



# **stewart**<sup>TM</sup>

## Listing Package

DATE: February 26, 2021

LP21-0692  
Fee: \$0

**PREPARED FOR:**

Alaska Commercial Properties  
Attn: Stephanie Craft  
302 Cushman Street, Suite 205  
Fairbanks, AK 99701

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Vesting Deed | <input type="checkbox"/> Deed of Trust       |
| <input checked="" type="checkbox"/> Plat Map     | <input type="checkbox"/> CCRs / Declarations |
| <input type="checkbox"/> BEES/SUMM               | <input type="checkbox"/> As Built Survey     |

PROPERTY OWNER(S): Holiday Alaska, Inc.

PROPERTY ADDRESS: 205 Third St, Fairbanks, AK 99701

LEGAL DESCRIPTION: North Portion of Lot 12, Block 5, GRAEHL TOWNSITE  
Plat No. 85-87

TAX ID NUMBER: 0683124

**Thank you for choosing Stewart Title Company, Inc.**



Logan Bartels  
Title Assistant

Notice of Disclaimer of Liability

Stewart Title Company 714 Gaffney Road Fairbanks, AK 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. Stewart Title Company, Inc. has not completed a search of the court records to determine the existence of Judgments, Tax Liens, Bankruptcies or other matters of record. If you desire a complete report on the status of title, please contact Stewart 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. The liability of the Company is expressly limited to the fee paid for this report.

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

**REAL PROPERTY TAXES:**

**2020 Assessed Value:**

<b>PAN No.:</b>	<b>0683124</b>	<b>Tax Amount:</b>	<b>\$10,425.16</b>
<b>Land:</b>	<b>\$189,048</b>	<b>Building:</b>	<b>\$343,527</b>
<b>Total Assessed Value:</b>	<b>\$532,575</b>		

**\*Taxes for 2020 are FULLY PAID.**

<b>PARCEL SIZE:</b>	<b>15,754 Sq. Feet</b>
<b>ZONING:</b>	<b>GC (See attached information sheet)</b>
<b>RECORDING DISTRICT:</b>	<b>401</b>

- B. 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.**
- C. There is no As Built Survey available.

The following information has been obtained from Stewart Title Company Records:

1. **Last Deed of Record** recorded as Instrument No. **2004-006626-0** to:  
**HOLIDAY ALASKA, INC.**
2. **Notes and /or Easements** as Stated on the Plat.
3. **Plat Map**
4. **Building Details**

# Property Summary

back to [Search Page](#)

<p>PAN 0683124</p> <p>NEIGHBORHOOD 0120 Northeast City</p> <p>MILLAGE GROUP 0055 GRAEHL</p> <p>FIRE SERVICE AREA CITY OF FAIRBANKS</p>	<p>PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION NORTH PORTION OF LOT 12 BLOCK 5 GRAEHL TOWNSITE Previously assessed as GRAEHL TOWNSITE 05 12</p> <p>BUSINESS HOLIDAY ALASKA (FKA)</p> <p>MOST RECENT MILLAGE RATE 19.5750</p>	<p>PROPERTY CLASS Commercial</p> <p>STATUS TAXABLE</p> <p>ADDITIONAL INFORMATION <a href="#">Building Details</a> <a href="#">View Property Location</a></p>
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HISTORIC DETAILS LINK (YYYY DETAILS) FOR EACH TAX YEARS DATA AS IT WAS CERTIFIED FOR THAT TAX YEAR.

[2020 Details](#)

[2019 Details](#)

[2018 Details](#)

<p>LAND AREA N L-12 B-5 15754 Square Feet</p>	<p>STREET ADDRESS <a href="#">205 THIRD ST</a></p>	<p>BILLING ADDRESS PO BOX 1224 MINNEAPOLIS MN 55440 1224</p>
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## Documents

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). 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 #
Easement(s)	10/31/2019			<a href="#">2019-018304-0</a>
Easement(s)	6/20/2018			<a href="#">2018-009070-0</a>
Right-of-Way Plat	4/10/2017			<a href="#">2017-005433-0</a>

## Assessment History

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

You can view a copy of your annual assessment notice by clicking on the link below however, we only have pdf assessment notice data available for the tax years 2020 And later. Additionally, the exemption application portion of the pdf assessment notice cannot be used to apply for an exemption. For information on our exemption programs please visit our [website](#). Or contact our office at 907-459-1428.

<a href="#">Assessment Notice</a>	YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
	2020	\$189,048	\$343,527	\$532,575	\$0	\$532,575
	2019	\$189,048	\$344,790	\$533,838	\$0	\$533,838
	2018	\$189,048	\$346,809	\$535,857	\$0	\$535,857

**The 2021 Valuation Information displayed Is tentative And may be subject to change prior to certification.**

### 2021 Tentative Assessment Values

Land	Structures Etc	Tentative Value Total
\$195,379	\$259,491	\$454,870

## Exemptions

Tax Year: 2021

EXEMPTION TYPE	GENERAL GOVERNMENT	CITY OF FAIRBANKS	CITY OF NORTH POLE	SERVICE AREA
FULL AND TRUE VALUE	\$454,870	\$454,870	\$0	\$0

[Pay Property Taxes by credit card](#)

**Tax History** (Updated: 02/26/21 03:56 AM AST)

If taxes are delinquent, the payoff date is projected to 03/05/2021. For payments after this date, please call the FNSB Division of Treasury And Budget at 907-459-1441 for the correct amount.

All PRIOR YEAR delinquent payments must be made with guaranteed funds.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2020	\$10,425.16	\$0.00	\$0.00	\$10,425.16	\$10,425.16	\$0.00
2019	\$10,550.24	\$0.00	\$0.00	\$10,550.24	\$10,550.24	\$0.00
2018	\$10,625.50	\$0.00	\$0.00	\$10,625.50	\$10,625.50	\$0.00

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# Building Details for PAN 0683124

## Building General Features

	#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
<a href="#">View Details</a>	1	1989	Metal,Pre-Eng Steel	Commercial Standard	Commercial

## Amenities

QUANTITY	DESCRIPTION
1	2 Fix. Bath_Comm
1613	air conditioning
1	Security System

## Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1613	1	177	Convenience Store	Wood Frame, Stucco

## Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	1672	Metal Canopy with lighting, gas station
3	72	MECHANICAL ROOM
4	96	Shed

[Borough Code](#) → [Title 18, Zoning](#) →

**Chapter 18.64**  
**GC GENERAL COMMERCIAL DISTRICT**



Sections:

- [18.64.010 Intent.](#)
- [18.64.020 Use regulations.](#)
- [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.**



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. [Brewpub](#);
22. Business, public and governmental offices;
23. Camera stores, sales and repair;
24. Candy and ice cream stores;
25. Catalog stores;
26. Catering establishments and other food vending services;
27. Clothing stores;
28. [Clubs](#) and [lodges](#), private, social and religious;
29. [Communications tower, major](#);
30. [Communications tower, minor](#);
31. [Convenience establishments](#);
32. Convention, exhibition and civic centers, and [auditoriums](#);
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. [Microbrewery](#);
58. [Mobile home](#) and [travel trailer](#) sales;
59. [Mobile home](#) or permanent home to be [used](#) as a [dwelling unit](#) by the [owner](#) of a business or by a watchperson, caretaker, manager and [family](#), when located on the premises where they are employed in such capacity;
60. Musical instrument stores, sales and repair;

61. Newspaper offices;
62. Office supply stores;
63. Outside storage and warehouses incidental and subordinate to the principal use of the property;
64. Paint, glass and wallpaper stores;
65. Parcel delivery and mail order services;
66. Parking garages;
67. Parking lots, as a principal use;
68. Pawn shops;
69. Pet stores and animal grooming shops;
70. Photography supply, developing and processing stores;
71. Plumbing and heating service and equipment stores;
72. Post offices;
73. Printing and publishing establishments;
74. 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 including the installation and maintenance of utility lines;
75. Radio and television broadcasting studios;
76. Record stores;
77. Rental services;
78. Restaurants, lounges, liquor establishments, cafes and tea rooms;
79. Retail marijuana store;
80. Self-storage establishments;
81. Shoe stores, sales and repair;
82. Sporting goods stores;
83. Stadiums, arenas and fairgrounds;
84. Suntan parlors;
85. Taxicab stands and dispatching offices;
86. Taxidermists;
87. Theaters and movie houses;
88. Tobacco shops;
89. Toy stores;
90. Upholstery stores;
91. Variety and discount stores;
92. Welding, incidental and subordinate to the principal use of the property;
93. 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. [Large scale development](#);
7. Lumberyards;
8. [Marijuana cultivation facility, indoor large](#);
9. [Marijuana cultivation facility, indoor small](#);
10. [Marijuana cultivation facility, indoor unlimited](#);
11. [Marijuana product manufacturing facility, limited](#);
12. [Outside storage](#), as a [principal use](#);
13. [Shooting range, outdoor](#);
14. [Travel trailer](#) parks and campgrounds;
15. Warehouses;
16. Watersports facility;
17. Welding, as a [principal use](#);
18. Wholesaling and distribution operations [including](#) any associated truck and rail freight terminals;
19. Zoos and animal parks. (Ord. 2019-10 § 16, 2019; Ord. 2019-09 § 2, 2019; Ord. 2018-14 § 3, 2018; Ord. 2017-14 §§ 7, 8, 2017; 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, Lot Area, and Building Height Requirements.** See Chapter [18.96](#) FNSBC.
- E. **Parking.** See Chapter [18.96](#) FNSBC.
- F. **Signs.** See Chapter [18.96](#) FNSBC. (Ord. 2018-12 § 7, 2018; Ord. 93-006 § 4, 1993; Ord. 88-010 § 2, 1988. 2004 Code § 18.34.030.)

The Fairbanks North Star Borough Code is current through Ordinance 2020-38, passed January 14, 2021.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

**Note:** This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[Borough Website: www.fnsb.gov](http://www.fnsb.gov)



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Please record in the FAIRBANKS Recording District

AFTER RECORDING, PLEASE RETURN TO:

Richard M. Rosston, Esq.  
DORSEY & WHITNEY LLP  
1031 West 4<sup>th</sup> Avenue, Suite 600  
Anchorage, AK 99501

57959  
54279  
54228  
54278

**WARRANTY DEED**

The undersigned, Grantor, **Williams Express, Inc.**, whose address is One Williams Center, Tulsa, OK 74172, hereby bargains, sells conveys and warrants unto **Holiday Alaska, Inc.**, whose address is 4567 American Boulevard West, Minneapolis, MN 55437, as Grantee, all of the right, title and interest in and to that certain real property more particularly described below:

Lot Twelve (12), Block Five (5), GRAEHL TOWNSITE, according to the plat filed June 18, 1985, as Plat Number 85-87, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska; EXCEPTING THEREFROM that portion conveyed to the State of Alaska for Project Number F-M-0672(1)/64242 by document recorded April 15, 1997, in Book 997 at Page 614. (Williams Store No. 5018, 205 East Third Street, Fairbanks, Alaska 99701)

AND

Lots One (1) and Two (2), Block Three (3), BJERREMARK HOMESTEAD, according to the plat filed October 6, 1965, as Instrument Number 65-7421, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska; EXCEPTING THEREFROM those portions conveyed to the State of Alaska as disclosed by documents recorded January 22, 1986, in Book 464 at Page 722 and April 17, 1986 in Book 474 at Page 755.

Lots 'D' Three (D3) and 'E' Two (E2) Block Three (3), BJERREMARK SUBDIVISION, according to the plat filed July 30, 1968, as Instrument Number 68-6811, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Lot 'E' One (E1) Block Three (3), BJERREMARK SUBDIVISION, according to the plat filed August 23, 1957, as

Instrument Number 174.460, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska. (Williams Store No. 5022, 2300 Cushman Street, Fairbanks, Alaska 99701)

AND

Lot One 'A' (1A), Tract 'A', REGO SUBDIVISION, according to the plat filed September 20, 1983, as Plat Number 83-189, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Lot Two (2), Tract 'A', REGO SUBDIVISION, according to the plat filed April 22, 1977, as Plat Number 77-44, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska. (Williams Store No. 5026, 4105 Geist Road, Fairbanks, Alaska 99709)

AND

That portion of Government Lot Ten (10), Section Five (5), Township Two South (T2S), Range Two East (R2E), Fairbanks Meridian, lying South of the Richardson Highway and South and West of the access road, both of which are shown as Parcel 14 on the proposed Highway Project Right of Way F-062-4(20) Richardson Highway, filed April 17, 1974, as Plat No. 74-23 located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska. (North Pole Retail Vacant Parcel, No Street Number, Richardson Highway, North Pole, Alaska 99705) (Also referred to as Tax Lot 532, per the Fairbanks North Star Borough.)

Subject to:

- (a) all rights, reservations, restrictions, liens and encumbrances of record;
  - (b) underground easements, servitudes or installation of which no notice is of record;
  - (c) mining claims; exceptions and reservations in United States Patents, or in Acts authorizing the issuance thereof;
  - (d) general taxes not now payable; matters relating to special assessments and special levies, if any, preceding the same becoming a lien;
  - (e) all encroachments and encumbrances shown on ALTA/ACSM Land Title Survey, Williams Express Store 5018, signed September 4, 2002, prepared by James H. Althen;
  - (f) all encroachments and encumbrances shown on ALTA/ACSM Land Title Survey, Williams Express Store 5022, signed September 4, 2002, prepared by James H. Althen;
- and



(g) all encroachments and encumbrances shown on ALTA/ACSM Land Title Survey, Williams Express Store 5026, signed September 4, 2002, prepared by James H. Althen.

Dated this 26th day of March, 2004.

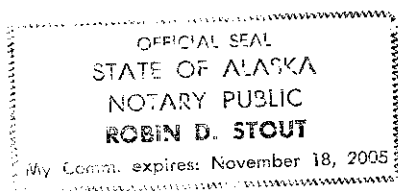
**GRANTOR:  
WILLIAMS EXPRESS, INC.**

*Diane Prier*  
Diane Prier, Vice President

STATE OF ALASKA                    )  
  ) ss.  
FOURTH JUDICIAL DISTRICT    )

The foregoing instrument was acknowledged before me this 26th day of March, 2004, by Diane Prier, Vice President of **Williams Express, Inc.**, an Alaskan corporation, on behalf of the corporation.

WITNESS my hand and official seal on this 26th day of March, 2004.



*Robin Stout*  
Notary Public in and for Alaska  
My Commission Expires: \_\_\_\_\_







# NOTES

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1. This area is overlain by the Salchaket Soil Series per U.S.D.A., S.C.S. No. 25, 1959.
2. This plat is based on the plat of Graehl Townsite, U.S. Survey No. 1348, Alaska.
3. There will be a 30' radius easement at each pole location for guys, anchors, and other supportive structures.
4. A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
5. The utility companies shall have the right to identify and then remove any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.
6. An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.