



stewart

Listing Package

DATE: January 25, 2024

LP24-0130
Fee: \$0

PREPARED FOR:

Alaska Commercial Properties
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): Bieringer Family Trust

PROPERTY ADDRESS: 2001 Airport Way, Fairbanks, AK 99701

LEGAL DESCRIPTION: Lot 21-A, Block 5, MOORE-LAND ACRES SUBDIVISION,
Plat No. 81-64

TAX ID NUMBER: 0086070

Thank you for choosing Stewart Title Company, Inc.



Zakariah Lee
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:

2023 Assessed Value:

PAN No.:	0086070	Tax Amount:	\$5,541.94
Land:	\$94,500	Building:	\$238,971
Total Assessed Value:	\$333,471		

PARCEL SIZE:	(See attached information sheet)
ZONING:	(See attached information sheet)
RECORDING DISTRICT:	401

- 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. **2020-003002-0** to: **Bieringer Family Trust**
2. **Plat Map**
3. **Building Details**

Summary

PAN 0086070	Physical Description <small>do not rely on as a legal description</small> 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 16.619	
Street Address 2001 AIRPORT WAY	Billing Address 2711 SUZIE LN MELBOURNE, FL 32940-2005	Child Properties None	Parent Properties None

Buildings

Year Built	Description	Architecture	Category			
1978	Wood, Open Steel	Commercial Standard	Commercial			
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities
1	1,334	1	121	Restaurant(table sv)	Wood Fram,Text.Plywd,Lap	qty: 2 2 Fix. Bath_Comm sprinkler
2	435	1	59	Office Bdgs	Wood Fram,Text.Plywd,Lap	qty: 1 Wheel Chair Lift - Vertical
Section ID	Footprint	Description				
3	1334	None				
3	1334	None				
4	187	None				

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
Warranty Deed	2/28/2020			2020-003002-0
Warranty Deed	8/8/2002			2002-015959-0
Warranty Deed	3/25/1998	1056	54	

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.

Year	Land	Improvement Value	Full Value Total	Exemptions Total	Taxable
2023	\$94,500.00	\$238,971.00	\$333,471.00	\$0.00	\$333,471.00
2022	\$94,500.00	\$241,966.00	\$336,466.00	\$0.00	\$336,466.00
2021	\$94,500.00	\$242,861.00	\$337,361.00	\$0.00	\$337,361.00
2020	\$94,500.00	\$231,841.00	\$326,341.00	\$0.00	\$326,341.00
2019	\$94,500.00	\$232,035.00	\$326,535.00	\$0.00	\$326,535.00

Tax History

If taxes are delinquent, the payoff date is projected to **3/1/2024**. 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	\$5,541.94	\$0.00	\$0.00	\$5,541.94	\$5,541.94	\$0.00
2022	\$6,071.20	\$0.00	\$0.00	\$6,071.20	\$6,071.20	\$0.00
2021	\$6,598.78	\$0.00	\$30.00	\$6,628.78	\$6,628.78	\$0.00
2020	\$6,388.12	\$0.00	\$0.00	\$6,388.12	\$6,388.12	\$0.00
2019	\$6,453.30	\$0.00	\$0.00	\$6,453.30	\$6,453.30	\$0.00

[Click Here to Report a Problem or Send Feedback](#)





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

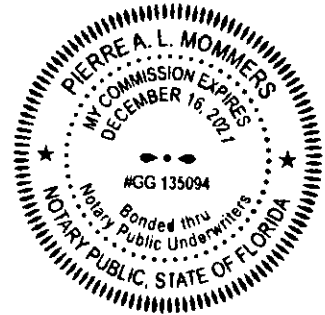
STATE OF FLORIDA

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



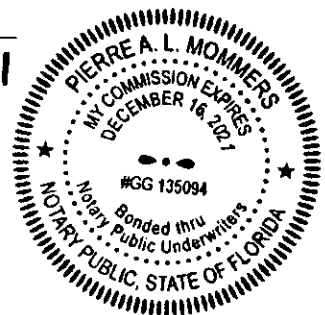
STATE OF Florida

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

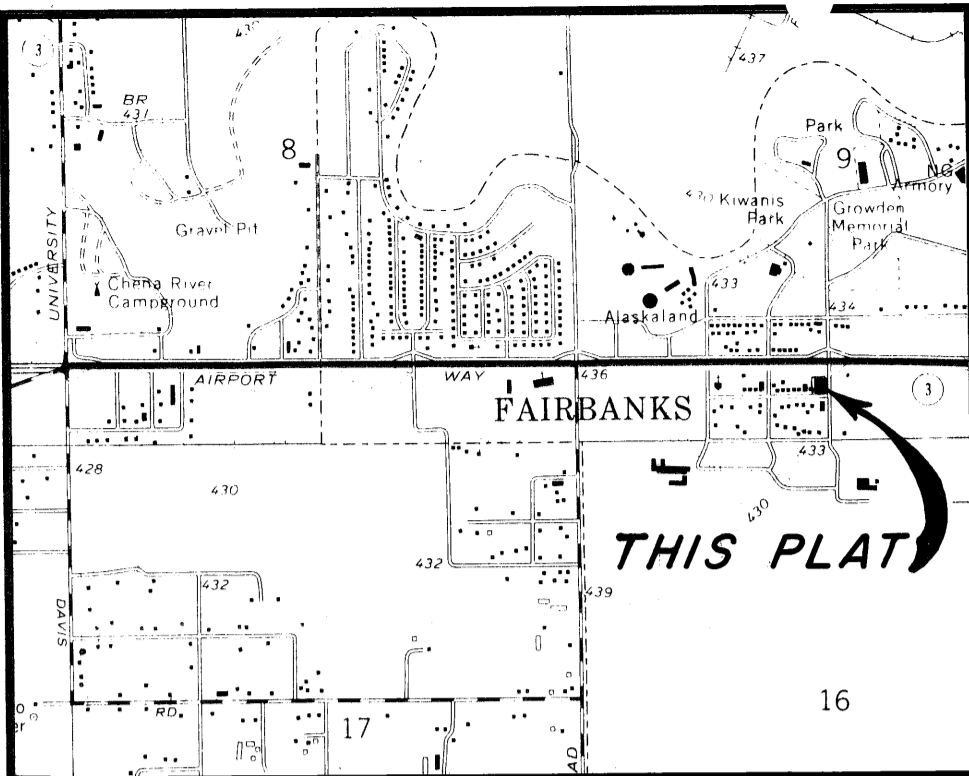


Please return to:
Robert Aspark
1552 Noble St
Fairbanks, AK 99701

Warranty Deed/page 2



81-64
MOORE LAND ACRES SUB.
REPLAT OF LOTS 21 & 22, BLOCK 5
4/22/81

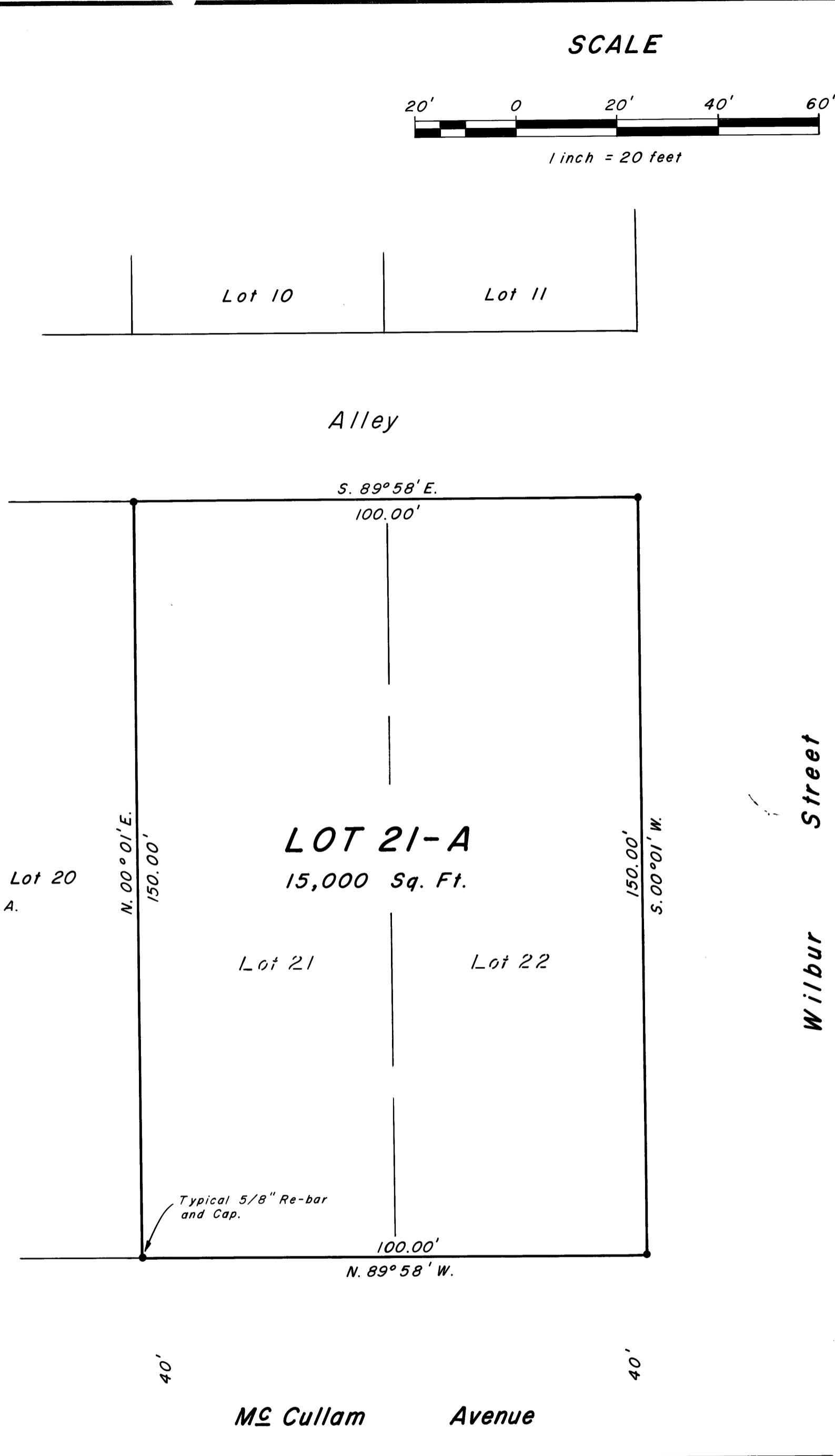


From: U.S.G.S. "Fairbanks D-2 SW" 1" = 2000'

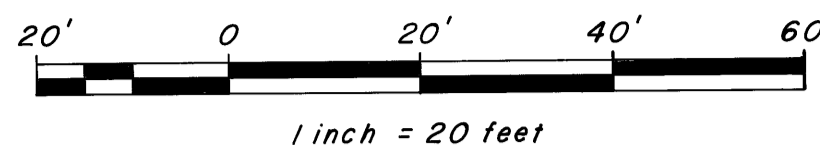
VICINITY MAP

NOTES

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



SCALE



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
 Owners: George D. Walton
Mariane 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 + Mariane 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
Shirley 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 + MARIANE 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 1980, 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.
Ray Patrick
 Chairman
Ray Patrick
 Clerk
 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: <u>George Walton</u>	
DESIGN BY: _____	SCALE: <u>1" = 20'</u>
SURVEY BY: <u>E.A.M.</u>	DATE: <u>1 FEB 1978</u>
DRAWN BY: <u>R.G.A.</u>	DATE: <u>11 April 1980</u> SHEET <u>1</u> OF <u>1</u>

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.

81-64
 RECORDED - FILED 10/22/81
 FBKS REC. DIST.
 DATE 4-22 1981
 BY 10-24 A.M.
 FNER

[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.
- G. Buildings per Lot. See Chapter [18.96](#) FNSBC. (Ord. 2020-14 § 3, 2020; 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 2023-57, and legislation passed through November 9, 2023.

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.

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

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