



stewart title®

Property Profile Report

06/09/2024

424 4th St, Fairbanks, AK 99701

Purported owner of Record : Beginnings Two,
Inc., an Alaska corporation

Prepared by:

Kelly Harrington
Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
listingpackages@stewart.com

Prepared for:

Alaska Commercial Properties, Inc.

Report Provided by:

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

<input checked="" type="checkbox"/>	Tax Report	<input checked="" type="checkbox"/>	Plat Map
<input type="checkbox"/>	BEES Certificate	<input checked="" type="checkbox"/>	No As-Built
<input type="checkbox"/>	Summary of Bldg Insp	<input 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 - First Right of Refusal
<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 do not rely on as a legal description	Neighborhood	Fire Service Area
0648911 	UMB01 BLOCK 15 GRAEHL PREVIOUSLY ASSESSED AS INDIVIDUAL PARCELS	0120 - Northeast City	CITY OF FAIRBANKS
Property Class	Tax Status		Business
Commercial	TAXABLE	Dimensions Salon	
Land Area	Millage Group	Millage Rate	
Lot G7 Blk 15 - 10,593 Square Feet	0055 - GRAEHL	16.619	
Lot G8 Blk 15 - 8,943 Square Feet			
Street Address	Billing Address	Child Properties	Parent Properties
424 FOURTH ST	424 4TH ST FAIRBANKS, AK 99701-3541	67997 68004	None

Buildings

Year Built		Description		Architecture		Category
2005		Wood, Open Steel		Commercial Standard		Commercial
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities
1	1,832	1	180	Barber Shops	Wood Frame,Qual.Wood	qty: 12 Fix. Bath_Comm
						qty: 13 Fix. Bath_Comm
Section ID	Footprint			Description		
2	160			None		qty: 1800air conditioning
						qty: 1800sprinkler

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)	12/27/2019			2019-022214-0

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428. For information on our exemption programs please visit our [website](#). Or contact our office at 907-459-1428.

Attention! You may see values as **Pending** until June 16th when the mill rate has been set and those values have been properly calculated.

Year	Land	Improvement Value	Full Value Total	Exemptions Total	Taxable
2024	\$48,840.00	\$241,396.00	\$290,236.00	Pending	Pending
2023	\$48,840.00	\$241,697.00	\$290,537.00	\$0.00	\$290,537.00
2022	\$48,840.00	\$244,431.00	\$293,271.00	\$0.00	\$293,271.00
2021	\$48,840.00	\$245,341.00	\$294,181.00	\$0.00	\$294,181.00
2020	\$48,840.00	\$245,642.00	\$294,482.00	\$0.00	\$294,482.00
2019	\$48,840.00	\$245,943.00	\$294,783.00	\$0.00	\$294,783.00

Tax History

If taxes are delinquent, the payoff date is projected to **6/14/2024**. 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
2023	\$4,828.44	\$0.00	\$0.00	\$4,828.44	\$4,828.44	\$0.00
2022	\$5,291.76	\$0.00	\$0.00	\$5,291.76	\$5,291.76	\$0.00
2021	\$5,754.18	\$0.00	\$0.00	\$5,754.18	\$5,754.18	\$0.00
2020	\$5,764.48	\$0.00	\$0.00	\$5,764.48	\$5,764.48	\$0.00
2019	\$5,825.78	\$0.00	\$0.00	\$5,825.78	\$5,825.78	\$0.00

Click Here to Report a Problem or Send Feedback

2001-019598-0

Recording Dist: 401 - Fairbanks
10/3/2001 8:47 AM Pages: 1 of 1

A
L
A
S
K
A



STATUTORY QUITCLAIM DEED

CC

THE GRANTOR: JONATHAN W. SMITH and JANA L. SMITH, husband and wife

ADDRESS: 100 Cornell Way, Fairbanks, AK 99709

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims, all interest of Grantor, if any, to:

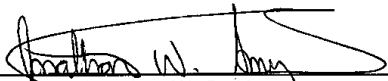
GRANTEE: BEGINNINGS TWO, INC., an Alaska corporation


ADDRESS: 100 Cornell Way, Fairbanks, AK 99709

the following described real estate, situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

Lot "G" Seven (G7), Block Fifteen (15), GRAEHL TOWNSITE, according to the plat filed January 9, 1980 as Plat Number 80-6; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

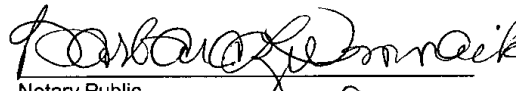
Dated: October 1, 2001


Grantor - Jonathan W. Smith


Grantor - Jana L. Smith

STATE OF ALASKA)
) SS Acknowledgement
Fourth Judicial District)

The foregoing instrument was acknowledged this 1st day of October, 2001, by JONATHAN W. SMITH and JANA L. SMITH.


Notary Public
My commission expires: 3 Sept 03

Filed for Record at Request of:
Fairbanks Title Agency, Inc.

RETURN TO:

Mr. & Mrs. Jonathan W. Smith
100 Cornell Way
Fairbanks, AK 99709
E17969 FTA 51815



2001-019599-0

Recording Dist: 401 - Fairbanks
10/3/2001 8:47 AM Pages: 1 of 1

A
L
A
S
K
A



CC

STATUTORY WARRANTY DEED

THE GRANTOR: MADELINE GLAAMEN

ADDRESS: 112 Bonnifield St., Fairbanks, AK 99701

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

TO GRANTEE: BEGINNINGS TWO, INC., an Alaska corporation

ADDRESS: 100 Cornell Way, Fairbanks, AK 99709

the following described real estate:

**Lot 'G' Eight (G8), Block Fifteen (15), GRAEHL TOWNSITE, according to the replat
filed January 9, 1980 as Plat Number 80-6; Records of the Fairbanks Recording
District, Fourth Judicial District, State of Alaska.**

SUBJECT, to accrued real property taxes thereon, if any; and
SUBJECT, to reservations, restrictions and easements of record.

Dated this 1st day of October, 2001

MADELINE GLAAMEN

STATE OF ALASKA)

)ss.

Acknowledgement

Fourth JUDICIAL DISTRICT)

The foregoing instrument was acknowledged this 1st day of October, 2001, by MADELINE
GLAAMEN

Notary Public

My commission expires:

3 Sept 01

Filed for Record at Request of:
FAIRBANKS TITLE AGENCY, INC.

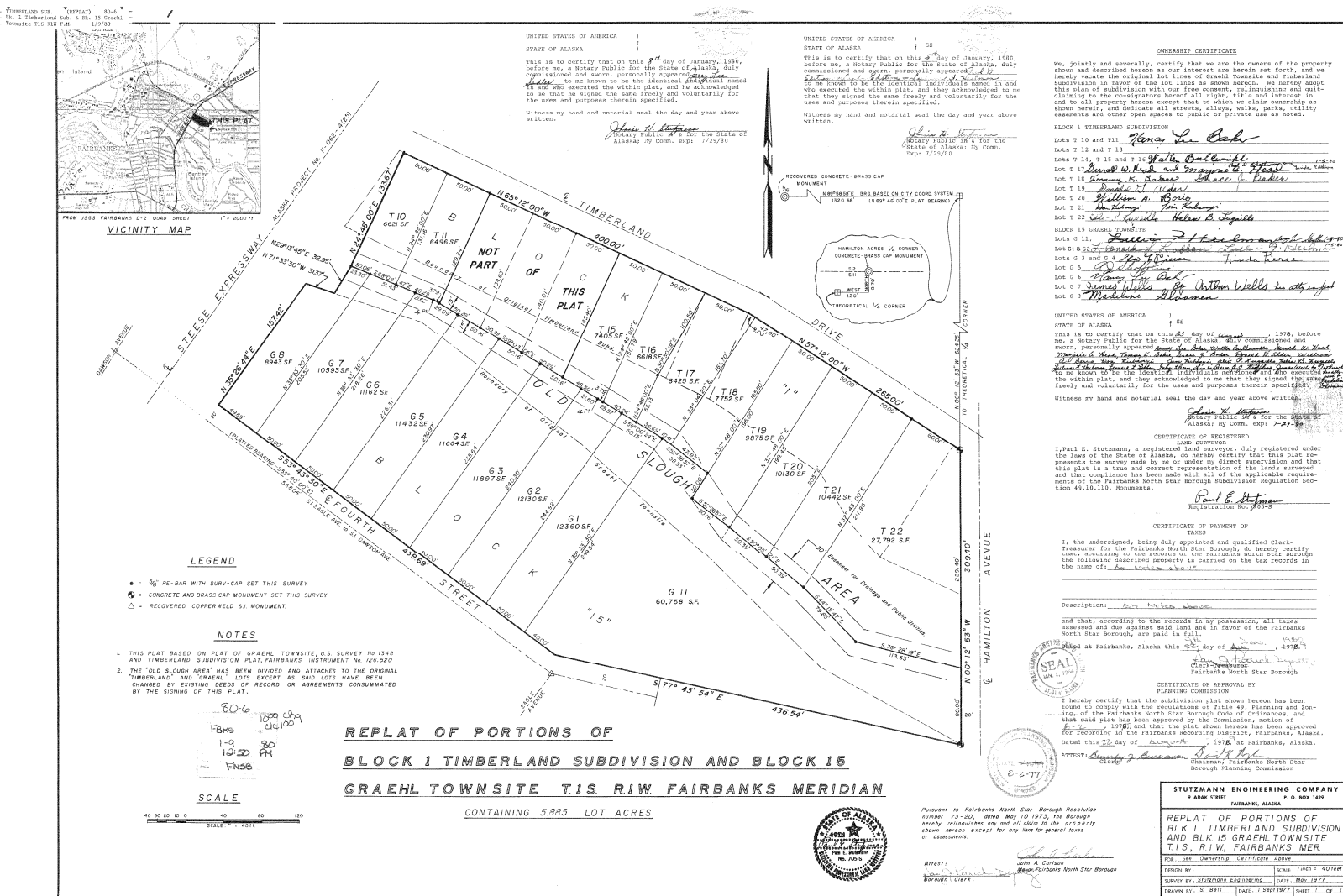
RETURN TO:

BEGINNINGS TWO, INC.

100 Cornell Way
Fairbanks, AK 99709

E17969 FTA 51815





UNITED STATES OF AMERICA)
STATE OF ALASKA)
This is to certify that on this 12th day of January, 1980, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared _____ to me known to be the identical individual named in and who executed the within plat, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notarial seal the day and year above written.
John A. Carlson
Notary Public for the State of Alaska; My Comm. exp. 7/25/80

UNITED STATES OF AMERICA)
STATE OF ALASKA)
This is to certify that on this 12th day of January, 1980, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared _____ to me known to be the identical individual named 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 above written.
John A. Carlson
Notary Public for the State of Alaska; My Comm. exp. 7/25/80

OWNERSHIP CERTIFICATE
We, jointly and severally, certify that we are the owners of the property shown and described herein as our interest are herein set forth, and we hereby vacate the original lot lines of Graehl Townsite and Timberland Subdivision in favor of the lot lines as shown herein. We hereby adopt this plan of subdivision with our free consent, relinquishing and relinquishing to the co-signature hereto all right, title and interest in and to all property herein except that to which we claim ownership as shown herein, and dedicate all streets, alleys, walks, paths, utility easements and other open spaces to public or private use as noted.

BLOCK 15 TIMBERLAND SUBDIVISION
Lots 9, 10 and 11: *Henry Lee Beck*
Lots 12 and 13: _____
Lots 14, 15 and 16: *Walter Bullard*
Lot 17: *David W. Nash and Suzanne L. Nash*
Lot 18: *James E. Baker and Chace L. Baker*
Lot 19: *Robert J. Baker*
Lot 20: *William A. Baker*
Lot 21: *John H. Baker*
Lot 22: *John H. Baker and Helen A. Baker*
BLOCK 15 GRAEHL TOWNSITE
Lots 11: *James E. Baker and Suzanne L. Baker*
Lots 12 and 13: *John H. Baker*
Lot 14: *John H. Baker*
Lot 15: *John H. Baker*
Lot 16: *John H. Baker*
Lot 17: *John H. Baker*
Lot 18: *John H. Baker*
Lot 19: *John H. Baker*
Lot 20: *John H. Baker*
Lot 21: *John H. Baker*
Lot 22: *John H. Baker*

UNITED STATES OF AMERICA)
STATE OF ALASKA)
This is to certify that on this 12th day of January, 1980, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared _____ to me known to be the identical individual named 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 above written.
John A. Carlson
Notary Public for the State of Alaska; My Comm. exp. 7/25/80

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 _____.

Description: _____
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.

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION
I hereby certify that the subdivision plat shown herein has been found to comply with the regulations of Title 49, Planning and Zoning, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved by the Commission, action of _____, 1980, and that the plat shown herein has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska.

STUTZMANN ENGINEERING COMPANY
4 ADAM STREET FAIRBANKS, ALASKA
REPLAT OF PORTIONS OF BLK 1 TIMBERLAND SUBDIVISION AND BLK 15 GRAEHL TOWNSITE T.S. R.W. FAIRBANKS MER
For Sec. Ownership Certificate Above
DESIGN BY: _____ SCALE: 1"=80' 1/2"
SURVEY BY: STUTZMANN ENGINEERING, INC. DATE: May 1977
DRAWN BY: E. B. L. (DATE: 1 SEP 1977) (SHEET: 1 OF 1)