



# stewart

## Listing Package

DATE: September 30, 2022

LP22-2950  
Fee: \$0

**PREPARED FOR:** NextHome Arctic Sun  
Attn: Toni Brewer  
600 3rd Street, Suite 102  
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): Jose Luis Mojica

PROPERTY ADDRESS: N/A

LEGAL DESCRIPTION: TL-2930, Section 29, Township 1 North, Range 1 East

TAX ID NUMBER: 0244147

**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:**

**2022 Assessed Value:**

<b>PAN No.:</b>	<b>0244147</b>	<b>Tax Amount:</b>	<b>\$547.02</b>
<b>Land:</b>	<b>\$33,320</b>	<b>Building:</b>	<b>N/A</b>
<b>Total Assessed Value:</b>	<b>\$33,320</b>		

**\*Taxes for 2022 are FULLY PAID.**

<b>PARCEL SIZE:</b>	<b>10 Acres</b>
<b>ZONING:</b>	<b>RA-5 (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. **2010-022860-0** to:  
**JOSE LUIS MOJICA**
2. **Tax Lot Map**

## Summary

<b>PAN</b> 244147	<b>Physical Description</b> do not rely on as a legal description TL-2930 SECTION 29 T1N-R1E PREVIOUSLY ASSESSED AS TL 2900 1N 1E	<b>Neighborhood</b> 0601 - Chena Hot Springs Hills	<b>Fire Service Area</b> STEESE VOL FIRE S A
<b>Property Class</b> Vacant Land	<b>Tax Status</b> TAXABLE		<b>Business</b>
<b>Land Area</b> 1 - 10 Acres	<b>Millage Group</b> 0937 - Steese Volunteer Fire Service Area	<b>Millage Rate</b> 16.417	
<b>Street Address</b>	<b>Billing Address</b> PO BOX 10661 FAIRBANKS AK, 99710-0661	<b>Child Properties</b> None	<b>Parent Properties</b> 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	12/1/2010			<a href="#">2010-022860-0</a>
Warranty Deed	1/26/2007			<a href="#">2007-001775-0</a>
Quitclaim Deed	2/1/1986	469	416	

## 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
2022	\$33,320.00	\$0.00	\$33,320.00	\$0.00	\$33,320.00
2021	\$33,320.00	\$0.00	\$33,320.00	\$0.00	\$33,320.00
2020	\$33,320.00	\$0.00	\$33,320.00	\$0.00	\$33,320.00
2019	\$33,320.00	\$0.00	\$33,320.00	\$0.00	\$33,320.00
2018	\$33,320.00	\$0.00	\$33,320.00	\$0.00	\$33,320.00

## Exemptions

Exemption Type	General Government	City Of Fairbanks	City Of North Pole	Service Area
FULL AND TRUE VALUE	\$33,320.00	\$0.00	\$0.00	\$33,320.00

## Tax History

If taxes are delinquent, the payoff date is projected to **11/1/2022**. 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
2022	\$547.02	\$0.00	\$0.00	\$547.02	\$547.02	\$0.00
2021	\$603.96	\$0.00	\$0.00	\$603.96	\$603.96	\$0.00
2020	\$609.20	\$0.00	\$0.00	\$609.20	\$609.20	\$0.00
2019	\$605.62	\$0.00	\$0.00	\$605.62	\$605.62	\$0.00
2018	\$565.02	\$0.00	\$0.00	\$565.02	\$565.02	\$0.00

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

## Chapter 18.28 RA-40, RA-20, RA-10 AND RA-5 RURAL AND AGRICULTURAL DISTRICTS



Sections:

- [18.28.010 Intent.](#)
- [18.28.020 Use regulations.](#)
- [18.28.030 Standards.](#)

### 18.28.010 Intent.



These districts are intended for agricultural [uses](#) of land for very low density residential development. These districts are intended for areas where [community sewer and water systems](#) are unavailable. (Ord. 88-010 § 2, 1988. 2004 Code § 18.14.010.)

### 18.28.020 Use regulations.



A. *Permitted Uses.* In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, [permitted uses](#) are:

1. [Accessory uses](#);
2. [Agribusiness](#);
3. Agricultural [uses](#);
4. [Airports, heliports](#) and [aircraft landing fields](#), and related [buildings](#) essential in the operation of said [uses](#), in the RA-40 and RA-20 districts only;
5. Animal and veterinary [hospitals](#);
6. Animal boarding and breeding facilities;
7. [Archery range](#);
8. [Banquet halls](#);
9. [Bed and breakfast homestay](#);
10. [Bed and breakfast residence](#);
11. Blacksmith shop;
12. [Child care group home](#);
13. [Child care home](#);
14. [Church buildings](#);
15. [Commercial agriculture](#);
16. [Commercial](#) and/or [domestic livestock](#);
17. [Commercial outdoor recreation](#) and related [buildings](#) essential in the operation of the [use](#) not to exceed a total of 5,000 square feet of [gross floor area](#) per [lot](#) and with no [building](#) to exceed a [gross floor area](#) of 3,600 square feet;
18. [Communications tower, major](#);
19. [Communications tower, minor](#);
20. [Community garden, neighborhood](#);



21. Community garden, regional;
  22. Golf courses and related buildings;
  23. Grange hall;
  24. Guest house;
  25. Home occupations;
  26. Kennels, major and minor;
  27. Marijuana cultivation facility, indoor large;
  28. Marijuana cultivation facility, indoor small;
  29. Marijuana cultivation facility, outdoor limited;
  30. Mobile homes;
  31. Public utility and service uses including, but not limited to: fire stations, transfer stations, 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;
  32. Riding academies and stables;
  33. Sawmills, noncommercial;
  34. Shooting range, indoor;
  35. Shooting range, outdoor permitted;
  36. Single-family detached dwellings;
  37. Small wireless facility;
  38. Storage of fertilizers, farm supplies and common livestock husbandry;
  39. Trade/technical/vocational school;
  40. Two-family attached dwellings.
- B. Conditional Uses. In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, conditional uses are:
1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of said uses, in the RA-10 and RA-5 districts only;
  2. Biosolids application when used for agricultural purposes or beneficial land application, conditionally permitted in the RA-40 district only;
  3. Cemeteries;
  4. Child care center;
  5. Clubs and lodges;
  6. Commercial outdoor recreation and related buildings essential in the operation of the use, including buildings exceeding a total of 5,000 square feet of gross floor area per lot and individual buildings exceeding a gross floor area of 3,600 square feet;
  7. Dormitories and other dwelling units, including mobile homes, placed on the premises to be used by individuals employed in the agricultural uses of the premises;
  8. Group homes;
  9. Hostels;
  10. Marijuana cultivation facility, indoor unlimited;
  11. Marijuana cultivation facility, outdoor unlimited;
  12. Marijuana product manufacturing facility, limited;
  13. Marijuana retail agricultural accessory facility;
  14. Marijuana testing facility;
  15. Mobile home parks;
  16. Neighborhood dumpsters;

17. [Public dumping sites](#);
18. [Professional offices](#);
19. Residential cluster development;
20. Sawmills, [commercial](#);
21. [School buildings](#);
22. [Shooting range, outdoor](#);
23. Stadiums, arenas and [fairgrounds](#);
24. Wildlife and animal parks. (Ord. 2021-23 §§ 3, 4, 2021; Ord. 2019-32 § 3, 2019; Ord. 2019-10 § 5, 2019; Ord. 2018-25 §§ 4, 5, 2018; Ord. 2017-21 § 4, 2017; Ord. 2017-14 § 4, 2017; Ord. 2015-67 §§ 5, 6, 2016; Ord. 2015-41 §§ 3, 4, 2015; Ord. 2012-58 §§ 2, 3, 5, 6, 2013; Ord. 2012-22 § 3, 2012; Ord. 2009-05 § 4, 2009; Ord. 94-046 § 2, 1994; Ord. 93-064 § 4, 1994; Ord. 93-053 § 2, 1993; Ord. 90-075 § 2, 1990; Ord. 90-006 § 3, 1990; Ord. 89-099 § 4, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.14.020.)

### 18.28.030 Standards.



In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, geometric standards are:

- A. *Lot Area.*
  1. In the RA-40 district, [lot area](#) shall not be less than 1,600,000 square feet.
  2. In the RA-20 district, [lot area](#) shall not be less than 800,000 square feet.
  3. In the RA-10 district, [lot area](#) shall not be less than 400,000 square feet.
  4. In the RA-5 district, [lot area](#) shall not be less than 200,000 square feet.
- B. *Required Yards for Buildings.*
  1. [Front yard](#) shall not be less than 35 feet.
  2. [Side yard](#) shall not be less than 10 feet.
  3. [Rear yard](#) shall not be less than 10 feet.
- 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. 2016-12 § 3, 2016; Ord. 88-070 § 3, 1988; Ord. 88-010 § 2, 1988. 2004 Code § 18.14.030.)

The Fairbanks North Star Borough Code is current through Ordinance 2022-49, passed September 8, 2022.

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)

[Code Publishing Company](#)



After Recording Return To: Grantee  
FTA75863

STATUTORY WARRANTY DEED

**THE GRANTOR:** MELVIN AND GWENDOLYN AVARA LIVING TRUST NUMBER  
ONE, GWENDOLYN AVARA TRUSTEE  
**ADDRESS:** 1220 County Road 119, Florence, CO 81226

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

**TO GRANTEE:** JOSE LUIS MOJICA, JOSE LUIS MOJICA  
**ADDRESS:** PO B OX 10661 FAIRBANKS, AK 99710,

the following described real estate: See attached Exhibit 'A' Legal Description

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

Dated: November 30, 2010

\_\_\_\_\_  
MELVIN AND GWENDOLYN AVARA LIVING  
TRUST

*Gwendolyn Avara*  
\_\_\_\_\_  
Gwendolyn Avara, Trustee

STATE OF ALASKA *Fourth* )

JUDICIAL DISTRICT OR COUNTY: FAIRBANKS )  
)ss.

The foregoing instrument was acknowledged this *30th* day of *November*, 2010,  
by MELVIN AND GWENDOLYN AVARA LIVING TRUST. By Gwendolyn  
Avara, Trustee

*Russell W. Sharpton*  
\_\_\_\_\_  
Notary Public

Notary Public  
Russell W. Sharpton  
State of Alaska  
My Commission Expires 10/15/2014

**Exhibit 'A'**  
**Legal Description**

**FTA75863**

The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-Nine (29), Township One North (T1N), Range One East (R1E), Fairbanks Meridian, located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

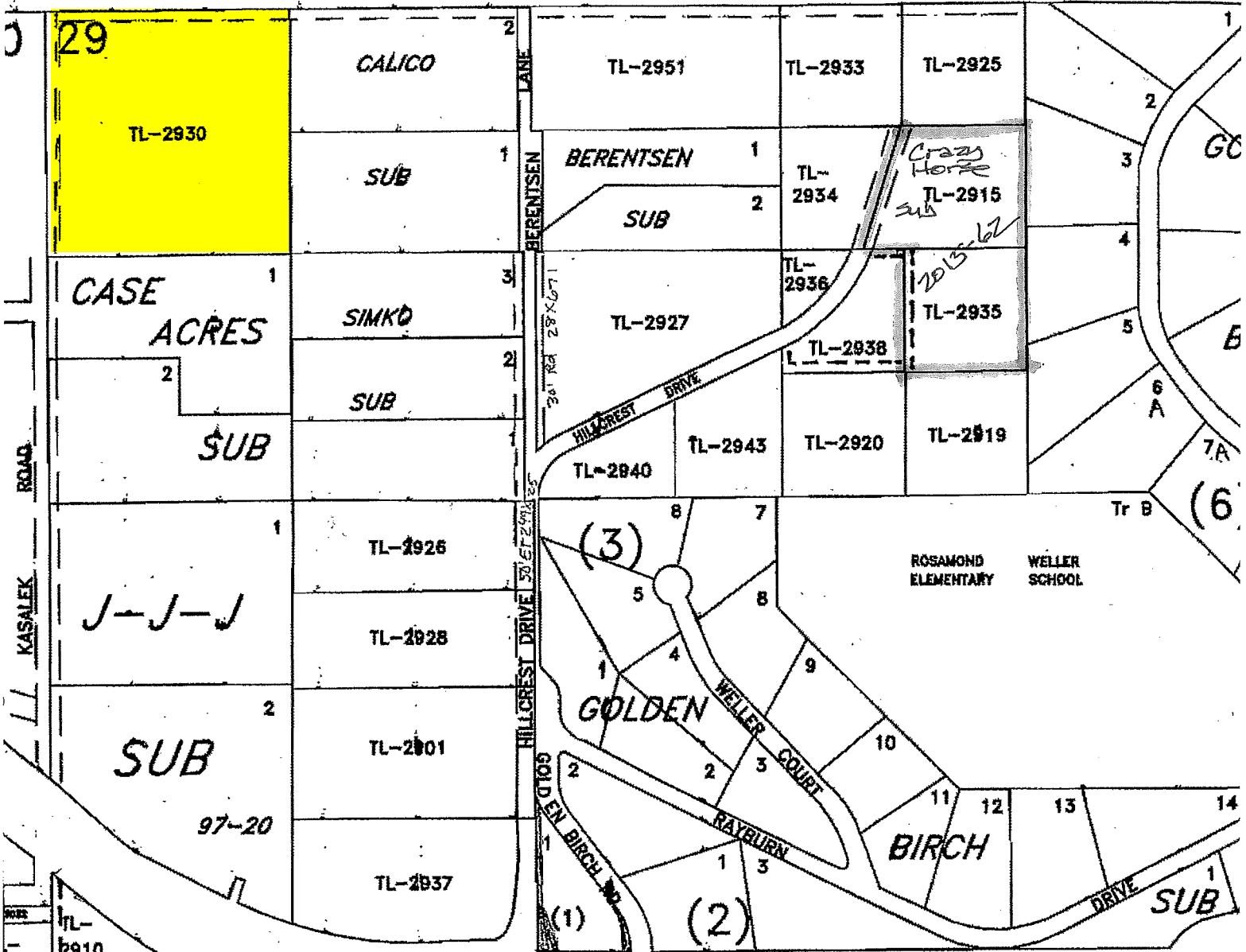
(Also referred to as Tax Lot 2930, per the Fairbanks North Star Borough.)



2 of 2

2010-022860-0





CHENA

HOT

