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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

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.

We're proud to announce the release of the next version of Property Search, accessible now at beta.propertysearch.fnsb.gov.

Summary

PAN 0092363 	Physical Description <small>do not rely on as a legal description</small> 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	Neighborhood 0145 - Taku-Westgate	Fire Service Area CITY OF FAIRBANKS
Property Class Commercial	Tax Status TAXABLE	Business RJ's Lounge, Loose Moose Cafe	
Land Area 1 - 10,140 Square Feet	Millage Group 0120 - RIVERSIDE PARK	Millage Rate 16.513	
Street Address 3450 AIRPORT WAY	Billing Address 2508 TURNER ST APT 4 FAIRBANKS, AK 99701-6988	Child Properties 515671	Parent Properties None

Buildings

Year Built		Description		Architecture		Category	
1966		Wood, Open Steel		Commercial Standard		Commercial	
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities	
1	1,630	1	152	Restaurant(table sv)	Wood Fram,Text.Plywd,Lap	qty: 4	2 Fix. Bath_Comm
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			2009-022504-0
Record Survey	1/24/2007			2007-001688-0
Quitclaim Deed	11/29/2006			2006-030641-0
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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2006-030641-0

Recording Dist: 401 - Fairbanks
11/29/2006 11:53 AM Pages: 1 of 1

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QUIT CLAIM DEED

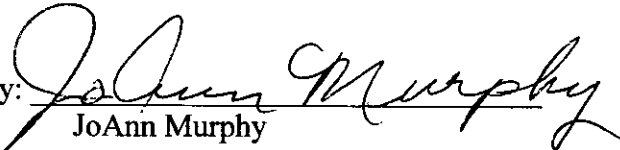
CC

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.

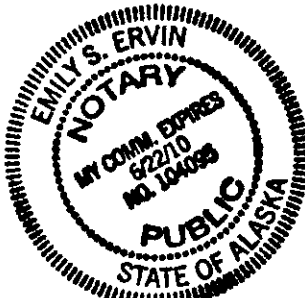
By: 
JoAnn Murphy

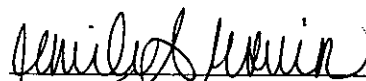
ACKNOWLEDGEMENT OF QUIT CLAIM

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

