

# stewart title<sup>®</sup>

## Property Profile Report

5/14/2026

1426, 1448, 1450, 1452, 1454 & 1456 South Cushman Street, Fairbanks, AK 99701

Purported owner of Record: JKL, LLC

### Prepared by:

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### Prepared for:

***Alaska Commercial  
Properties***

### Report Provided by:

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- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Tax Report   | <input checked="" type="checkbox"/> Plat Map                     |
| <input type="checkbox"/> BEES Certificate        | <input type="checkbox"/> No As-Built                             |
| <input type="checkbox"/> Summary of Bldg Insp    | <input checked="" type="checkbox"/> As-Built Attached            |
| <input checked="" type="checkbox"/> Vesting Deed | <input type="checkbox"/> As-Built Requested/Will forward if rcvd |
| <input type="checkbox"/> Deed of Trust           | <input type="checkbox"/> Other                                   |
| <input type="checkbox"/> CC&R's                  | <input type="checkbox"/> Notice of Default                       |

## Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

SUMMARY

PAN	Physical Description	Neighborhood	Fire Service Area
520471	UMB02 BLOCK 4 RICKERT 2002T/R ASSEMBLED LOTS 4B, 5, 6, 7, 8, 9 & 10 BLOCK 4 RICKERT	0130 - Bjerremark	CITY OF FAIRBANKS
Property Class	Tax Status	Business	
Commercial	TAXABLE	Aurora Mediteranean, Nims House of Thai, Chicken Town, Kanpai, Mocha Moose	
Land Area	Millage Group	Millage Rate (2025)	
<b>Lot 5</b> - 3,450 Square Feet			
<b>Lot 7</b> - 3,450 Square Feet			
<b>Lot 4B</b> - 21,161 Square Feet			
<b>Lot 6</b> - 6,826 Square Feet	0115 - RICKERT	16.453	
<b>Lot 8</b> - 6,860 Square Feet			
<b>Lot 9</b> - 10,350 Square Feet			
<b>Lot 10</b> - 10,110 Square Feet			

Street Address	Billing Address	Child Properties	Parent Properties
1426 CUSHMAN ST S			
1448 CUSHMAN ST S			
1450 CUSHMAN ST S			
1452 CUSHMAN ST S	2819 CHIEF ALEXANDER DR FAIRBANKS AK 99709-4865	88196, 88200, 88218, 88226, 88234, 88242, 88251	none
1454 CUSHMAN ST S			
1485 STACIA ST			
1456 CUSHMAN ST S			

ZONING

COMMUNITY PLANNING ZONES

No community planning zoning data found.

FLOOD ZONES

No floodplain zoning data found.

STRUCTURES

Year Built	Description	Architecture	Category
1952	Conc. or Mason	Commercial Standard	Commercial

Year Built	Description			Architecture		Category
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	
1	4854	1	178	Restaurant(table sv)	8" Conc. Block	<b>Amenities</b> qty: 7    2 Fix. Bath_Comm
2	7200	1	230	Restaurant(table sv)	8" Conc. Block	
3	4000	1	180	Storage Warehouse	8" Conc. Block	

Year Built	Description			Architecture		Category
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities
2000				Wood, Open Steel	Commercial Standard	Commercial
1	200	1	60	Restaurant (Drive Up Only)	Wd/Stl Fr,Qual.Wood	

DOCUMENTS

Description	Record Date	Book	Page	Instrument
Easement(s)	2025-07-07			2025-007792-0
Easement(s)	2024-08-29			2024-009819-0
Warranty Deed	2018-09-18			2018-014233-0
Warranty Deed	2009-07-29			2009-014114-0
Warranty Deed	2004-10-01			2004-022174-0

ASSESSMENT HISTORY

Year	Land	Improvement Value	Full Value Total
2025	\$401,730.00	\$740,012.00	\$1,141,742.00
2024	\$401,730.00	\$740,012.00	\$1,141,742.00
2023	\$401,730.00	\$740,012.00	\$1,141,742.00
2022	\$401,730.00	\$750,101.00	\$1,151,831.00
2021	\$401,730.00	\$753,025.00	\$1,154,755.00

EXEMPTIONS

No exemptions to display.

TAX HISTORY

Year	Tax Levied	State Exemptions	Interest	Penalty	Fees	Total Due	Total Paid	Net Due
2025	\$18,785.08	\$0.00	\$8.18	\$296.18	\$0.00	\$19,089.44	\$19,089.44	\$0.00
2024	\$18,853.58	\$0.00	\$0.00	\$0.00	\$0.00	\$18,853.58	\$18,853.58	\$0.00
2023	\$18,974.60	\$0.00	\$0.00	\$0.00	\$0.00	\$18,974.60	\$18,974.60	\$0.00
2022	\$20,783.64	\$0.00	\$0.00	\$0.00	\$0.00	\$20,783.64	\$20,783.64	\$0.00
2021	\$22,587.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,587.00	\$22,587.00	\$0.00



After recording return to the Grantee  
Escrow No.: **Y111912-JN(E)**

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## STATUTORY WARRANTY DEED

**THE GRANTOR(s): Pollo Real Estate, LLC, a Limited Liability Company**

whose mailing address is: PO BOX 74708, Fairbanks, AK 99707

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to the

**Grantee(s): JKL, LLC**

whose mailing address is: 21107 37th Court S, Seatac, WA 98198

the following described real estate:

**Lots 4, 5, 6, 7, 8, 9 and 10, Block 4 of the RICKERT HOMESTEAD SUBDIVISION, according to the plat filed November 4, 1944 as Instrument No. 96.332; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.**

**EXCEPTING THEREFROM the North 100 feet of Lot 4, Block 4, RICKERT HOMESTEAD SUBDIVISION.**

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.

Dated this 17<sup>th</sup> ~~10<sup>th</sup>~~ day of September 2018 .

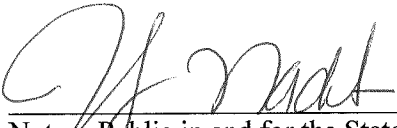
Pollo Real Estate, LLC, a Limited Liability Company

By: Wilfredo Gallo, Member

By: Abraham Gallo, Member

STATE OF ALASKA )  
 ) ss.  
FOURTH JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September 2018, by **Wilfredo Gallo and Abraham Gallo, the Members of Pollo Real Estate, LLC** known to be the individual(s) described in and who executed the within instrument and acknowledged that he/she/they signed as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

  
Notary Public in and for the State of Alaska  
My commission expires: 1/21/2019

STATE OF ALASKA  
NOTARY PUBLIC  
Jennifer Nachtrieb



My Commission Expires January 21, 2019





To Cor. No. 2 Fairbanks  
Townsite N 89° 56' W 3091.6

For Cor. No. 1 Sun. 849  
3 89° 56' E 1373.93

Cor. No. 1  
Sun. No. 849

**SUBDIVISION**  
OF  
**RICKERT HOMESTEAD**

U.S. Sur. No. 849  
Entry No. 0330  
Pat. No. 578146  
TOD By G. Karabehnikoff  
SCALE: 1"=100'  
REVISED: 2-3-41  
12-11-43

Subject to minor corrections  
during preparation of survey  
10-28-43  
Field survey of Blocks  
11, 15, 16, 17, 20, 23, 24, 25, 25R, 27  
as indicated. All dimensions  
of Lot 1 Block 5A,  
Classified Lot 4 Block 12.  
Note: Corner No. 1 was  
reported as having been  
disturbed in 1934.

96.332  
FOLIOS  
11-4 44  
11-10 A  
BUDMEYERS

REFER TO:  
MISC. RECORDS  
BOOK 24 PAGE 28

TIS  
RIW  
SEC 10  
SEC 15

