AC.)

UTILITY EASEMENTS

- THESE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES
- A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES, OR THE UTILITY COMPANY, FOR THE MAINTENANCE, REPAIR OR REMOVAL OF POLES.
- THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD, WEAK, OVERHANGING OR DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

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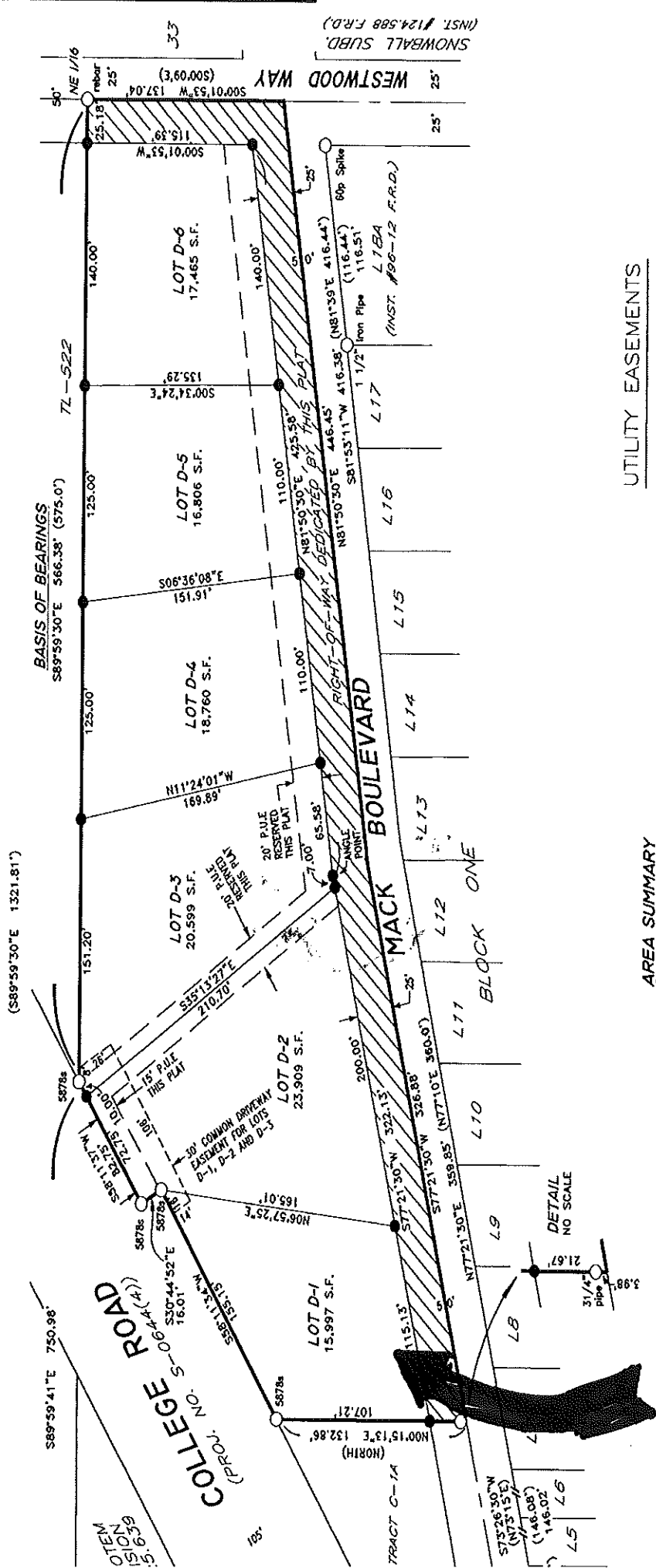
FAIRBANKS NORTH STAR BOROUGH
 APPROVED
 DATE: 9/16/99
 TIME: 2:31 P.M.
 REGISTERED BY FMSB

PLATTING AUTHORITY

RECORDED - FILED 99-15
 Fairbanks, Inc. DIST.
 DATE 9/16/99
 TIME 2:31 P.M.
 REGISTERED BY FMSB

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- 5/8" REBAR W/ ALUM. CAP UNLESS OTHERWISE NOTED.
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- ◁ RECORD BEARINGS AND DISTANCES.

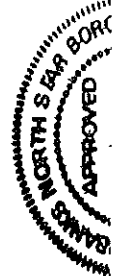
TITLE AND COMPLIANCE

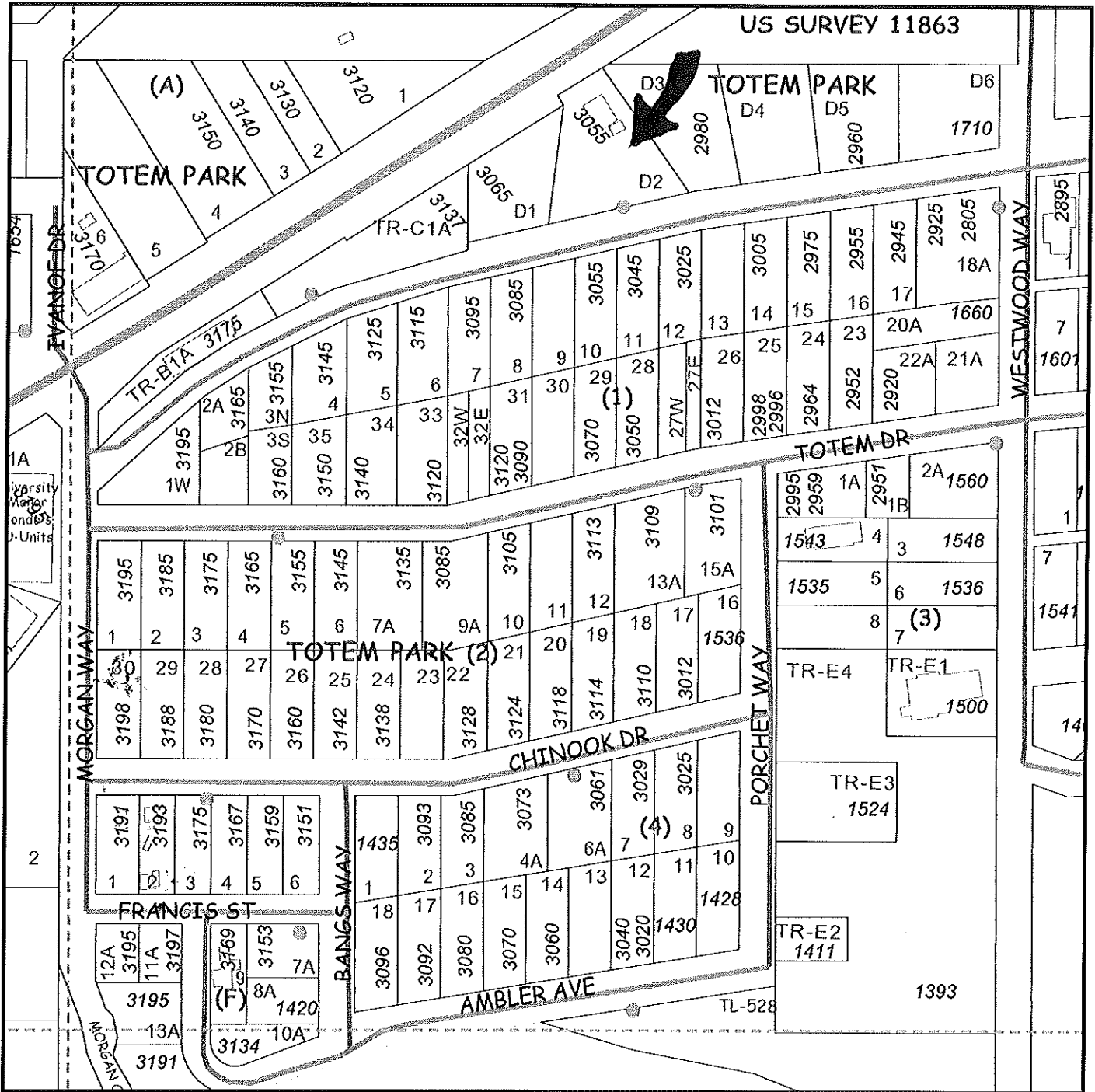
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T. 10 1999
 Francis P. Baker
 ACKNOWLEDGMENT
 D AND SWORN BEFORE ME THIS 10TH
 Sept 1999
 NOTARY PUBLIC FOR ALASKA
 Thomas S. Polant

NOTES

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Owner

HOLBROOK S ANN LLC
3085 COLLEGE RD
FAIRBANKS AK 99709

Legal

TRACT D-1 TOTEM PARK PREVIOUSLY
ASSESSED AS TOTEM PARK D

Address 3065 COLLEGE RD

Tax ID	FNSB MAP	ASM Book
509191		245
T R S	Zoning	Zip Code Area
F-01S-01W-05	GC	99709
Land App	Bldg Appr	SQ FT / ACRE
63988	317235	0 0
Mill Rate	Primary Use	Tax Year
17.368	COMMERCIAL	2016
Est Taxes	Year Built	Tax Status
6621.08	2006	TAXABLE

Census Tract	6
Community	COLLEGE ROAD
Elem School	ANN WIEN
Middle School	Randy Smith
High School	West Valley
Road Service	COLLEGE
Fire Service	UNIVERSITY
Latitude	64.85957326
Longitude	-147.79089862
MLS Area	710
Voting Dist	
House District	5
Senate District	C
Flood Zone	X
Elevation	400

(C) Copyright 2012 - Alaska Street Master 907-243-0477 - www.alaskastreetmaster.com

