

ORDINANCE NO. 5898

AN ORDINANCE CREATING A DOWNTOWN LOCAL IMPROVEMENT DISTRICT

WHEREAS, in 2002, the City amended Article II of Chapter 58 to provide for local improvement districts for services for the purpose of providing and financing supplemental public services which are not generally provide by the City or provided at a different level than generally provided by the City; and

WHEREAS, residents and business owners in the downtown area expressed a desire to form a local improvement district for services, specifically to fund the Clean Team and the Community Service Patrol; and

WHEREAS, a committee was formed to explore the possibility of forming a local improvement district in the downtown area; this proposed ordinance represents the recommendations of that committee; and

WHEREAS, the City Council has determined that there is a necessity for a local improvement district for services as set out in the plan attached hereto,

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Fairbanks,

Section 1. The City Council hereby creates a local improvement district for services according to the Local Improvement District for Services Plan (Attachment "A") which is incorporated by reference as part of this ordinance.

Section 2. The Mayor shall enter into a Letter of Agreement with a qualified organization for the purpose of transferring responsibility for the operation of the local improvement district, as created by this ordinance, and transferring all funds accessed under the Plan to that organization. The services as described in the Plan are not to be performed by City employees.

Section 3. The City Clerk is directed to publish notice and to provide written notice to all property owners within the local improvement district as specified in the Fairbanks General Code and according to the timeline outlined in the Plan.

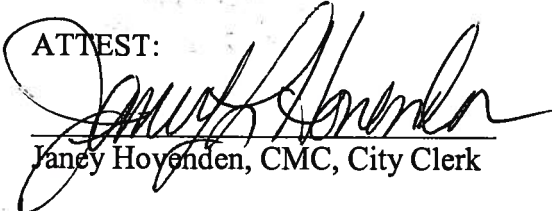
Section 4. This ordinance is subject to City Charter Section 9.2 and FGC Sec. 58-39 and will not become effective until the period for filing objections has ended.



Jerry Cleworth, City Mayor

AYES: Hilling, Eberhart, Roberts, Stiver, Matherly, Gatewood
NAYS: None
ADOPTED: October 22, 2012

ATTEST:



Janey Hoyenden, CMC, City Clerk

APPROVED AS TO FORM



Paul J. Ewers, City Attorney

ATTACHMENT "A" to Ordinance No. 5898

LOCAL IMPROVEMENT DISTRICT FOR SERVICES PLAN

Duration of the LID

This LID shall be created for a term of two years, subject to FGC Section 58-34(a)(b) [a local improvement district created for a definite term may be dissolved or extended beyond the end of the specified term by the property owners who would bear more than 50 percent of the estimated cost of the service].

Period for Filing Objections

FGC Sec. 58-39 provides that after publication of notice of the council's action to establish a LID, owners of property within the district may file objections to the plan. The period for filing objections may not be less than 30 days. The period for filing objections to this LID shall be extended until March 30, 2013.

Advisory Committee

An advisory committee, composed of property owners within the district and appointed by the Mayor, will be formed to monitor the provision of services and monitor the management of the LID. The committee will also advise the Mayor on the selection of the managing organization and on the terms of the agreement between the City and the managing organization.

Management and Oversight

The management of this Local Improvement District for Services (hereinafter "LID") will be performed by a qualified, non-governmental organization. The Mayor shall enter into a letter of agreement with such an organization to provide for the transfer of responsibility for the operation of the LID. The letter of agreement shall also provide for the transfer to the organization of the funds collected pursuant to the LID assessment.

The managing organization will be responsible for insuring that the LID services are provided. The managing organization shall comply with the insurance requirements set out in FGC Sec. 58-34(a)(a)(2). All LID services will be provided by private sector workers and not by employees of the City of Fairbanks. The managing organization will provide the mayor and the advisory committee with biannual reports on its budget and the provision of services.

The City will be reimbursed from the LID assessment for staff time incurred in billing and collecting LID assessments.

LID Services

The services provided for in this LID are the “Clean Team” and the “Community Service Patrol” (CSP). These services are more fully described as follows:

Clean Team. The Clean Team services shall include the following:

Summer season –

- Litter pick-up in designated boundaries
- Sidewalk sweeping
- Sidewalk cleaning/scrubbing
- Litter vacuuming
- Weed control on sidewalks
- Essential sanitary cleanup
- Graffiti removal
- Downtown Transportation Center deck sweeping/scrubbing
- Downtown Transportation Center bird sanitary cleanup
- Assistance with special event set-up/clean-up (contracted by event organizers)

Winter season –

- Litter pick-up in designated boundaries
- Sidewalk snow clearing
- Ice and hard-pack clearing
- Winter lighting maintenance (ground level)
- Essential sanitary cleanup
- Graffiti removal
- Downtown Transportation Center deck sweeping/scrubbing
- Downtown Transportation Center sanitary cleanup
- Assistance with special events set-up/clean-up (contracted by event organizers)

Community Service Patrol. The CSP services shall include the following:

- Foot patrol within the district’s foot patrol boundary
- Call-out by van within district boundary
- Make transports to Detox, FMH, FCC or home, including Housing First
- Respond to requests from FPD and FFD

Cost of Administration and Services

The LID assessment will be a fixed amount **not to exceed \$200,000.00**, with the final amount of the assessment to be determined by the Mayor based upon the guidance of the advisory committee and the final terms of the letter of agreement with the managing organization.

Method of Payment for the LID

The LID will be funded by an assessment against the real property parcels located within the LID boundary based upon the assessed value of the **land** according to the following formula:

$$\text{Assessed Land Value* (ALV) x ._____ (rate) = \$ Total Assessment}$$

The 2012 ALV for parcels within the LID boundary = \$15,057,059.00

Assuming the **maximum** LID assessment amount of \$200,000,
the LID assessment rate would be 0.01328

$$(\$15,057,059 \times 0.01328 = \$ 199,957.74)$$

*ALV based upon the FNSB's assessment for the previous year

District Boundary

The LID boundary, shown on the attached maps, is described as follows:

With a starting point of 1st Avenue and Wickersham Street, south on Wickersham to 4th Avenue, then east on 4th Avenue to Barnette Street, then south on Barnette to 8th Avenue, then east on 8th Avenue to Cushman Street, then north on Cushman to 7th Avenue, then east on 7th Avenue to Lacey Street, then north on Lacey to 4th Avenue, then east on 4th Avenue to Noble Street, then north on Noble to 1st Avenue, then east on 1st to the south bank of the Chena River, then west following the course of the Chena River to the Centennial Bridge, then across the Chena via the bridge to the north bank of the Chena, then east following the course of the Chena to Slough Street, then north on Slough Street to Church Street, then west on Church to Illinois Street, then south on Illinois to Terminal Street, then west on Terminal to River Street on a line that includes all of the parking area for the Borough Administrative building, then south on River Street to the north bank of the Chena, then east following the course of the Chena to the Barnette Street bridge, then across the Chena via the bridge to 1st Avenue, then west to the point of beginning at 1st and Wickersham.

Parcels Within The LID Boundary, Owners, Estimated Assessments

The attached spreadsheet contains a list of real property parcels located with the LID boundary, along with the names of the owners of record for the parcels, the assessed value (2012) of the land within each parcel, and an estimate of the **maximum possible amount** to be assessed against each parcel:

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
33243	FAIRBANKS TOWNSITE	46		34078.75	\$354,428.00		\$4,706.82	NORTHWARD BUILDING	4TH AND LACEY LLC		PO BOX 202845	ANCHORAGE, AK 99520-2845	330 FOURTH AVE
37313	FAIRBANKS TOWNSITE	87	05C	15063	\$108,454.00		\$1,440.27		530 7TH AVENUE BUILDING CO		PO BOX 84682	FAIRBANKS, AK 99708-4682	530 SEVENTH AVE
606087	FAIRBANKS TOWNSITE	35	4	2418	\$87,193.00	0032051	\$1,157.92		A & W WHOLESAL COMPANY		2525 PHILLIPS FIE LD RD	FAIRBANKS, AK 99708-3942	
606097	FAIRBANKS TOWNSITE	35	5	10793	\$0.00	0032051	\$0.00		A & W WHOLESAL COMPANY		2525 PHILLIPS FIE LD RD	FAIRBANKS, AK 99708-3942	
32123	FAIRBANKS TOWNSITE	35	8	5847	\$39,250.00		\$521.24		A & W WHOLESAL INC		2525 PHILLIPS FIE LD RD	FAIRBANKS, AK 99708-3942	213 WICKERSHAM ST
32085	FAIRBANKS TOWNSITE	35	06B	888	\$7,418.00		\$88.51		A & W WHOLESAL INC		2525 PHILLIPS FIE LD RD	FAIRBANKS, AK 99708-3942	
37214	FAIRBANKS TOWNSITE	86A	5	17608	\$154,950.00		\$2,057.74	ACS- Globe Building	ACS OF FAIRBANKS INC		600 TELEPHONE AVE MS 8	ANCHORAGE, AK 99503-6081	845 FIFTH AVE
37290	FAIRBANKS TOWNSITE	87	06A	7405	\$106,735.00	0037303	\$1,457.28		BAAN O YEEL KON CORPORATION		PO BOX 74558	FAIRBANKS, AK 99707-4558	
528757	FAIRBANKS TOWNSITE	87	07C	7836	\$0.00	0037303	\$0.00		BAAN O YEEL KON CORPORATION		PO BOX 74558	FAIRBANKS, AK 99707-4558	528 SIXTH AVE
606105	FAIRBANKS TOWNSITE	38	2	3891	\$53,330.00	0032174	\$708.22		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
606115	FAIRBANKS TOWNSITE	38	03B	1047	\$0.00	0032174	\$0.00		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
528447	FAIRBANKS TOWNSITE	47	6	8058	\$165,974.00	0033324	\$2,204.13		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	544 FOURTH AVE
32271	FAIRBANKS TOWNSITE	38	11	3130	\$218,970.00	0608451	\$2,807.92		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	517 SECOND AVE
609421	FAIRBANKS TOWNSITE	38	12	1042	\$0.00	0608451	\$0.00		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
609441	FAIRBANKS TOWNSITE	38	14	15398	\$0.00	0608451	\$0.00		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
609431	FAIRBANKS TOWNSITE	38	13	704	\$0.00	0608451	\$0.00		BACHNER COMPANY INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
605206	FAIRBANKS TOWNSITE	13	21	3600	\$77,501.00	0030457	\$1,028.21		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-	
605216	FAIRBANKS TOWNSITE	13	22	3576	\$0.00	0030457	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-	
33367	FAIRBANKS TOWNSITE	47	08B	1365	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-	538 FOURTH AVE
361372	FAIRBANKS TOWNSITE	47	08D	75	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
33337	FAIRBANKS TOWNSITE	47	07A	2081	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
33341	FAIRBANKS TOWNSITE	47	07B	2163	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
33359	FAIRBANKS TOWNSITE	47	08A	2217	\$0.00	0033324	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	539 THIRD AVE
35050	FAIRBANKS TOWNSITE	67	4	4432	\$311,622.00	0609481	\$4,138.34		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35092	FAIRBANKS TOWNSITE	67	8	3871	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35025	FAIRBANKS TOWNSITE	67	1	3545	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	403 CUSHMAN ST
609461	FAIRBANKS TOWNSITE	67	9	1925	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35041	FAIRBANKS TOWNSITE	67	3	3177	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35076	FAIRBANKS TOWNSITE	67	6	2022	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35084	FAIRBANKS TOWNSITE	67	7	1957	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35033	FAIRBANKS TOWNSITE	67	2	3142	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
609471	FAIRBANKS TOWNSITE	67	10	5725	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
35068	FAIRBANKS TOWNSITE	67	5	4076	\$0.00	0609481	\$0.00		BACHNER INC		542 4TH AVE STE 300	FAIRBANKS, AK 99701-4707	
33308	FAIRBANKS TOWNSITE	47	04B	2580.54	\$161,109.00	0033251	\$2,138.53		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	551 THIRD AVE
528439	FAIRBANKS TOWNSITE	47	1	2491	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	
33286	FAIRBANKS TOWNSITE	47	03B	2907	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	321 CUSHMAN ST
33316	FAIRBANKS TOWNSITE	47	5	2421	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	550 FOURTH AVE
33278	FAIRBANKS TOWNSITE	47	03A	820	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	317 CUSHMAN ST
33260	FAIRBANKS TOWNSITE	47	2	1233	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	
33294	FAIRBANKS TOWNSITE	47	04A	2464.92	\$0.00	0033251	\$0.00		BIH PROPERTIES INC		PO BOX 70668	FAIRBANKS, AK 99707-0668	
447021	FAIRBANKS TOWNSITE	13	01A1	150	\$599,562.00		\$7,962.18	MARRIOTT HOTEL	BLOCK 13 HOTEL LLC		PO BOX 202845	ANCHORAGE, AK 99520-2845	553 FIRST AVE
28975	FAIRBANKS TOWNSITE	6	01B	4401	\$192,161.00	0028991	\$2,551.90		BOBS SERVICE & TOWNI NG INC		PO BOX 72464	FAIRBANKS, AK 99707-2464	101 NOBLE ST
28983	FAIRBANKS TOWNSITE	6	2	4640	\$0.00	0028991	\$0.00		BOBS SERVICE & TOWNI NG INC		PO BOX 72464	FAIRBANKS, AK 99707-2464	101 NOBLE ST
528056	FAIRBANKS TOWNSITE	6	3	8436	\$0.00	0028991	\$0.00		BOBS SERVICE & TOWNI NG INC		PO BOX 72464	FAIRBANKS, AK 99707-2464	101 NOBLE ST

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30465	FAIRBANKS TOWNSITE	13	23	7274	\$78,559.00		\$1,043.26	LACEY ST THEATER	BRICKLEY RICHARD	BRICKLEY HOA	PO BOX 74525	FAIRBANKS, AK 99707-4525	504 SECOND AVE
32247	FAIRBANKS TOWNSITE	38	8	3341	\$36,083.00		\$478.18	GOLDRUSH JEWELRY	C M LLC		531 2ND AVE	FAIRBANKS, AK 99701-4728	531 SECOND AVE
32077	FAIRBANKS TOWNSITE	35	08A	5968	\$39,398.00		\$523.09		CAMPBELL LESLIE		PO BOX 74612	FAIRBANKS, AK 98707-4612	725 SECOND AVE
37338	FAIRBANKS TOWNSITE	87	08A	1838	\$14,704.00		\$195.27	MICHAEL & SONS SALON INTERNATIONAL	CARBAJAL MICHAEL R		521 6TH AVE	FAIRBANKS, AK 99701-4930	521 SIXTH AVE
35122	FAIRBANKS TOWNSITE	87	12	7682	\$61,456.00		\$816.14	CARNAHAN BUILDING	CARNAHAN BUSINESS CENTER LLC		PO BOX 72426	FAIRBANKS, AK 99707-2426	527 FOURTH AVE
30562	FAIRBANKS TOWNSITE	16	07B	2248.9	\$19,790.00		\$262.81	CHARTREUSE	CHARTREUSE PROPERTIES LLC		12108 COPPER CIR	TYLER, TX 75706-3366	727 FIRST AVE
528269	FAIRBANKS TOWNSITE	13	18B	2000	\$109,080.00	0030431	\$1,448.56	NEW HORIZONS GALLERY 519 FIRST	CHINOOK COMMERCIAL	PROPERTIES LLC	901 W 53RD AVE	ANCHORAGE, AK 98518-	519 FIRST AVE
30449	FAIRBANKS TOWNSITE	13	19	3600	\$0.00	0030431	\$0.00	LATHROP BUILDING	CHINOOK COMMERCIAL	PROPERTIES LLC	901 W 53RD AVE	ANCHORAGE, AK 98518-	515 FIRST AVE
528277	FAIRBANKS TOWNSITE	13	20	3600	\$0.00	0030431	\$0.00	NEW HORIZONS GALLERY 519 FIRST	CHINOOK COMMERCIAL	PROPERTIES LLC	901 W 53RD AVE	ANCHORAGE, AK 98518-	
468541	FAIRBANKS TOWNSITE	13	01A2	900	\$599,562.00	0447021	\$7,962.18		CHINOOK COMMERCIAL	PROPERTIES LLC	901 W 53RD AVE	ANCHORAGE, AK 98518-	553 & 555 FIRST AVE; 550 & 552 SECOND AVE
606243	FAIRBANKS TOWNSITE	38	17	1918	\$41,180.00	0032310	\$546.87		CMR PROPERTIES LLC		507 2ND AVE	FAIRBANKS, AK 99701-4728	507 SECOND AVE
606233	FAIRBANKS TOWNSITE	38	16	1895	\$0.00	0032310	\$0.00		CMR PROPERTIES LLC		507 2ND AVE	FAIRBANKS, AK 99701-4728	
32301	FAIRBANKS TOWNSITE	38	15B	2850	\$74,380.00	0593213	\$987.77		CMR PROPERTIES LLC		507 2ND AVE	FAIRBANKS, AK 99701-4728	507 SECOND AVE
32298	FAIRBANKS TOWNSITE	38	15A	4037	\$0.00	0593213	\$0.00		CMR PROPERTIES LLC		507 2ND AVE	FAIRBANKS, AK 99701-4728	511 SECOND AVE
34967	FAIRBANKS TOWNSITE	66A	5	842	\$120,534.00	0034924	\$1,600.69		COLE CHARLES E		406 CUSHMAN ST	FAIRBANKS, AK 99701-4632	408 CUSHMAN ST
562360	FAIRBANKS TOWNSITE	66A	2	7331	\$0.00	0034924	\$0.00		COLE CHARLES E		406 CUSHMAN ST	FAIRBANKS, AK 99701-4632	404 CUSHMAN ST
34983	FAIRBANKS TOWNSITE	66A	06B	3980	\$0.00	0034924	\$0.00		COLE CHARLES E		406 CUSHMAN ST	FAIRBANKS, AK 99701-4632	628 FOURTH AVE
34959	FAIRBANKS TOWNSITE	66A	04A	938.5	\$0.00	0034924	\$0.00		COLE CHARLES E		406 CUSHMAN ST	FAIRBANKS, AK 99701-4632	620 FIFTH AVE
32158	COURTHOUSE SQUARE	37	2	14424.79	\$122,462.00	0533513	\$1,626.30	COURTHOUSE SQUARE CONDOS	COURTHOUSE SQUARE CONDO ASSN		PO BOX 202845	ANCHORAGE, AK 98520-2845	200 CUSHMAN ST
32140	COURTHOUSE SQUARE	37	1	14424.79	\$0.00	0533513	\$0.00		COURTHOUSE SQUARE CONDO ASSN		PO BOX 202845	ANCHORAGE, AK 98520-2845	200 CUSHMAN ST
599443	FAIRBANKS TOWNSITE	86A	4	77604	\$1,332,716.00	0037206	\$17,898.47		CUSHMAN STREET LLC		940 E 38TH AVE	ANCHORAGE, AK 98503-8100	
599423	FAIRBANKS TOWNSITE	86A	2	45793	\$0.00	0037206	\$0.00		CUSHMAN STREET LLC		940 E 38TH AVE	ANCHORAGE, AK 98503-8100	

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599413	FAIRBANKS TOWNSITE	86A	1	23170	\$0.00	0037206	\$0.00		CUSHMAN STREET LLC		940 E 38TH AVE	ANCHORAGE, AK 99503-6100	
599433	FAIRBANKS TOWNSITE	86A	3	4878	\$0.00	0037206	\$0.00		CUSHMAN STREET LLC		940 E 38TH AVE	ANCHORAGE, AK 99503-6100	
37222	FAIRBANKS TOWNSITE	86A	06B	26870.21	\$214,940.00		\$2,854.40	Dance Theatre Fairbanks	DANCE THEATRE FAIRBANKS		PO BOX 72125	FAIRBANKS, AK 99707-2125	656 SEVENTH AVE
86398	NORTH ADDITION FAIRBANKS	5	H5C	63037.64	\$630,376.00		\$6,371.36	Denali State Bank (Main Branch)	DENALI STATE BANK		PO BOX 74568	FAIRBANKS, AK 99707-4568	119 CUSHMAN ST N
33545	FAIRBANKS TOWNSITE	49	03A	28697	\$229,576.00		\$3,048.77	JIMMY HUNTINGTON Building	DOYON LIMITED		1 DOYON PLZ STE 300	FAIRBANKS, AK 99701-2941	714 FOURTH AVE
430901	NORTH ADDITION FAIRBANKS	5	H5B	138758.7	\$1,387,587.00		\$18,427.16	DOYON BUILDING	DOYON LIMITED		1 DOYON PL STE 200	FAIRBANKS, AK 99701-2941	1 DOYON PL
528315	FAIRBANKS TOWNSITE	35	2	2087.5	\$87,127.00	0032018	\$1,157.05		EVENINGSONG LLC		428 SLATER DR	FAIRBANKS, AK 99701-3464	711 SECOND AVE
32026	FAIRBANKS TOWNSITE	35	3	11133.5	\$0.00	0032018	\$0.00		EVENINGSONG LLC		428 SLATER DR	FAIRBANKS, AK 99701-3464	706 THIRD AVE
30155	FAIRBANKS TOWNSITE	12	01C	1627	\$147,031.00	0418111	\$1,952.57	POLARIS GIFT 427 1ST AVE	FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNI T 1	ANCHORAGE, AK 99501-2665	427 FIRST AVE
528251	FAIRBANKS TOWNSITE	12	3	1725	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNI T 1	ANCHORAGE, AK 99501-2665	
30147	FAIRBANKS TOWNSITE	12	01B	2882	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNI T 1	ANCHORAGE, AK 99501-2665	
528242	FAIRBANKS TOWNSITE	12	02A	2546	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNI T 1	ANCHORAGE, AK 99501-2665	123 LACEY ST
30163	FAIRBANKS TOWNSITE	12	02B	2034	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNI T 1	ANCHORAGE, AK 99501-2665	121 LACEY ST
528234	FAIRBANKS TOWNSITE	12	01A	3000	\$0.00	0418111	\$0.00		FAIRBANKS POLARIS HOTEL LLC	C/O MARLOW DEVELOPMENT CO	337 E 4TH AVE UNI T 1	ANCHORAGE, AK 99501-2665	
28819	FAIRBANKS TOWNSITE	4	2	6044	\$135,528.00	0608982	\$1,789.81	Golden Heart Plaza	FBKS CNVNTN & VSTR BUR	FAIRBANKS CITY OF	101 DUNKEL ST # 111	FAIRBANKS, AK 99701-4806	550 FIRST AVE
30538	FAIRBANKS	16	5A	9834	\$86,539.00		\$1,149.24		FOUNTAINHEAD DEVELOPMENT INC		1501 QUEENS WAY	FAIRBANKS, AK 99701-7498	717 FIRST AVE
30546	FAIRBANKS	16	6A	7553	\$66,466.00		\$882.67	BRIDGEWATER HOTEL 723 1ST AVE	FOUNTAINHEAD DEVELOPMENT INC		1501 QUEENS WAY	FAIRBANKS, AK 99701-7498	723 FIRST AVE
30171	FAIRBANKS TOWNSITE	12	4	1635	\$60,232.00	0512303	\$798.88	FRONTIER BASMENT ONLY 414 2ND A	GMH INVESTMENTS LLC		PO BOX 70767	FAIRBANKS, AK 99707-0767	415 FIRST AVE
30180	FAIRBANKS TOWNSITE	12	5	3942	\$0.00	0512303	\$0.00	FRONTIER SPORTING GOODS 2ND AV	GMH INVESTMENTS LLC		PO BOX 70767	FAIRBANKS, AK 99707-0767	412 SECOND AVE
34991	FAIRBANKS TOWNSITE	66A	7	1179	\$14,148.00		\$187.89	Lift Station #4	GOLDEN HEART UTILITIES INC		PO BOX 80370	FAIRBANKS, AK 99708-0370	622 FIFTH AVE
564711	FAIRBANKS TOWNSITE	1	1A	976	\$7,808.00		\$103.69		GOLDEN HEART UTILITIES INC		PO BOX 80370	FAIRBANKS, AK 99708-0370	
32115	FAIRBANKS TOWNSITE	35	07C	1375	\$9,075.00		\$120.52		HALL SUZANNE REVOCABLE TRST	HALL SUZANNE REVOCABLE TRST	208 WICKERSHAM ST	FAIRBANKS, AK 99701-4464	208 WICKERSHAM ST

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
527246	FAIRBANKS TOWNSITE	3	01B	1635	\$97,874.00	0028681	\$1,289.77		HOPPNER THEODORE D	HOPPNER GINA M	PO BOX 70767	FAIRBANKS, AK 99707-0767	
527238	FAIRBANKS TOWNSITE	3	2	7642	\$0.00	0028681	\$0.00		HOPPNER THEODORE D	HOPPNER GINA M	PO BOX 70767	FAIRBANKS, AK 99707-0767	332 WENDELL AVE
28690	FAIRBANKS TOWNSITE	3	3	7515	\$0.00	0028681	\$0.00		HOPPNER THEODORE D	HOPPNER GINA M	PO BOX 70767	FAIRBANKS, AK 99707-0767	330 WENDELL AVE
30571	FAIRBANKS TOWNSITE	16	08A	5473.1	\$48,163.00		\$639.60	BIG DADDY'S BROWICKERS HAM HALL	HTC CORPORATION		1741 COTTONWOOD	FAIRBANKS, AK 99709-4140	107 WICKERSHAM ST
615527	FAIRBANKS TOWNSITE	38	03C	207	\$28,093.00	0032191	\$346.52		JRB PROPERTIES LLC		2000 PATRICIA CT	FAIRBANKS, AK 99708-6588	
615537	FAIRBANKS TOWNSITE	38	03D	2209	\$0.00	0032191	\$0.00		JRB PROPERTIES LLC		2000 PATRICIA CT	FAIRBANKS, AK 99708-6588	
86461	NORTH ADDITION FAIRBANKS	1	7A	41818	\$418,180.00		\$5,553.43	WAREHOUSE JACKOVICH N TURNER-ALLEY	JV PARTNERS LLC		2824 CHIEF ALEXANDER DR	FAIRBANKS, AK 99709-4865	121 TURNER ST N
86428	NORTH ADDITION FAIRBANKS	1	3	6042	\$48,336.00		\$641.90	BIG I NORTH TURNER ST	JV PARTNERS LLC		2824 CHIEF ALEXANDER DR	FAIRBANKS, AK 99709-4865	122 TURNER ST N
86452	NORTH ADDITION FAIRBANKS	1	6	4470	\$35,760.00		\$474.89		JV PARTNERS LLC		2824 CHIEF ALEXANDER DR	FAIRBANKS, AK 99709-4865	123 TURNER ST N
28711	FAIRBANKS TOWNSITE	3	5	7592	\$24,787.00		\$328.91	ES LAUNDROMAT	KOBUK STORE INC		4770 GLASGOW DR APT 1	FAIRBANKS, AK 99708-2918	314 WENDELL AVE
28720	FAIRBANKS TOWNSITE	3	6	4606	\$15,086.00		\$200.34		KOBUK STORE INC		4770 GLASGOW DR APT 1	FAIRBANKS, AK 99709-2918	312 WENDELL AVE
28703	FAIRBANKS TOWNSITE	3	4	7433	\$24,345.00		\$323.30		KOBUK STORE INC		4770 GLASGOW DR APT 1	FAIRBANKS, AK 99709-2918	320 WENDELL AVE
30511	FAIRBANKS TOWNSITE	16	4A	12068	\$106,198.00		\$1,410.31	GAMBARDELLAS PASTA BELLA	LOPY LLC		706 2ND AVE	FAIRBANKS, AK 99701-4451	706 SECOND AVE
557251	FAIRBANKS TOWNSITE	8	20	1475	\$31,539.00	0028564	\$418.84		MACDONALD SEAN M		342 A ST	FAIRBANKS, AK 99701-3517	
557242	FAIRBANKS TOWNSITE	8	19	2109	\$0.00	0028564	\$0.00		MACDONALD SEAN M		342 A ST	FAIRBANKS, AK 99701-3517	149 HALL ST
37354	FAIRBANKS TOWNSITE	87	10A	1547	\$12,376.00		\$164.35	THE ARCTIC ROSE	MARTIN CRAIG A		2588 LUNAR LN	FAIRBANKS, AK 99712-3254	519 SIXTH AVE
32107	FAIRBANKS TOWNSITE	35	07B	1780	\$11,616.00		\$154.26		MARTINEZ EDITH	BELLIDO BARBARA	207 WICKERSHAM ST	FAIRBANKS, AK 99701-4464	207 WICKERSHAM ST
32093	FAIRBANKS TOWNSITE	35	07A	2750	\$18,150.00		\$241.03	Aviators Steak House	MARTINEZ EDITH	BELLIDO BARBARA	207 WICKERSHAM ST	FAIRBANKS, AK 99701-4464	731 SECOND AVE
481106	FAIRBANKS TOWNSITE	7	07A	25081	\$190,616.00		\$2,531.38	EAGLES LODGE (former)	MASSON ROBERT L	MANNING MICK	PO BOX 82410	FAIRBANKS, AK 99708-2410	200 FIRST AVE
29181	FAIRBANKS TOWNSITE	7	6	6542	\$52,336.00		\$665.02		MASSON ROBERT L	MANNING MICK	PO BOX 82410	FAIRBANKS, AK 99708-2410	200 FIRST AVE
29173	FAIRBANKS TOWNSITE	7	5	6669	\$53,352.00		\$708.51		MASSON ROBERT L	MANNING MICK	PO BOX 82410	FAIRBANKS, AK 99708-2410	200 FIRST AVE
33537	FAIRBANKS TOWNSITE	49	2	7118	\$88,333.00		\$907.46		MAXER LLC		PO BOX 71007	FAIRBANKS, AK 99707-1007	713 THIRD AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
33529	FAIRBANKS TOWNSITE	49	1	9682.19	\$100,487.00		\$1,334.47	KEN MURRAY INS. BUILDING	MAXER LLC		PO BOX 71007	FAIRBANKS, AK 99707-1007	300 BARNETTE ST
481114	FAIRBANKS TOWNSITE	7	12C	16078	\$141,486.00		\$1,878.83	IBEW OFFICE	MCKINLEY FORWARD L LC		1005 SHORELINE DR	FAIRBANKS, AK 99709-2584	80 HALL ST
29017	FAIRBANKS TOWNSITE	6	04B	1625	\$14,300.00		\$189.90		MCMAHAN PROPRTIE S LLC		PO BOX 70948	FAIRBANKS, AK 99707-0948	326 FIRST AVE
29009	FAIRBANKS TOWNSITE	6	04A	3574	\$31,451.00		\$417.87		MCMAHAN PROPRTIE S LLC		PO BOX 70948	FAIRBANKS, AK 99707-0948	325 WENDELL AVE
32182	FAIRBANKS TOWNSITE	38	03A	3591	\$38,783.00		\$515.04	LAVERY Building	MENEFFEE KAREN LAVI RY ET AL		1622 GONZAGA WAY	FAIRBANKS, AK 99709-6784	551 SECOND AVE
30198	FAIRBANKS TOWNSITE	12	6	3539	\$102,266.00	0030201	\$1,358.08		MILLER SCHMIDT LLC		PO BOX 750160	FAIRBANKS, AK 99775-0160	407 FIRST AVE
30210	FAIRBANKS TOWNSITE	12	8	2520	\$0.00	0030201	\$0.00		MILLER SCHMIDT LLC		PO BOX 750160	FAIRBANKS, AK 99775-0160	410 SECOND AVE
560171	FAIRBANKS TOWNSITE	12	7	3410	\$0.00	0030201	\$0.00		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
605825	FAIRBANKS TOWNSITE	3	11	4162	\$62,304.00	0028746	\$827.40		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
605797	FAIRBANKS TOWNSITE	3	07B	432	\$0.00	0028746	\$0.00		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
605805	FAIRBANKS TOWNSITE	3	08B	882	\$0.00	0028746	\$0.00		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
605815	FAIRBANKS TOWNSITE	3	10	1504	\$0.00	0028746	\$0.00		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	
28789	FAIRBANKS TOWNSITE	3	12	5284	\$46,323.00		\$615.17		MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	106 DUNKEL ST
28738	FAIRBANKS TOWNSITE	3	07A	3534	\$28,272.00		\$375.45	MIDNITE MINE	MOLONEY ROBERT		1050 KELLUM ST	FAIRBANKS, AK 99701-4318	308 WENDELL AVE
544981	FAIRBANKS TOWNSITE	47	12A2	1786.74	\$225,243.00	0033405	\$2,991.23		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
544973	FAIRBANKS TOWNSITE	47	11B	1541.75	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33413	FAIRBANKS TOWNSITE	47	11A	1501	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	527 THIRD AVE
544990	FAIRBANKS TOWNSITE	47	12A1	3535	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33430	FAIRBANKS TOWNSITE	47	12C	9506	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
512419	FAIRBANKS TOWNSITE	47	10	3787.5	\$0.00	0033405	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	533 THIRD AVE
554901	FAIRBANKS TOWNSITE	47	15	1705	\$281,830.00	0583842	\$3,742.70		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33481	FAIRBANKS TOWNSITE	47	18A	5100	\$0.00	0583842	\$0.00	MT McKinley Bank Office Building	MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	505 THIRD AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
33499	FAIRBANKS TOWNSITE	47	18B	2622	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33448	FAIRBANKS TOWNSITE	47	14B	1930	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33421	FAIRBANKS TOWNSITE	47	12B	2810	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	523 THIRD AVE
33448	FAIRBANKS TOWNSITE	47	13A	1930	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33464	FAIRBANKS TOWNSITE	47	16	3510	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
33472	FAIRBANKS TOWNSITE	47	17	7522	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	
554898	FAIRBANKS TOWNSITE	47	14A	1900	\$0.00	0593842	\$0.00		MT MCKINLEY BANK		500 4TH AVE	FAIRBANKS, AK 99701-4714	517 THIRD AVE
37249	FAIRBANKS TOWNSITE	87	01A	21868	\$182,702.00		\$2,559.08	WELLS FARGO BUILDING C USHMAN ST	NATIONAL BANK OF ALASKA	WELLS FARGO	PO BOX 2609	CARLSBAD, CA 92018-2609	613 CUSHMAN ST
599217	FAIRBANKS TOWNSITE	47	09B	1250	\$16,380.00	0033375	\$217.53		PARRISH COMPANY		PO BOX 73400	FAIRBANKS, AK 99707-3400	
599207	FAIRBANKS TOWNSITE	47	08C	325	\$0.00	0033375	\$0.00		PARRISH COMPANY		PO BOX 73400	FAIRBANKS, AK 99707-3400	
29572	FAIRBANKS TOWNSITE	8	21	3810	\$33,528.00		\$445.25		PAUN AILEEN I		155 HALL ST	FAIRBANKS, AK 99701-4829	155 HALL ST
528587	FAIRBANKS TOWNSITE	74	11A	2588.63	\$149,995.00	0035912	\$1,991.93		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
528595	FAIRBANKS TOWNSITE	74	12A1	1267.6	\$0.00	0035912	\$0.00		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
528552	FAIRBANKS TOWNSITE	74	7	5378	\$0.00	0035912	\$0.00		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
528561	FAIRBANKS TOWNSITE	74	8	2864	\$0.00	0035912	\$0.00		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
35891	FAIRBANKS TOWNSITE	74	05B	6775.5	\$0.00	0035912	\$0.00		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	535 FIFTH AVE
35904	FAIRBANKS TOWNSITE	74	06A2	3929.5	\$0.00	0035912	\$0.00		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	536 CUSHMAN ST
528579	FAIRBANKS TOWNSITE	74	9	2482.69	\$0.00	0035912	\$0.00		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
599385	FAIRBANKS TOWNSITE	74	11B	1690	\$24,464.00	0035939	\$324.88		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
599403	FAIRBANKS TOWNSITE	74	12B1	55	\$0.00	0035939	\$0.00		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
599395	FAIRBANKS TOWNSITE	74	12A3	1035	\$0.00	0035939	\$0.00		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	
35921	FAIRBANKS TOWNSITE	74	10	1711	\$15,057.00		\$169.96		PAVAL LTD		528 5TH AVE STE 300	FAIRBANKS, AK 99701-4749	532 SIXTH AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
37362	FAIRBANKS TOWNSITE	87	10B	2875	\$21,400.00		\$284.19		PRICE RONALD A		520 7TH AVE	FAIRBANKS, AK 99701-4834	520 SEVENTH AVE
37346	FAIRBANKS TOWNSITE	87	09B	2075	\$16,600.00		\$220.45		PRICE RONALD A		520 7TH AVE	FAIRBANKS, AK 99701-4834	522 SEVENTH AVE
606283	FAIRBANKS TOWNSITE	66A	9	38725.41	\$452,148.00	0035017	\$6,004.54		PTI COMMUNICATIONS OF	ALASKA INC	600 TELEPHONE AVE MS 8	ANCHORAGE, AK 99503-6091	
606273	FAIRBANKS TOWNSITE	66A	08B	2140.2	\$0.00	0035017	\$0.00		PTI COMMUNICATIONS OF	ALASKA INC	600 TELEPHONE AVE MS 8	ANCHORAGE, AK 99503-6091	
35009	FAIRBANKS TOWNSITE	66A	08A	11073.39	\$119,593.00		\$1,588.20	DOWNTOWN BINGO & PULL TABS	PTI COMMUNICATIONS OF	ALASKA INC	600 TELEPHONE AVE MS 8	ANCHORAGE, AK 99503-6091	654 FIFTH AVE
86711	NORTH ADDITION FAIRBANKS	5	SE6	12427	\$74,562.00		\$980.18		RICH BARBARA M ET AL		PO BOX 73968	FAIRBANKS, AK 99707-3968	305 SLOUGH ST
86720	NORTH ADDITION FAIRBANKS	5	6B	8226	\$22,772.00		\$302.41		RICH LEROY E ET AL		PO BOX 73968	FAIRBANKS, AK 99707-3968	401 SLOUGH ST
32221	FAIRBANKS TOWNSITE	38	05B	6738	\$148,435.00	0032238	\$1,971.22	Co-op Theatre	RIVER CITY INVESTMENTS LLC		711 GAFFNEY RD STE 100	FAIRBANKS, AK 99701-4662	535 SECOND AVE
54965	FAIRBANKS TOWNSITE	38	7	3500	\$0.00	0032238	\$0.00		RIVER CITY INVESTMENTS LLC		711 GAFFNEY RD STE 100	FAIRBANKS, AK 99701-4662	
516686	FAIRBANKS TOWNSITE	38	6	3506	\$0.00	0032238	\$0.00		RIVER CITY INVESTMENTS LLC		711 GAFFNEY RD STE 100	FAIRBANKS, AK 99701-4662	
34916	FAIRBANKS TOWNSITE	66A	1	3929	\$36,147.00		\$480.09	400 CUSHMAN BUILDING	RIVER CITY INVESTMENTS LLC		711 GAFFNEY RD STE 100	FAIRBANKS, AK 99701-4662	400 CUSHMAN ST
34932	FAIRBANKS TOWNSITE	66A	3	1244.76	\$11,452.00		\$152.08	MCCAFFERTY'S COFFEE HOUSE	ROGERS WILLIAM K	ROGERS BETTY J	PO BOX 74044	FAIRBANKS, AK 99707-4044	406 CUSHMAN ST
601650	FAIRBANKS TOWNSITE	3	08C	531	\$23,100.00	0641174	\$306.77		SCHIKORA GARY M		PO BOX 74818	FAIRBANKS, AK 99708-4818	
28762	FAIRBANKS TOWNSITE	3	08A	2084	\$0.00	0641174	\$0.00		SCHIKORA GARY M		PO BOX 74818	FAIRBANKS, AK 99708-4818	118 DUNKEL ST
28771	FAIRBANKS TOWNSITE	3	08B	5264	\$46,323.00		\$615.17	4 PLEX 302 WENDELL ST	SCHIKORA GARY M		PO BOX 74818	FAIRBANKS, AK 99708-4818	302 WENDELL AVE
601640	FAIRBANKS TOWNSITE	3	08A	3725	\$29,800.00		\$395.74	3D Steam Bath	SCHIKORA GARY M		PO BOX 74818	FAIRBANKS, AK 99708-4818	
29114	FAIRBANKS TOWNSITE	6	14A	4931	\$43,393.00		\$576.28	JOHNSON APTS 10 PLEX	SEPPI VENESSA G	STAVEN PROPERTIES LLC	PO BOX 61437	FAIRBANKS, AK 99708-1437	156 DUNKEL ST
35114	FAIRBANKS TOWNSITE	67	11	6515	\$52,120.00		\$892.15	MICHIKO TAYLOR SHOP	SIMMONS MICHIO	EL	1206 WILD ROSE AVE	FAIRBANKS, AK 99701-5872	531 FOURTH AVE
585106	FAIRBANKS TOWNSITE	7	17A1	5577	\$107,568.00	0578076	\$1,428.50		STAPP GARY	STAPP BRENDA	1326 TOOKLIK AVE	NORTH POLE, AK 99705-5459	225 WENDELL AVE
29289	FAIRBANKS TOWNSITE	7	16	5628	\$0.00	0578076	\$0.00		STAPP GARY	STAPP BRENDA	1326 TOOKLIK AVE	NORTH POLE, AK 99705-5459	215 WENDELL AVE
32204	FAIRBANKS TOWNSITE	38	4	3231	\$34,885.00		\$483.41	SOAPY SMITHS PULL TABS	STAPOVICH MICHAEL ALDA	STAPOVICH MATILDA	12244 FUERTE DR	EL CAJON, CA 92020-8322	545 SECOND AVE
32212	FAIRBANKS TOWNSITE	38	08A	3780	\$40,932.00		\$543.58	SOAPY SMITHS	STAPOVICH MICHAEL ALDA	STAPOVICH MATILDA	12244 FUERTE DR	EL CAJON, CA 92020-8322	531 SECOND AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
528081	FAIRBANKS TOWNSITE	6	10B&	2663	\$105,670.00	0029076	\$1,403.30		STEOPOVICH MIKE	STEOPOVICH MAT ILDA	1677 OLD STAGE RD	CENTRAL POINT, OR 97502-1041	
528099	FAIRBANKS TOWNSITE	6	11	1875	\$0.00	0029076	\$0.00		STEOPOVICH MIKE	STEOPOVICH MAT ILDA	1677 OLD STAGE RD	CENTRAL POINT, OR 97502-1041	310 FIRST AVE
29050	FAIRBANKS TOWNSITE	6	9	4970	\$0.00	0029076	\$0.00	ALASKA BUSINESS COUNCIL .310 1ST	STEOPOVICH MIKE	STEOPOVICH MAT ILDA	1677 OLD STAGE RD	CENTRAL POINT, OR 97502-1041	310 FIRST AVE
29092	FAIRBANKS TOWNSITE	6	12B	2500	\$0.00	0029076	\$0.00		STEOPOVICH MIKE	STEOPOVICH MAT ILDA	1677 OLD STAGE RD	CENTRAL POINT, OR 97502-1041	
29033	FAIRBANKS TOWNSITE	6	5	4828	\$42,486.00		\$564.21		STEOPOVICH NICHOLAS		543 2ND AVE	FAIRBANKS, AK 99701-4728	320 FIRST AVE
32263	FAIRBANKS TOWNSITE	38	10	4264	\$46,051.00		\$611.56	2 Street Bed and Breakfast.	STIVER VIVIAN M		524 3RD AVE	FAIRBANKS, AK 99701-4733	523 SECOND AVE
32166	FAIRBANKS TOWNSITE	38	1	3480	\$37,692.00		\$500.55	ARCTIC TRAVELERS GIFT SHOP & TOURS IVORY	STROECKER WILLIAM G	HACKENMILLER MARGARET S	PO BOX 71230	FAIRBANKS, AK 99707-1230	201 CUSHMAN ST
29122	FAIRBANKS TOWNSITE	6	14B&	3620	\$58,445.00	0029106	\$776.15		SUKAKPAK INC		3820 UNIVERSITY AVE	FAIRBANKS, AK 99709-4660	300 FIRST AVE
29122	FAIRBANKS TOWNSITE	6	14B&	3620	\$0.00	0029106	\$0.00		SUKAKPAK INC		3820 UNIVERSITY AVE	FAIRBANKS, AK 99709-4660	300 FIRST AVE
29548	FAIRBANKS TOWNSITE	8	18A	4950	\$122,336.00	0029521	\$1,624.65		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	127 WENDELL AVE
29556	FAIRBANKS TOWNSITE	8	18B	1752	\$0.00	0029521	\$0.00		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	141 HALL ST
528111	FAIRBANKS TOWNSITE	8	17A	7200	\$0.00	0029521	\$0.00	TCC PARKING	TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	123 WENDELL AVE
29432	FAIRBANKS TOWNSITE	8	10	3834	\$33,738.00		\$448.05	TCC WAREHOUSE	TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	102 FIRST AVE
29475	FAIRBANKS TOWNSITE	8	12	3740	\$32,812.00		\$437.07		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	116 CLAY ST
29530	FAIRBANKS TOWNSITE	8	17B	10125	\$88,100.00		\$1,183.25		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	119 WENDELL AVE
62103	CHENA RIVER R ADDI	02B	05A	13942	\$133,843.00		\$1,777.44	DAVID SALMON TRIBAL HALL	TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	111 CLAY ST
62073	CHENA RIVER R ADDI	02B	02A	7620.96	\$79,638.00		\$1,057.61		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	113 CLAY ST
524468	CHENA RIVER R ADDI	02B	01A	16452.94	\$171,933.00		\$2,283.27		TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	
62081	CHENA RIVER R ADDI	02B	03A	19265	\$203,438.00		\$2,701.86	CHENA RIVER CONVENTION CENTER	TANANA CHIEFS CONFERENCE INC		122 1ST AVE STE 600	FAIRBANKS, AK 99701-4871	111 CLAY ST
32255	FAIRBANKS TOWNSITE	38	9	3336	\$36,028.00		\$478.47	HOT TAMALE	THOMPSON DANIEL E	THOMPSON YVE TTE C	1810 BURGESS AVE	FAIRBANKS, AK 99709-5516	530 THIRD AVE
35165	FAIRBANKS TOWNSITE	67	17B	7551	\$60,408.00		\$802.22	Sawaldee Cafe	TRIPLE G LLC		PO BOX 70197	FAIRBANKS, AK 99707-0197	514 FIFTH AVE
528285	FAIRBANKS TOWNSITE	14	B	6890	\$561,902.00	0030481	\$7,462.06		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	602 SECOND AVE

PAN	SUB-DIVISION	BLOCK	LOT	LOT SIZE IN SQ. FT.	ASSESSED LAND VALUE	PARENT PROPERTY	TOTAL ASSESSMENT (ALV x .01328)	BUSINESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY, STATE, ZIP	STREET ADDRESS
30490	FAIRBANKS TOWNSITE	14	C	11616	\$0.00	0030481	\$0.00		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	100 CUSHMAN ST
30473	FAIRBANKS TOWNSITE	15	A	33422	\$0.00	0030481	\$0.00		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	610 SECOND AVE
60606Z	FAIRBANKS TOWNSITE	16	1	3497	\$68,550.00	0030503	\$910.34		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	
60607Z	FAIRBANKS TOWNSITE	16	02A	3368	\$0.00	0030503	\$0.00		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	
516953	FAIRBANKS TOWNSITE	36	1B	19853	\$214,412.00		\$2,847.39		USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	
32131	FAIRBANKS TOWNSITE	36	1A	17804	\$192,283.00		\$2,553.52	Bobbys Downtown	USIBELLI INVESTMENT S LLC		100 CUSHMAN ST STE 210	FAIRBANKS, AK 99701-4674	603 SECOND AVE
32000	FAIRBANKS TOWNSITE	35	1	8208.73	\$78,804.00		\$1,046.52	NEWOHNER BLDG	WATERSONG LLC		428 SLATER DR	FAIRBANKS, AK 99701-3464	206 BARNETTE ST
33391	FAIRBANKS TOWNSITE	47	08A	2573	\$26,759.00		\$355.36	Slash / Whitmore Architect	WHITMORE DAVID A		535 3RD AVE STE A	FAIRBANKS, AK 99701-4732	535 THIRD AVE
33511	FAIRBANKS TOWNSITE	48B		20686	\$223,409.00		\$2,866.87	ACS-Downtown Office Building	WORTHINGTON RODN EY C		5500 ROAD 28	ORLAND, CA 959 63-9149	300 CUSHMAN ST

Total Assessed Land Value: \$15,057,059.00

207 Assessment Total: \$199,957.74

Total Number of Properties: