

06/02/2026

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LOCATION BILLING HISTORY

Page: 1

Location: 9980240

Address: 2001 AIRPORT WAY

Provider	Billing Period	KWH	Revenue
GVEA	May 2024	4,133	1,305.08
	June 2024	4,670	1,368.99
	July 2024	4,486	1,317.19
	August 2024	4,637	1,360.65
	September 2024	4,208	1,211.63
	October 2024	3,860	1,113.59
	November 2024	4,193	1,207.40
	December 2024	3,811	1,080.07
	January 2025	4,415	1,266.52
	February 2025	4,302	1,234.76
	March 2025	3,808	1,117.18
	April 2025	4,204	1,230.64
	May 2025	4,221	1,235.51
	June 2025	4,016	1,196.89
	July 2025	4,285	1,275.63
	August 2025	4,205	1,252.29
	September 2025	4,274	1,214.89
	October 2025	3,987	1,135.06
	November 2025	3,589	1,024.35
	December 2025	3,647	1,063.45
	January 2026	4,086	1,236.68
	February 2026	4,202	1,271.04
	March 2026	3,814	1,178.81
	April 2026	4,242	1,308.19
	May 2026	3,887	1,200.88
		103,182	30,407.37
Grand Total:		103,182	30,407.37

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LOCATION BILLING HISTORY

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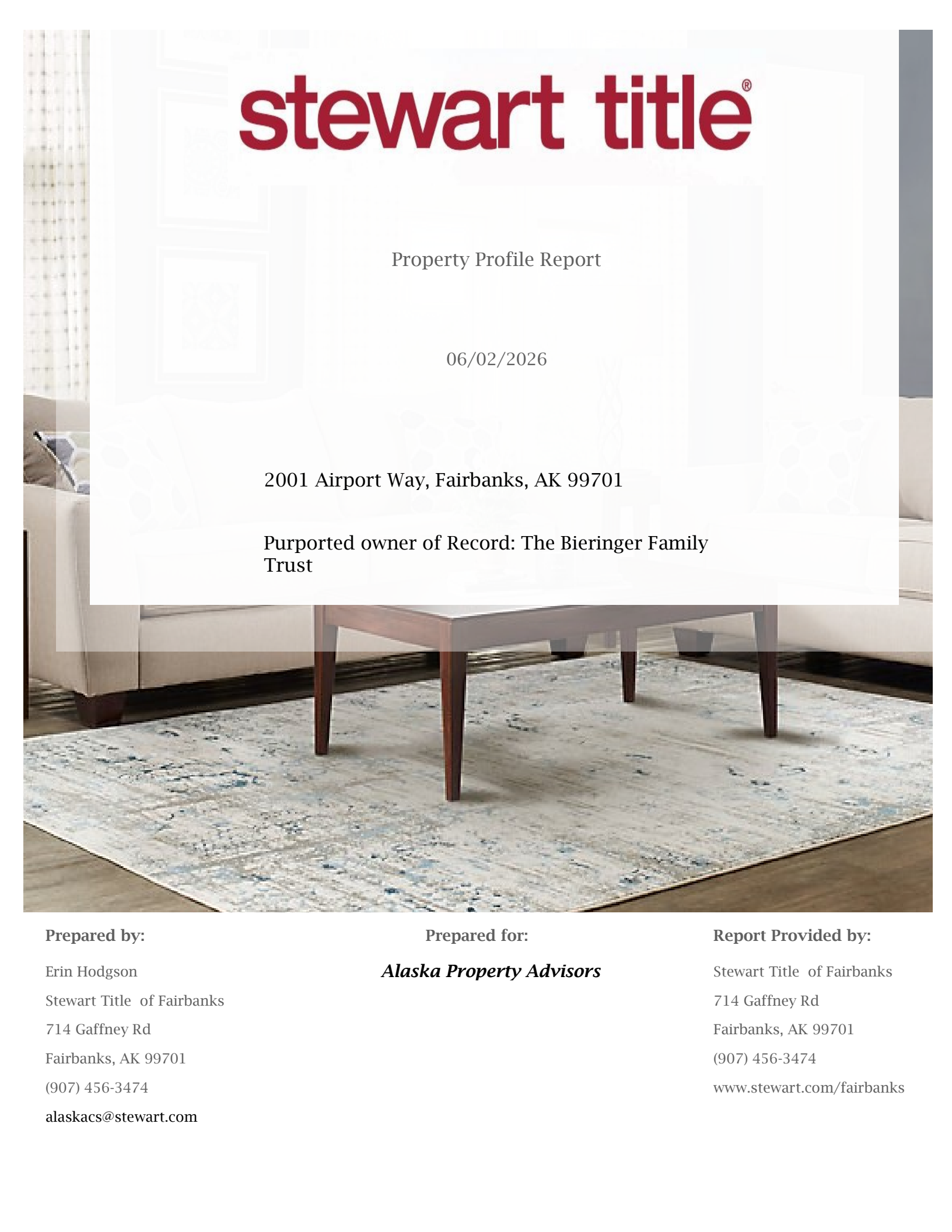
PARAMETERS ENTERED

Compare: Service Map Location**Location:** 9980240**Billing Period From:** 202405 **To** 202605**Provider:** ALL

Billing View

▼ Invoices

[illegible]



stewart title[®]

Property Profile Report

06/02/2026

2001 Airport Way, Fairbanks, AK 99701

Purported owner of Record: The Bieringer Family Trust

Prepared by:

Erin Hodgson
Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
alaskacs@stewart.com

Prepared for:

Alaska Property Advisors

Report Provided by:

Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
www.stewart.com/fairbanks

☒ Tax Report	☒ Plat Map
☐ BEES Certificate	☒ No As-Built
☐ Summary of Bldg Insp	☐ As-Built Attached
☒ Vesting Deed	☐ As-Built Requested/Will forward if rcvd
☐ Deed of Trust	☐ Other
☐ CC&R's	☐ 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 86070	Physical Description LOT 21A BLOCK 5 MOORELAND ACRES PLAT 81-64 4-22-81	Neighborhood 0170 - Van Horn Industrial (City)	Fire Service Area CITY OF FAIRBANKS
Property Class Commercial	Tax Status TAXABLE		Business ASIANA RESTURANT
Land Area L-21A B-5 - 15,000 Square Feet	Millage Group 0095 - MOORELAND ACRES	Millage Rate (2025) 16.453	
Street Address 2001 AIRPORT WAY	Billing Address 2711 SUZIE LN MELBOURNE FL 32940-2005	Child Properties <i>none</i>	Parent Properties <i>none</i>

ZONING

COMMUNITY PLANNING ZONES

Zone	Description	Acres	Overlap %
GC	General Commercial	0.34	100.00

FLOOD ZONES

Zone	Acres	Overlap %
X: PROTECTED BY LEVEE	0.34	100.00

STRUCTURES

Year Built		Description		Architecture		Category	
1978		Wood, Open Steel		Commercial Standard		Commercial	
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities qty: 2 2 Fix. Bath_Comm qty: 3103 sprinkler qty: 1 Wheel Chair Lift - Vertical	
1	1334	1	121	Restaurant(table sv)	Wood Fram,Text.Plywd,Lap		
2	435	1	59	Office Bdgs	Wood Fram,Text.Plywd,Lap		
Section ID		Footprint		Description			
3		1334		RESTAURANT (TABLE SERVICE)			
3		1334		Comm Bsmt/ unfinished			
4		187		Open Por Finished			

DOCUMENTS

Description	Record Date	Book	Page	Instrument
Warranty Deed	2020-02-28			2020-003002-0
Warranty Deed	2002-08-08			2002-015959-0
Warranty Deed	1998-03-25	1056	54	

ASSESSMENT HISTORY

Year	Land	Improvement Value	Full Value Total
2026	\$94,500.00	\$238,583.00	\$333,083.00
2025	\$94,500.00	\$238,583.00	\$333,083.00
2024	\$94,500.00	\$238,777.00	\$333,277.00
2023	\$94,500.00	\$238,971.00	\$333,471.00
2022	\$94,500.00	\$241,966.00	\$336,466.00

EXEMPTIONS

No exemptions to display.

TAX HISTORY

Year	Tax Levied	State Exemptions	Interest	Penalty	Fees	Total Due	Total Paid	Net Due
2025	\$5,480.22	\$0.00	\$133.32	\$137.01	\$95.00	\$5,845.55	\$2,740.11	\$3,105.44
2024	\$5,503.40	\$0.00	\$0.00	\$0.00	\$0.00	\$5,503.40	\$5,503.40	\$0.00
2023	\$5,541.94	\$0.00	\$0.00	\$0.00	\$0.00	\$5,541.94	\$5,541.94	\$0.00
2022	\$6,071.20	\$0.00	\$0.00	\$0.00	\$0.00	\$6,071.20	\$6,071.20	\$0.00
2021	\$6,598.78	\$0.00	\$0.00	\$0.00	\$30.00	\$6,628.78	\$6,628.78	\$0.00

**WARRANTY DEED**

The undersigned GERALD F. BIERINGER and HYE K. BIERINGER,, husband and wife, whose address is 2711 Suzie Lane, Melbourne, Florida 32940, hereinafter referred to as Grantors, for and in consideration of \$10 in hand paid, convey and warrant to Grantees, GERALD F. BIERINGER and HYE K. BIERINGER, as Co-Trustees of The BIERINGER FAMILY TRUST u/a dated January 31, 2007, whose address is: 2711 Suzie Lane, Melbourne, Florida 32940, the Grantors' interest in the following described real property:

Lot 21-A, Block #5 of the replat of Lots 21 and 22, Block #5, MOORE-LAND ACRES Subdivision, according to the Plat filed April 22, 1981, as Plat No. 81-64, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Subject to: Reservations and exceptions as contained in the U.S. Patent; Notes, Easements of record and Covenants, Conditions and Restrictions.

 2/19/2020
Gerald F. Bieringer date
Grantor

 2/19/2020
Hye K. Bieringer date
Grantor

STATE OF FLORIDA

Brevard

COUNTY

) ss

THIS IS TO CERTIFY, that on this 19 day of February 2020, before me, the undersigned notary public, personally appeared Gerald F. Bieringer, known to me and acknowledged to me that he signed the foregoing instrument freely and voluntarily, for the uses and purposes therein mentioned.

[Signature]
Notary Public in and for Florida
My commission expires 12/16/2021



STATE OF Florida

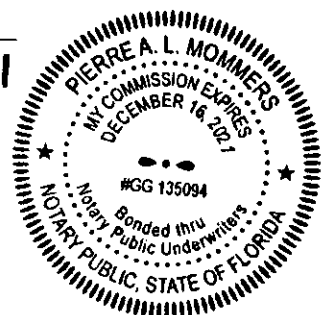
Brevard

COUNTY

) ss

THIS IS TO CERTIFY, that on this 19 day of February 2020, before me, the undersigned notary public, personally appeared Hye K. Bieringer, known to me and acknowledged to me that she signed the foregoing instrument freely and voluntarily, for the uses and purposes therein mentioned.

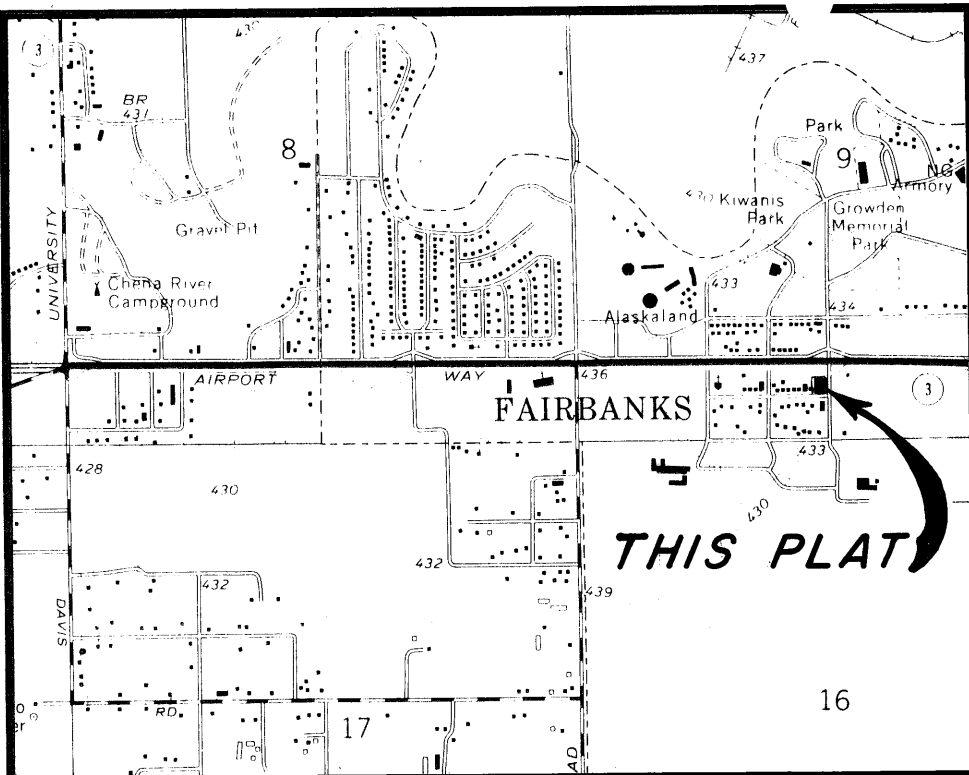
[Signature]
Notary Public in and for Florida
My commission expires 12/16/2021



Please return to:
Robert Aspark
1552 Noble St
Fairbanks, AK 99701

Warranty Deed/page 2





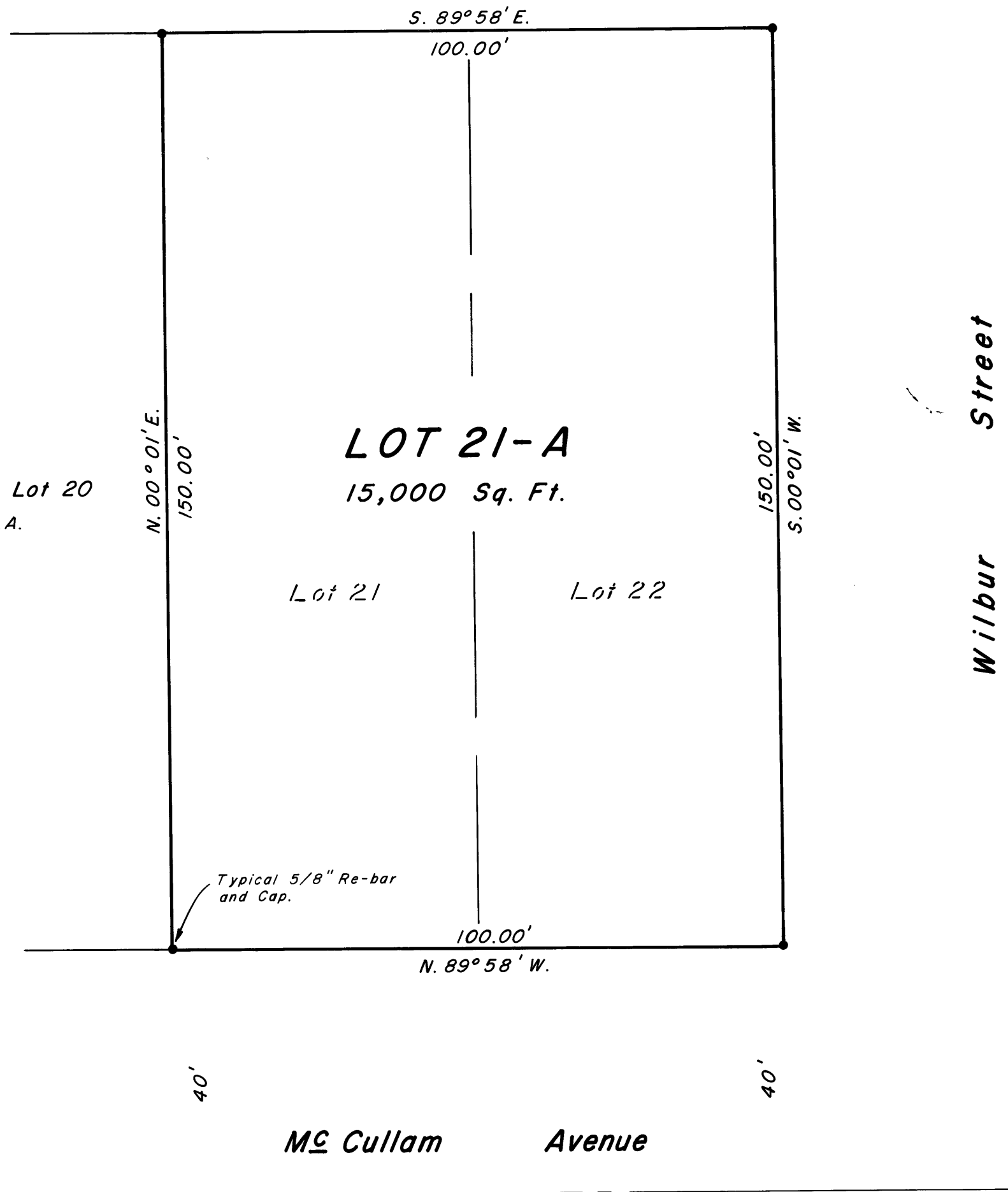
From: U.S.G.S. "Fairbanks D-2 SW" 1" = 2000'

VICINITY MAP

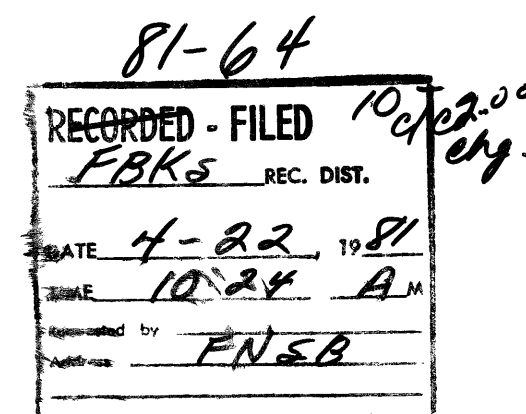
NOTES

- 1.) This plat is based on the plat of "Moore-Land Acres" as filed in the Fairbanks District Records Office as Inst. No. 96.454
- 2.) This area overlain by Salchaket Soil Series, (U.S.D.A. S.C.S. Publication 25,1959).

Lot 20



REPLAT OF
LOTS 21 & 22, BLOCK 5 MOORE-LAND ACRES
LOCATED WITHIN THE SE 1/4 OF THE SW 1/4 SECTION 9, T.1S., R.1W., F.M., AK.



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted. Date: July 2, 1980

George D. Walton
Owner
Marian L. Walton
Agent

UNITED STATES OF AMERICA)
STATE OF ALASKA) SS.

This is to certify that on this 2nd day of July, 1980 before me, a Notary Public for the State of Alaska duly commissioned and sworn, personally appeared

George D. Walton + Marian L. Walton

to me known to be the identical individuals mentioned in and who executed the within plat, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notarial seal the day and year in this Certificate first herein written

John H. Stutzmann
Notary Public in and for the State of Alaska.
My Commission expires 7-29-80

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, Paul E. Stutzmann, a professional land surveyor duly registered under the laws of the State of Alaska, do hereby certify that this plat represents the survey made by me or under my direct supervision and that this is a true and correct representation of the lands surveyed and that compliance has been made with all of the applicable requirements of Fairbanks North Star Borough Regulation Section 17.16.030 Monuments

Paul E. Stutzmann
Registration No. 705-S

CERTIFICATE OF PAYMENT OF TAXES

I, the undersigned, being duly appointed and qualified Clerk-Treasurer for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough, the following described property is carried on the tax records in the name of:

GEORGE + MARIAN WALTON

Description: TL 21+22

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 paid in full.

Dated at Fairbanks, Alaska, this 22 day of April 1981

Ray Patrick
Clerk-Treasurer
Fairbanks North Star Borough

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of Title 17, Subdivisions of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved by the commission motion of 21 April 1981, and that the plat shown hereon has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska.

Dated at Fairbanks, Alaska, this 22nd day of April 1981

Attest:
Ray Patrick Clerk
Paul E. Stutzmann Chairman
Fairbanks North Star Borough Planning Commission.

STUTZMANN ENGINEERING COMPANY
9 ADAK STREET FAIRBANKS, ALASKA P. O. BOX 1429

REPLAT OF
LOTS 21 & 22, BLOCK #5
MOORE-LAND ACRES
LOCATED WITHIN THE SE 1/4 OF THE SW 1/4 SECTION 9, T.1S., R.1W., F.M., ALASKA

FOR: George Walton

DESIGN BY: _____ SCALE: 1" = 20'

SURVEY BY: E.A.M. DATE: 1 FEB 1978

DRAWN BY: R.G.A. DATE: 11 April 1980 SHEET 1 OF 1