



**First American  
Title Insurance Company**

## LISTING PACKAGE

7/23/2025

[gpelaia@msn.com](mailto:gpelaia@msn.com)

**Attn:** Gina Pelaia

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- ☒ Tax Information
- ☒ Vesting Deed
- ☐ Deed of Trust
- ☐ As Built
- ☒ As Built Not Found
- ☒ Plat Map
- ☐ Tax Map
- ☐ CCR's
- ☒ CCR's Not Found
- ☐ Other:

Owner Name(s): KING LOYD L

Physical Address: PARCEL ID C-TNS-01-0600

Legal Description: LOT 6 & 7 BLK 1 , HAINES TOWNSITE, HAINES RECORDING DISTRICT

Please do not hesitate to contact me at 907-561-1844 or [cs.alaska@firstam.com](mailto:cs.alaska@firstam.com) if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

*Kellie Trolz*

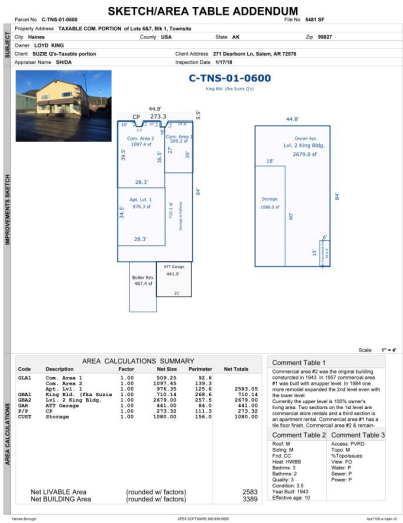
Kellie Trolz, Title Customer Service

Enclosures

### NOTICE OF DISCLAIMER OF LIABILITY

*This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above named person 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.*

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503  
TEL 907-561-1844 | FAX 907-561-1948  
[ak.firstam.com](http://ak.firstam.com)



|                                                             |                           |                          |  |
|-------------------------------------------------------------|---------------------------|--------------------------|--|
| CURRENT OWNER                                               |                           | Property Identification  |  |
| LOYD KING SUZIE Q'S<br>SUZIE Q'S<br>BOX 553 HAINES AK 99827 | Parcel #<br>C-TNS-01-0600 | Use<br>C - Commercial    |  |
|                                                             | City Number               | Service Area<br>Townsite |  |

|                      |  |                      |  |
|----------------------|--|----------------------|--|
| Property Information |  |                      |  |
| Zone<br>Commercial   |  | Land Size<br>0.13 AC |  |

|                   |                           |               |            |
|-------------------|---------------------------|---------------|------------|
| Legal Description |                           |               |            |
| Plat #            | Lot # 6,7                 | Block 1       | Tract      |
| Doc #             |                           | Rec. District | 106-HAINES |
| Describe          | TOWNSITEBLK 1, LOTS 6 & 7 |               |            |
| Date recorded     |                           |               |            |

| PROPERTY HISTORY |          |             |                | Trending |
|------------------|----------|-------------|----------------|----------|
| Year             | Land     | Improvement | Assessed Value |          |
| 2025             | \$51,500 | \$438,500   | \$490,000      |          |
| 2024             | \$51,500 | \$182,600   | \$234,100      |          |
| 2023             | \$51,500 | \$182,600   | \$234,100      |          |
| 2022             | \$44,900 | \$167,800   | \$212,700      |          |
| NOTES            |          |             |                |          |
|                  |          |             |                |          |



LAND DETAIL

Market Neighborhood

2302

Site Area

0.13

A

Topo

MODERATE

Vegetation

Cleared

Access

PUBLIC ROAD

Frontage

Ft

View

BENEFICIAL

Soil

Buildable

Utilities

☐ Typical

☒ Water

☒ Sewer

☒ Telephone

☒ Electric

Comments

SITE IMPROVEMENTS

Site Improvements

Driveway \$1 Pad \$1

Total

\$2

| Description | Area | Unit | Value        | Adj. | Value    | Comments |
|-------------|------|------|--------------|------|----------|----------|
|             | 0.13 | AC x | \$396,153.85 |      | \$51,500 |          |
|             |      | AC x |              |      |          |          |
|             |      | AC x |              |      |          |          |
|             |      | AC x |              |      |          |          |
|             |      | AC x |              |      |          |          |
| Total       | 0.13 | AC   | Fee Value:   |      | \$51,500 |          |

SUMMARY FEE SIMPLE VALUATION

Inspected By

scott hansen

Date Inspected

1/13/2025

Valued By

Martins

Date Valued

2/27/2025

| FEE VALUE SUMMARY    |           |
|----------------------|-----------|
| Total Residential    |           |
| Total Commercial     | \$438,500 |
| Other Improvements   |           |
| Total Improvements   | \$438,500 |
| Land & Site imp      | \$51,500  |
| Total Property Value | \$490,000 |



| COMMERCIAL            |         |                 |                   |           |         |            |                |            |              |            |            |       |          |               |            |         |
|-----------------------|---------|-----------------|-------------------|-----------|---------|------------|----------------|------------|--------------|------------|------------|-------|----------|---------------|------------|---------|
| Description           |         | Office Building |                   | Use       | Office  |            | Building Class |            | D Wood Frame |            | Year Built | 1943  | Estimate | 1             |            |         |
| Quality               |         | Q4 - Average    |                   | Exterior  | METAL   |            | Height         | 20         | FT           | Stories    | 2          | Units |          | Effective Age | 30         | Unknown |
| Avg. perimeter        |         | ?               |                   | Heat Fuel | Typical |            | Heat Type      | BB         |              | Sprinklerd | Unknow     |       |          | SF            | Total Life | 55      |
| Elevator              |         |                 |                   |           |         |            |                |            |              |            |            |       |          | Condition     | C4 -       |         |
| EXTRAS                |         |                 |                   |           |         |            |                |            |              |            |            |       |          |               |            |         |
| Extra Lump Sums       |         |                 |                   |           |         |            |                |            |              |            |            | Total |          |               |            |         |
| Extra Improvements    |         |                 |                   |           |         |            |                |            |              |            |            | Total |          |               |            |         |
| Floor/Use             | Area-SF |                 | Description       | Status    | Area    | Base Value | Factor         | Unit Value | RCN          | % Good     | Net Value  |       |          |               |            |         |
|                       |         | SF              | D Wood Frame      | Finished  | 3,396   | SF \$63    | ?              | \$91       | \$310,175    | 55%        | \$170,596  |       |          |               |            |         |
|                       |         | SF              | Garage Attached   | Finished  | 441     | SF \$23    | ?              | \$33       | \$14,490     | 55%        | \$7,969    |       |          |               |            |         |
|                       |         | SF              | Boiler Room       | Finished  | 487     | SF \$23    | ?              | \$33       | \$16,001     | 55%        | \$8,801    |       |          |               |            |         |
|                       |         | SF              | Apartment Lvl 1&2 | Finished  | 3,655   | SF \$86    | ?              | \$125      | \$456,626    | 55%        | \$251,145  |       |          |               |            |         |
| Total                 |         |                 |                   |           |         | SF         |                | \$0        | \$0          |            |            |       |          |               |            |         |
| Additional Adjustment |         |                 |                   |           |         |            |                |            |              |            |            |       |          |               |            |         |
| Lump Sum Total        |         |                 |                   |           |         |            |                |            |              |            |            |       |          |               |            |         |
| Office Building Total |         |                 |                   |           |         |            |                |            |              |            |            |       |          | \$438,500     |            |         |
| Comments              |         |                 |                   |           |         |            |                |            |              |            |            |       |          |               |            |         |



Statutory Quitclaim Deed BOOK 28 PAGE 381

THE GRANTOR .....Janice M. Barile, who acquired title as Janice M. King.....  
residing at .....Haines, Alaska, P.O. Box 893, Haines, Ak 99827.....  
for and in consideration of .....value received.....  
conveys and quitclaims to .....Lloyd L. King, a single man,.....  
P.O. Box 34832, Juneau, Ak 99803.....

all interest which I ~~may~~ have, if any, in the following described real estate:

Lots 6 & 7 Block 1, Haines Townsite,  
Haines Recording District, First Judicial District,  
State of Alaska.

situated in the State of Alaska.

DATED this 6-4-91 day of .....  
Janice Barile (seal)  
..... (seal)

ACKNOWLEDGEMENT

STATE OF ALASKA

1st Judicial Dist } ss.  
.....

THIS CERTIFIES that on this 4 day of June 1991,  
before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared .....  
JANICE M. BARILE  
to me known and known to me to be the person(s) named as grantor(s) in the foregoing deed and  
she (individually) acknowledged to me that she executed the same freely and  
voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



Patricia L. Reuss  
Notary Public for Alaska.  
My commission expires: 6-16-92

**BOOK 28 PAGE 382**

After Recordation Return To:  
Batchelor, Brinkman & Pearson  
105 Municipal Way, Suite 300  
Juneau, Alaska 99801

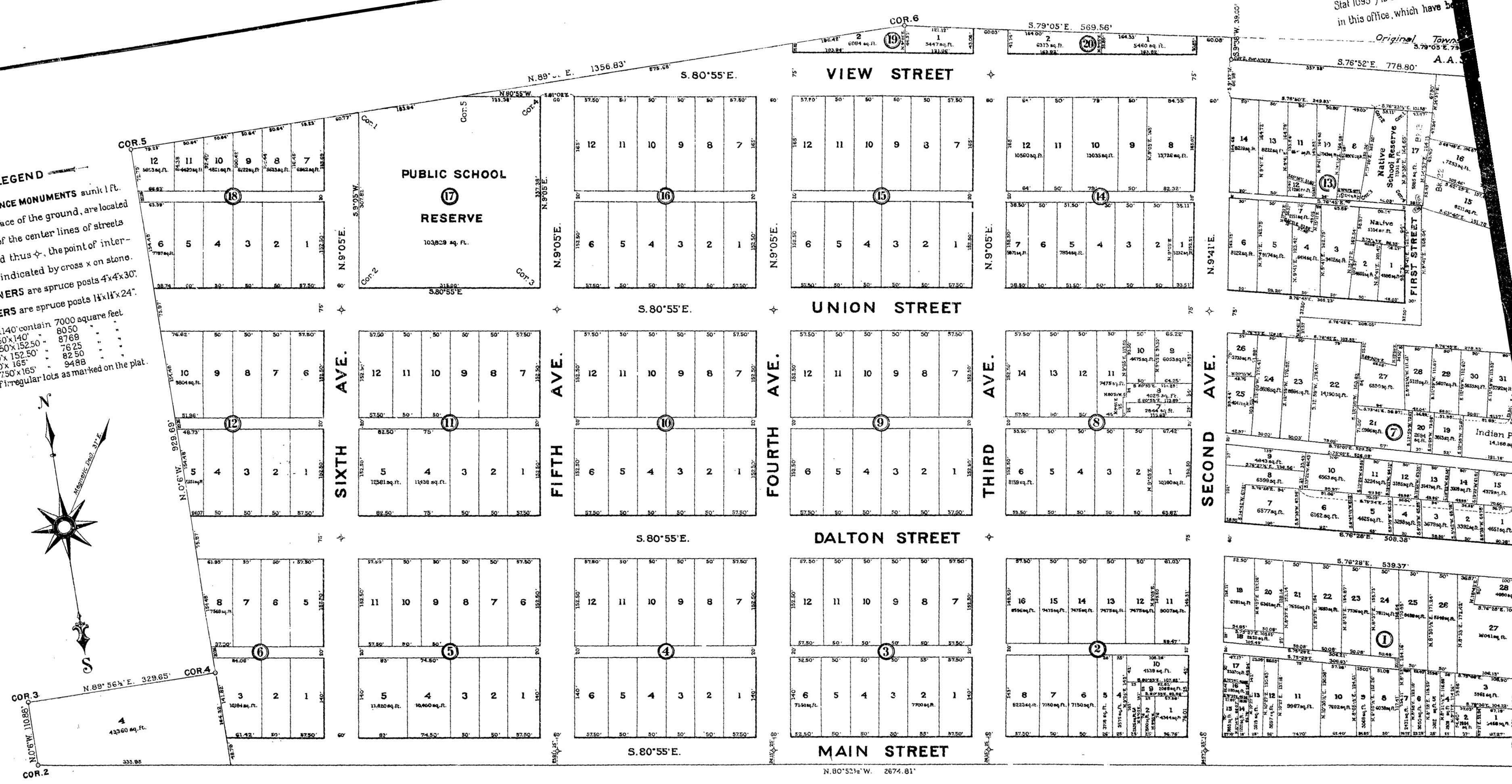
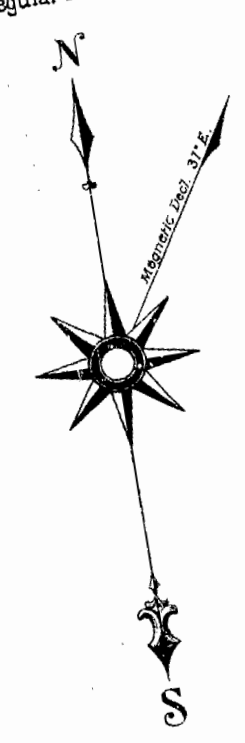
**96-451**

|                                     |             |
|-------------------------------------|-------------|
| 18:0000                             |             |
| <u>LAINES</u> REC. DIST             |             |
| DATE <u>8-28</u>                    | <u>1996</u> |
| TIME <u>12:51</u>                   | <u>P</u> M  |
| Requested By <u>BATCHELOR, E.A.</u> |             |
| Address _____                       |             |

I hereby certify that this plat was surveyed under Special Instruction dated Oct. 12 and Oct. 19, 1917, U.S. Trans. 1095, in accordance with Stat. 1095, is strictly conforming to the original survey in this office, which have been

Original Townsite  
A.A.S.

**LEGEND**  
STONE REFERENCE MONUMENTS, being 1 ft. beneath the surface of the ground, are located at intersection of the center lines of streets where indicated thus  $\times$ , the point of intersection being indicated by cross  $\times$  on stone.  
BLOCK CORNERS are spruce posts 4"x4"x30".  
LOT CORNERS are spruce posts 1 1/2"x1 1/2"x24".  
Lots 50'x140' contain 7000 square feet  
Lots 50'x150' 8050  
Lots 50'x152.50' 8769  
Lots 50'x155' 9080  
Lots 50'x165' 9488  
Area of irregular lots as marked on the plat.



**PLAT  
OF  
HAINES TOWNSITE  
ALASKA**

**U.S. SURVEY No. 1179**

**LAT: 59° 14' N., LONG: 135° 26' W.  
Scale: 1 inch = 100 ft.  
70 805 ACRES  
17 1917**

DEPARTMENT OF THE INTERIOR  
GENERAL LAND OFFICE

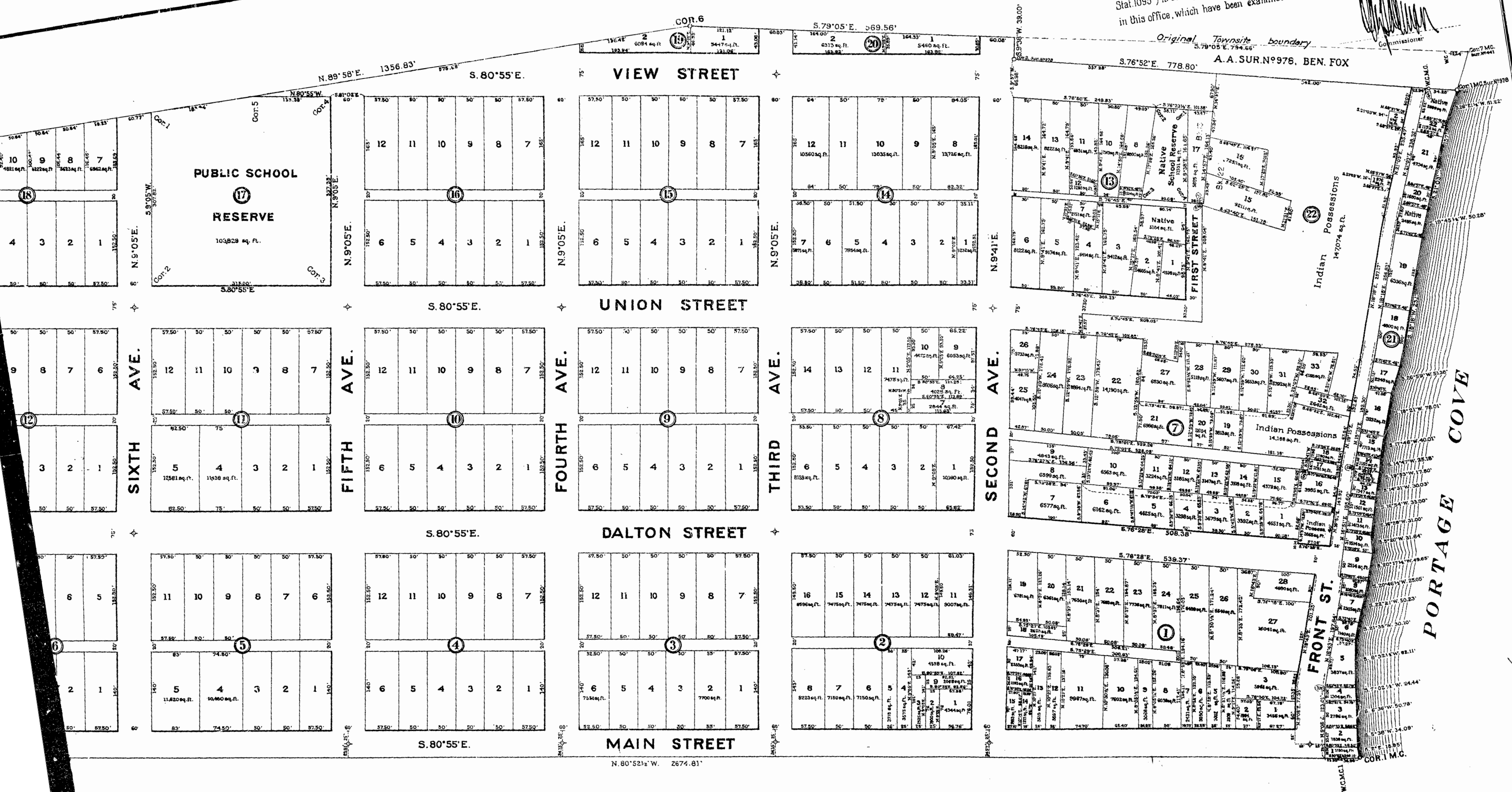
Washington, D.C., April 1, 1918

I hereby certify that this plat of Haines Townsite, Alaska, U.S. Survey N°1179 as surveyed under Special Instructions dated Oct. 1, 1917 and Assignment Instructions dated Oct. 12 and Oct. 19, 1917 by F.W. Williamson, U.S. Surveyor and Fred Dahlquist, U.S. Transitman, in accordance with the provisions of the act of March 3, 1891 (26 Stat. 1095) is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

Commissioner

Original Townsite boundary

A.A. SUR. N°976, BEN. FOX



TOWNSITE  
KA

Y No.1179

25° 26' W.