

# stewart title®

## Property Profile Report

03/25/2025

3450 Airport Way, Fairbanks, AK 99701

Purported owner of Record: Jamar, LLC

Prepared by:

Erin Hodgson  
Stewart Title of Fairbanks  
714 Gaffney Rd  
Fairbanks, AK 99701  
(907) 456-3474  
[listingpackages@stewart.com](mailto: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](http://www.stewart.com/fairbanks)

<input checked="" type="checkbox"/> <b>Tax Report</b>	<input checked="" type="checkbox"/> <b>Plat Map</b>
<input type="checkbox"/> <b>BEES Certificate</b>	<input checked="" type="checkbox"/> <b>No As-Built</b>
<input type="checkbox"/> <b>Summary of Bldg Insp</b>	<input type="checkbox"/> <b>As-Built Attached</b>
<input checked="" type="checkbox"/> <b>Vesting Deed</b>	<input type="checkbox"/> <b>As-Built Requested/Will forward if rcvd</b>
<input type="checkbox"/> <b>Deed of Trust</b>	<input type="checkbox"/> <b>Other - First Right of Refusal</b>
<input type="checkbox"/> <b>CC&amp;R's</b>	<input type="checkbox"/> <b>Notice of Default</b>

## **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.

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We're proud to announce the release of the next version of Property Search, accessible now at [beta.propertysearch.fnsb.gov](https://beta.propertysearch.fnsb.gov).

## Summary

PAN	Physical Description do not rely on as a legal description	Neighborhood	Fire Service Area
0092363	LOT 9 SOUTH PTN BLOCK 5 RIVERSIDE PARK 2001T/R C-D SPLIT BY R/W FKA LT 9 INST 189.794 8/6/57	0145 - Taku-Westgate	CITY OF FAIRBANKS
Property Class	Tax Status	Business	
Commercial	TAXABLE	RJ's Lounge, Loose Moose Cafe	
Land Area	Millage Group	Millage Rate	
1 - 10,140 Square Feet	0120 - RIVERSIDE PARK	16.513	
Street Address	Billing Address	Child Properties	Parent Properties
3450 AIRPORT WAY	2508 TURNER ST APT 4 FAIRBANKS, AK 99701-6988	515671	None

## Buildings

Year Built	Description			Architecture		Category
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities
1966		Wood, Open Steel		Commercial Standard		Commercial
1	1,630	1	152	Restaurant(table sv)	Wood Fram,Text.Plywd,Lap	qty: 4
2	1,716	1	169	Clubhouse	Wood Fram,Text.Plywd,Lap	
3	1,620	1	197	Apt/Living Qtrs	Wood Fram,Text.Plywd,Lap	
Section ID	Footprint			Description		
4	511			None		
5	244			None		
6	144			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
Right-of-Way Plat	11/19/2009			<a href="#">2009-022504-0</a>
Record Survey	1/24/2007			<a href="#">2007-001688-0</a>
Quitclaim Deed	11/29/2006			<a href="#">2006-030641-0</a>
Right-of-Way Deed	9/12/2000	1216	308	
Warranty Deed	1/19/1994	836	441	

## 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
2024	\$81,120.00	\$283,118.00	\$364,238.00	\$0.00	\$364,238.00
2023	\$81,120.00	\$283,118.00	\$364,238.00	\$0.00	\$364,238.00
2022	\$81,120.00	\$286,970.00	\$368,090.00	\$0.00	\$368,090.00
2021	\$81,120.00	\$287,933.00	\$369,053.00	\$0.00	\$369,053.00
2020	\$81,120.00	\$287,933.00	\$369,053.00	\$0.00	\$369,053.00

## Tax History

If you have Delinquent Taxes, call FNSB Division of Treasury and Budget Office at 907-459-1441 for the current outstanding amount due. All prior year taxes must be paid with certified funds.

\*\*\* Balances may not reflect the correct payoff amount due to accrued interest \*\*\*

Year	Tax Levied	State Exempted	Fees	Total Due	Total Paid	Net Due
2024	\$6,014.66	\$0.00	\$613.50	\$6,628.16	\$0.00	\$6,628.16
2023	\$6,053.28	\$0.00	\$1,161.50	\$7,214.78	\$24.75	\$7,190.03
2022	\$6,641.80	\$0.00	\$1,500.88	\$8,142.68	\$8,142.68	\$0.00
2021	\$7,218.66	\$0.00	\$0.00	\$7,218.66	\$7,218.66	\$0.00
2020	\$7,224.22	\$0.00	\$196.44	\$7,420.66	\$7,420.66	\$0.00

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## QUIT CLAIM DEED

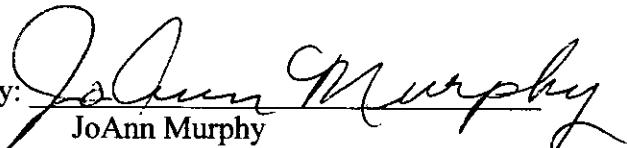
CC

**COMES NOW**, the Grantor, **JO ANN MURPHY**, of 520 Auklet Place, Fairbanks, Alaska, 99709, transfers to the Grantee, **JAMAR, LLC.**, of 520 Auklet Place, Fairbanks, Alaska 99709, all right, title, and interest that the Grantor has in the following described real property located in the Fourth Judicial District, Fairbanks Recording District, State of Alaska.

The property affected by the Quit Claim Deed is described as:

LOT 9 SOUTH PTN BLOCK 5 RIVERSIDE PARK  
 2001 T/R C-D SPLIT BY R/W FKA LT 9, INST. 189.794 8/6/57  
 LOCATED IN THE FAIRBANKS RECORDING DISTRICT, FOURTH  
 JUDICIAL DISTRICT, STATE OF ALASKA

**DATED** this 29th day of November, 2006 at Fairbanks, Alaska.

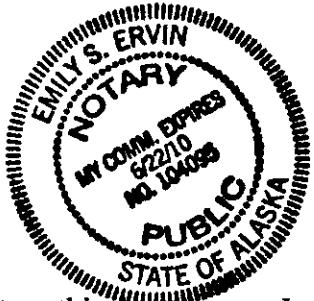
By:   
 JoAnn Murphy

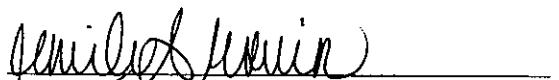
### ACKNOWLEDGEMENT OF QUIT CLAIM

State of Alaska )  
 ) SS  
Fourth Judicial District)

**THIS IS TO CERTIFY** that on the 29th day of November, 2006, before me, the undersigned Notary Public in and for Alaska, duly commissioned and sworn, personally appeared JoAnn Murphy, to me known to be the identical person mentioned in and who executed the within and forgoing **QUIT CLAIM DEED**, and she warranted and acknowledged to me that she executed the document as her, free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day, month and year herein above mentioned.



  
 Notary Public in and for Alaska  
 My Commission expires: 6/22/10

Return this document to JoAnn Murphy, 520 Auklet Place, Fairbanks, Alaska 99709

BLOCK 7 ADDITION TO RIVERDALE PARK (B3) VISION

## VICINITY MAP

3 NO

East Bay, Sagamore  
Lot 15, Section 8  
Concrete Memorial  
with Brass Plate (buried)  
#5550  
N 89 55 W

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT OWNERSHIP OF THE PROPERTY SHOWN AND  
DECRIBED HEREIN AND HEREBY AGREE THIS DAY OF OCTOBER TWENTY  
THREE, ONE THOUSAND EIGHTY EIGHT, IS HEREBY TRANSFERRED TO THE  
NAME OF ALLAN R. AND MARY E. BROWN, AND THAT THE PROPERTY IS  
HEREBY DEDICATED FOR THE USE OF THE GENERAL  
PUBLIC.

DATE 10 JUNE 1979  
WITNESS BY PW:  
SARAH A. HAGEN  
OWNER  
WITNESS: W. E. HAGEN

UNITED STATES OF AMERICA } S.S.  
TERRITORY OF ALASKA }  
ON THIS 10 DAY OF JUNE 1950, BEFORE ME,  
JOHN W. HARRIS, DEPUTY CLERK OF THE  
U.S. DISTRICT COURT FOR THE NORTHERN  
DISTRICT OF ALASKA, APPOINTED AS  
NOTARY PUBLIC FOR THE STATE OF  
ALASKA, AND SWORN TO MY DUTY  
HEREIN, I DO CERTIFY THAT THE  
FOREGOING IS A TRUE COPY OF THE  
NOTARIAL CERTIFICATE OF THE  
STATE OF ALASKA, AND IS  
ACCURATELY TRANSLATED.  
IN WITNESS WHEREOF, I HAVE SIGNED  
MY NAME AND DATED THIS 10  
JUNE 1950.

Instrument No. 14119 Series  
 Filed for Banking Agency  
 By John J. H. 1955 do  
 on July 11 1955 at 1:49 P.M.  
 and recorded in Vol. 1 of Charters  
Fairbanks Recording Precinct, Alaska  
John J. H. 1955  
John J. H. 1955

A circular library stamp with the text "LESLIE L. ROGERS" at the top, "LIBRARY" on the left, "PRINCETON UNIVERSITY" in the center, "NEW JERSEY" on the right, and "No. 5513" and "1957" at the bottom.

CERTIFICATE OF REGISTERED LAND SURVEYOR  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAN PREPARED BY ME, OR UNDER MY DIRECTION, IN DIRECT SUPERVISION OF A PROFESSIONAL AND OTHER VETERAN, ARE CORRECT.

PAGE 3 JUNE 1939  
*Robert Schumann*  
REGISTRATION NO. 35115

0 2 4 W N 1 1 0 0 0 0 0

See Instr. #65-8884  
Deed-Vol-185-pg.192

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