



YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: December 10, 2013

LP2013-3341


PREPARED FOR: Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe

PROPERTY OWNER: HALLSTEN

STREET ADDRESS: N/A

LEGAL DESCRIPTION: ALASKA STATE LAND SURVEY NUMBER 90-240, Plat No. 92-67

Thank you for using Yukon Title Company, Inc.



James Brazeau
Customer Service

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 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. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon 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.

LISTING PACKAGE

- A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

2013 Assessed Value:

PAN No.	: 0230847	Tax Amount*	: \$267.52
Land	: \$20,625	Misc. Improvement	: \$0
Building	: \$0	Total Assessed Value	: \$20,625

*Taxes for 2013 are DELINQUENT plus penalties and fees.

MIL RATE	:	12.9710
PARCEL SIZE	:	20 Acres/871,200.00 Sq. Feet
ZONING	:	GU-1 (General Use District) See attached information sheet
STRUCTURE AGE/YR BUILT	:	N/A
FIRE DISTRICT	:	None Stated
ROAD SERVICE AREA	:	None Stated
SCHOOLS	:	Two Rivers Elementary North Pole Middle North Pole High
MLS AREA	:	None Stated
RECORDING DISTRICT	:	401
FLOOD ZONE	:	A,X
LONGITUDE	:	-147.0673
LATITUDE	:	65.0761

- 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.

LISTING PACKAGE

The following information has been obtained from Yukon Title Company, Inc. records:

1. Last Deed of Record recorded in Book 1172 at Page 598 to: **JOHN G. HALLSTEN**
2. Notes and /or Easements as Stated on the Plat.
3. Plat Map
4. Neighborhood Map
5. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0230847	PROPERTY PHYSICAL DESCRIPTION TL-2309 SECTION 23 T3N-R8E ASLS 90-240 PLAT 92-67 6/7/92 OUT OF TL-2301 SEC 23 T3N-R8E	PROPERTY CLASS Vacant Land
NEIGHBORHOOD 1306 Chena Hot Springs	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0930 ALL NW & NE	MOST RECENT MILLAGE RATE 12.9710	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA Not within a fire service area.		
LAND AREA Parcel 1 20 Acres		

OWNER	ADDRESS
NAME HALLSTEN, JOHN GERDLUND ESTATE OF OWNERSHIP	INTEREST No data returned

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. 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.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Tentative Approved	3/8/2013			2013-003953-0
Tentative Approved	1/29/2009			2009-001339-0
US Patent	1/29/2009			2009-001341-0
State Patent	11/22/1999	1172	598	
Contract	9/7/1995	918	146	
US Patent	6/27/1994	862	596	

Assessment History (For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.)

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2013	\$20,625	\$0	\$20,625	\$0	\$20,625
2012	\$20,625	\$0	\$20,625	\$0	\$20,625
2011	\$18,750	\$0	\$18,750	\$0	\$18,750
2010	\$18,750	\$0	\$18,750	\$0	\$18,750
2009	\$18,750	\$0	\$18,750	\$0	\$18,750

[Pay Property Taxes by credit card](#)

Tax History (Updated: 12/09/13 03:59 AM)

If taxes are delinquent interest calculation date is: 1/3/2014 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2013	\$267.52	\$0.00	\$32.17	\$299.69	\$0.00	\$299.69
2012	\$267.52	\$0.00	\$0.00	\$267.52	\$267.52	\$0.00
2011	\$243.74	\$0.00	\$13.95	\$257.69	\$257.69	\$0.00
2010	\$243.24	\$0.00	\$13.11	\$256.35	\$256.35	\$0.00
2009	\$238.12	\$0.00	\$0.00	\$238.12	\$238.12	\$0.00

For questions regarding taxes, contact the FNSB Division of Treasury and Budget at 907-459-1441.

Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

Property

Taxid 230847	Map 72	Zoning GU-1	Primary Use VACANT LAND	Year Built 0	Lot Sq Ft 871200.00	Acres 20
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Legal

Property Owner

Owner 1
HALLSTEN JOHN G ESTATE OF

First Name JOHN	Last Name HALLSTEN
---------------------------	------------------------------

Owner 2

Owner 3
C/O MACIAS MARGRETE R

Mailing
5869 S MALTA ST

City CENTENNIAL	St CO	Zip 80015
---------------------------	-----------------	---------------------

Other

Elementary School
TWO RIVERS

Middle School
NORTH POLE

High School
NORTH POLE

Flood Zone A,X

Legal

Subdivision
3N 8E

Block 23	Lot 2309
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Site Address

Business

Road Service

Fire Service

NONE

Voter Precinct
Two Rivers Precinct

Township Range Section
F-03N-08E-36

Legislature
Senate Q, House 7

Elevation
1200

TL-2309 SECTION 23 T3N-R8E
ASLS 90-240 PLAT 92-67 6/7/92
OUT OF TL-2301 SEC 23 T3N-R8E

Plat Number	Deed Date	DNR Doc#
--------------------	------------------	-----------------

Mortgage Date	DNR Doc#
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Neighborhood
CHENA HOT SPRINGS

Property Assessment

Land 2013 20625	Bldg 2013 0	Total 2013 20625
Taxable Value 20625	Tax Assessed 267.52	Tax Exempted 0
Tax Status TAXABLE	Mill Rate 12.971	Tax Year 2013

Forest Coverage

Census Tract 19	Census Blk 1014	MLS
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Latitude 65.07615675	Longitude -146.067369
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FNSB Planning Dist	Zip Code 99712
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Ownership History

2012 Owner HALLSTEN JOHN GERDLUND E	12 Land 20625	12 Total 20625	12 Mill 12.97	2007 Owner HALLSTEN J	07 Land 18750	07 Total 18750	07 Mill 13.744
2011 Owner HALLSTEN JOHN GERDLUND ESTATE OF	11 Land 18750	11 Total 18750	11 Mill 12.999	2006 Owner HALLSTEN JOHN G	06 Land 12500	06 Total 12500	06 Mill 14.49
2010 Owner HALLSTEN JOHN G	10 Land 18750	10 Total 18750	10 Mill 12.973	2005 Owner HALLSTEN JOHN G	05 Land 12500	05 Total 12500	05 Mill 14.81
2009 Owner HALLSTEN JOHN G	09 Land 18750	09 Total 18750	09 Mill 12.7	2004 Owner HALLSTEN JOHN G	04 Land 12500	04 Total 12500	04 Mill 15.22
2008 Owner HALLSTEN JOHN G	08 Land 18750	08 Total 18750	08 Mill 12.79	2003 Owner HALLSTEN J	03 Land 12500	03 Total 12500	

DISCLAIMER – Though every effort is made to be as accurate as possible, these maps and data are not the official representation of any of the information included. The maps and data are made available solely for informational purposes. Alaska Street Master maps and data is made available on the condition that users agree that Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the maps and data, even if such errors, inaccuracies or omissions are attributable in whole or in part to Alaska Street Master's negligence or failure to use due care in obtaining or presenting the maps and data. By accessing and using these maps and data, you accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability. If you do not wish to accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability do not access or use the maps and data in this program. THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE, BECAUSE MAPS OR DATA MAY BE INACCURATE OR UNSUITABLE FOR YOUR PURPOSE, DO NOT RELY ON ANY INFORMATION IN THIS PROGRAM AS BEING TOTALLY ACCURATE. DO NOT REPRESENT TO OTHERS THAT INFORMATION OBTAINED FROM THIS PROGRAM IS TOTALLY ACCURATE OR COMPLETE. © Copyright 2013.

Chapter 18.44 GU-1 GENERAL USE DISTRICT

Sections:

- 18.44.010 Intent.
- 18.44.020 Use regulations.
- 18.44.030 Standards.

18.44.010 Intent.

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.44.020 Use regulations.

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Any use except for correctional facilities;
2. Communications tower, major;
3. Communications tower, minor.

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Adult entertainment facilities as a principal use;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Nuclear power plant;
5. Petrochemical plant;
6. Petroleum refinery and storage;
7. Residential cluster development;
8. Sanitary landfill;
9. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2012-58 §§ 3, 5, 2013; Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988)

18.44.030 Standards.

In the GU-1, general use district, geometric standards are:

A. Lot Area.

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

- B. Required Yards for All Buildings. Front, side and rear yards shall not be required.
- C. Building Height. Unlimited.
- D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

The Fairbanks North Star Borough Code is current through Ordinance 2013-87, passed November 14, 2013.

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: <http://www.co.fairbanks.ak.us/>

Borough Telephone: (907) 459-1401

Code Publishing Company

92-67

BK 1172PG598

State of Alaska



Patent

No. 17356

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503-5936, pursuant to AS 38.05.078 and the regulations promulgated thereunder, in consideration of the sum of SIX THOUSAND ONE HUNDRED AND NO/100 DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, grants and conveys to the Grantee, JOHN G. HALLSTEN, a married person, whose mailing address of record is P.O. Box 81949, Fairbanks, Alaska 99708-1949, Grantee's heirs and assigns, all that real property situated in the Fairbanks Recording District, State of Alaska, and described as follows:

ALASKA STATE LAND SURVEY NO. 90-240, CONTAINING 19.997 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE FAIRBANKS RECORDING DISTRICT ON JUNE 17, 1992, AS PLAT 92-67.

Subject to platted easements and reservations.

Alaska State Land Survey No. 90-240 may not be sold, subdivided, leased or otherwise conveyed prior to August 7, 2005, but title may devolve by testate or intestate succession. If the Director of the Division of Mining, Land and Water of the Department of Natural Resources determines that the Grantee or Grantee's successors in interest have failed to observe this condition except as provided for in chapter 12 SLA 1987, the Director may declare a forfeiture of this conveyance and title hereby conveyed shall thereupon revert to the State of Alaska.

Save and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it

BK 1172PG599

further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 8th day of November, 1999.

By: Carol L. Shobe
Carol L. Shobe
For Bob Loeffler, Director
Division of Mining, Land and Water

State of Alaska) 029260 1999 NO 22 PH 2:47
) ss. FAIRSANKS 1800cc
Third Judicial District) RECORDING DISTRICT REQUESTED BY
 J. Hallsten

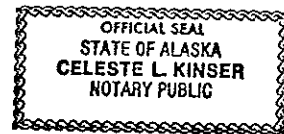
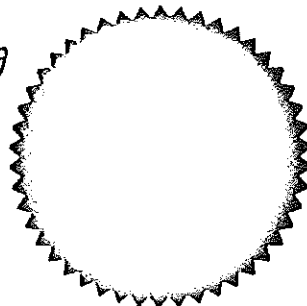
This Is To Certify that on the 8th day of November, 1999, appeared before me CAROL L. SHOBE, who is known to me to be the person who has been lawfully delegated the authority of Bob Loeffler, the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Carol L. Shobe executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

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

Celeste L. Kinser
Notary Public in and for the State of Alaska

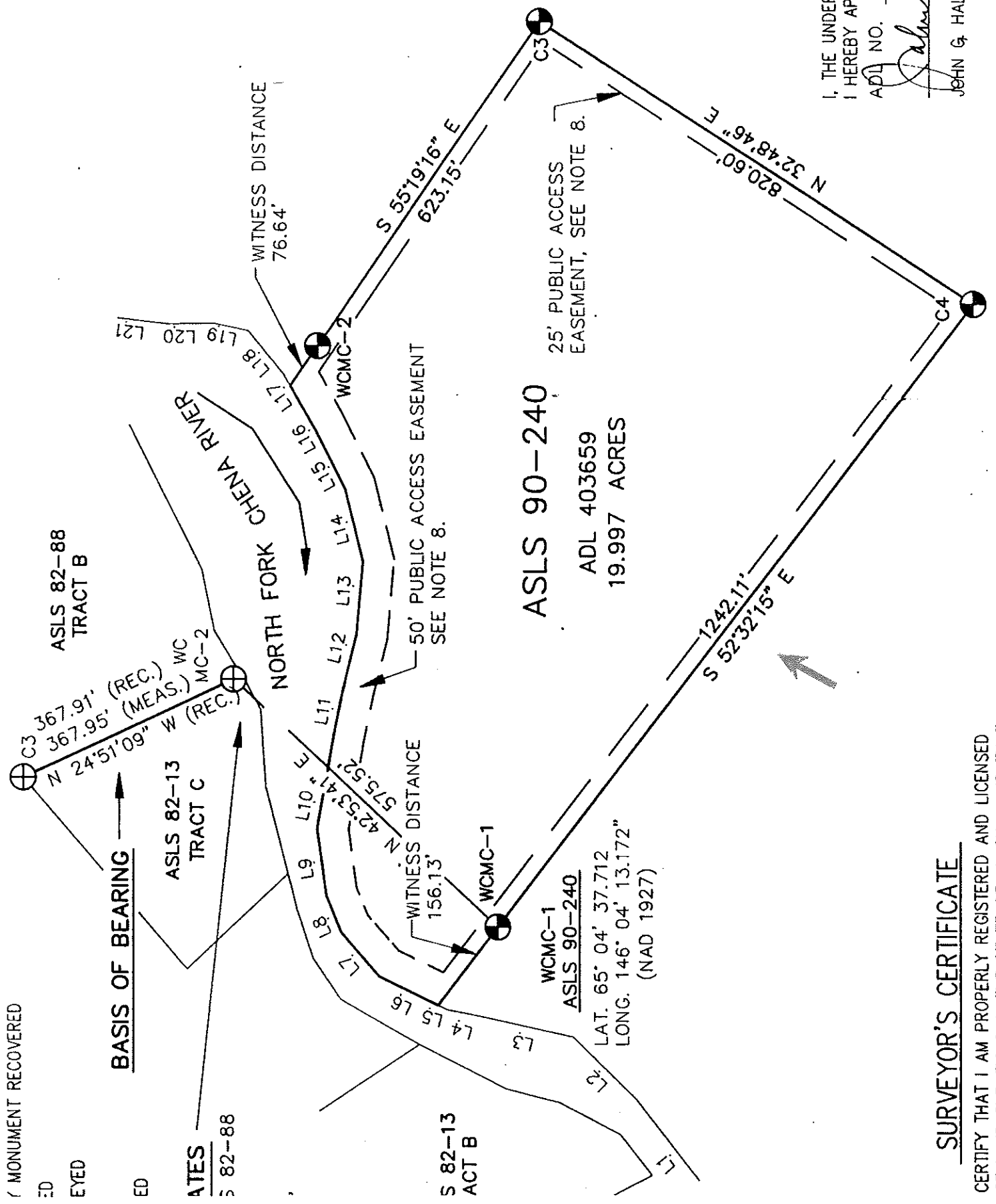
My commission expires: April 4, 2001

Return To:
John G. Hallsten
P.O. Box 81949
Fbks, AK 99708-1949



Patent No. 17356
ADL No. 403659
Location Index:
T. 3 N., R. 6 E., F.M.
Section 23

MONUMENT RECOVERED
EYED
EYED
EYED



ASLS 82-88
TRACT C

ASLS 82-88
TRACT B

ASLS 90-240
ADL 403659
19.997 ACRES

WCMC-1
ASLS 90-240
LAT. 65° 04' 37.712
LONG. 146° 04' 13.172"
(NAD 1927)

WITNESS DISTANCE
76.64'

50' PUBLIC ACCESS EASEMENT
SEE NOTE 8.

25' PUBLIC ACCESS
EASEMENT, SEE NOTE 8.

820.60'
N 32°48'46" E

1242.11'
S 52°32'15" E

WITNESS DISTANCE
156.13'

WITNESS DISTANCE
575.52'

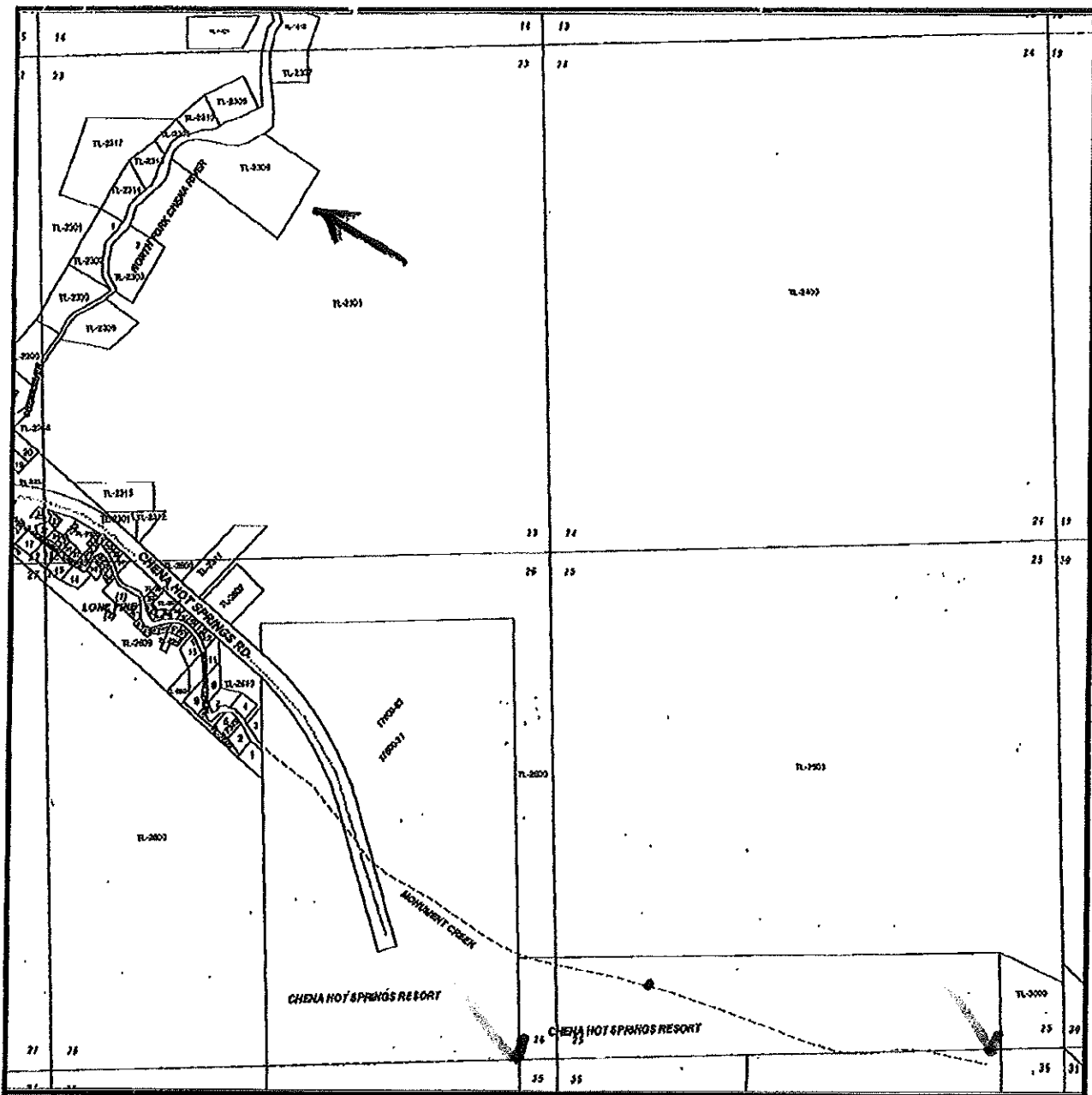
I, THE UNDERSIGNED, HEREBY APPROVE THIS ADL NO. 403659
John G. Hallsten
JOHN G. HALLSTEN

SURVEYOR'S CERTIFICATE

CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED
ICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT

NOTES

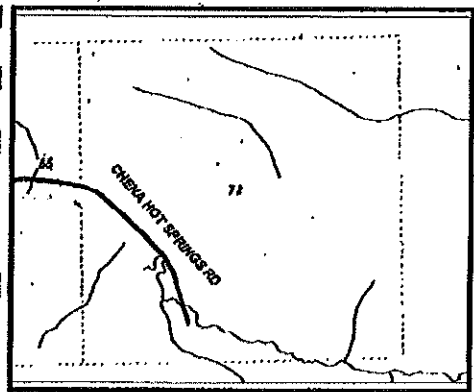
1. SET FLANGED MAGNETIZED ALUMINUM MONUMENT 2 1/2" CAP, 2 1/2" o.d. PIPE, 30" LONG, BURIED 26" DEEP.
2. THE MINIMUM CLOSURE OF THE TRACT BOUNDARY AND THE MINIMUM ACCURACY OF THE FIELD SURVEYED TIE TO THE BASIS OF COORDINATES, AS FIELD MONUMENTED, MEETS OR EXCEEDS 1:5000.
3. ALL PARCELS ON LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
4. THE EXISTING LESSEE'S CORNERS WERE RECOVERED AND WERE USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES.
5. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH REMOTE PARCEL ENTRY S.I. NO. 90-240 AND A.S. 38.05.077, (SLA 1981)
6. THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDS OF THE TRACT. THE APPROXIMATE LINES OF ORDINARY HIGH WATER AS SHOWN ARE FOR THE AREA COMPUTATIONS ONLY; THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
7. THE BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
8. A 25' PUBLIC ACCESS EASEMENT IS RESERVED ALONG ALL INTERIOR BOUNDARIES OF THESE PARCELS. A 50' PUBLIC ACCESS EASEMENT IS RESERVED UPLAND OF THE NORTH FORK ORDINARY HIGH WATER LINE.
9. ASLS 82-88 WAS SURVEYED BY MONTE GONITZKE, RLS IN 1984, AND THE PLAT WAS FILED 2/28/86 AS INST. NO. 86-27, FAIRBANKS RECORDING DISTRICT.



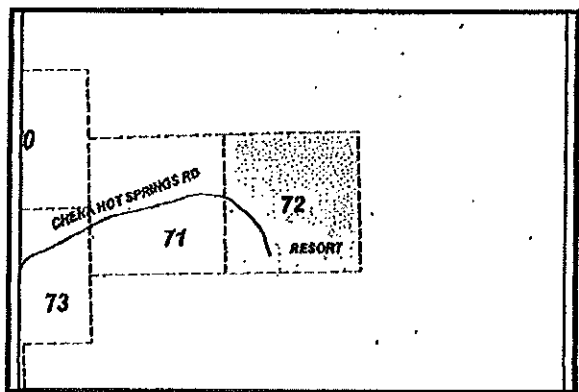
A
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

DIVISION
3N-8E
SECTION
Cheena Hot Springs
TRACT
138FG
72
PLAT



SECTION 72



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Alaska Street Mapper
Po Box 143228
Anchorage, AK 99514
807-253-9177

Handwritten mark

NOTES

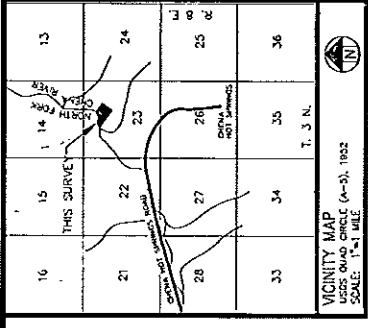
- SET PLACED MAGNETIZED ALUMINUM MONUMENT 2 1/2" DIA., 2 1/2" H. & 4" L. 30' LONG, BORED 26" DEEP.
- THE MINIMUM CLOSURE OF THE TRACT BOUNDARY AND THE MINIMUM ACCURACY OF THE FIELD SURVEYED BE TO THE BASIS OF COORDINATES, AS FIELD MONUMENTED, METS OR EXCEEDS 1:5000.
- ALL PARCELS ON LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF OR INTERSECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A 50 FOOT EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 18.10.010.
- THE EXISTING LESSEE'S CORNERS WERE RECOVERED AND WERE USED TO DETERMINE THE LOCATION OF THE TRACT BOUNDARIES.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH REMOTE PARCEL ENTRY S.I. NO. 90-240 AND A.S. 36.05.077, (S.A. 1981)
- THE NATURAL MEMBERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDARY OF THE TRACT. THE APPROXIMATE LINES OF ORDINARY HIGH WATER AS SHOWN ARE FOR THE AREA COMPUTATIONS ONLY; THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- THE BEARINGS SHOWN ARE TRUE BEARINGS AS OBTAINED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL PLANE DISTANCES.
- A 25' PUBLIC ACCESS EASEMENT IS RESERVED ALONG ALL INTERIOR BOUNDARIES OF THESE PARCELS. A 50' PUBLIC ACCESS EASEMENT IS RESERVED UPLAND OF THE NORTH FORK ORDINARY HIGH WATER LINE.
- ASLS 82-88 WAS SURVEYED BY MONTE CONTI, RLS IN 1984, AND THE PLAT WAS FILED 2/28/85 AS INST. NO. 86-27, FAIRBANKS RECORDING DISTRICT.

MONUMENT ACCESSORIES

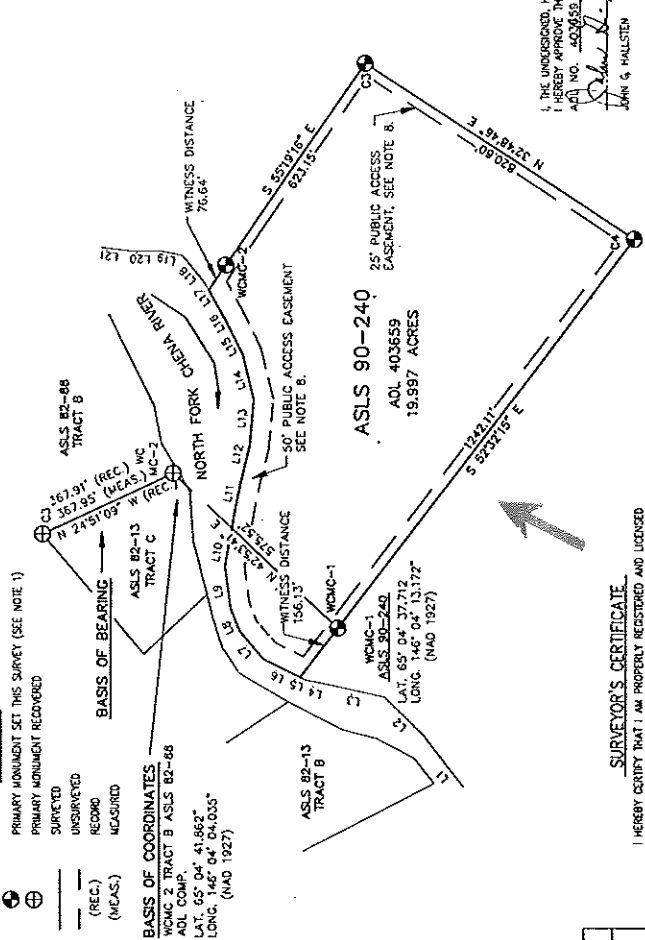
DESCRIPTION	TREE	BEARING	DISTANCE
ASLS 90-240 WMC-1	10" SPRUCE	S 84° E	10.3'
	9" SPRUCE	S 37° 30' W	22.1'
	27" SPRUCE	N 10° W	16.9'
WMC-2	6" SPRUCE	N 62° 30' E	48.3'
WMC-3	6" SPRUCE	S 6° 30' E	16.9'
ASLS 90-240 WMC-4	9" SPRUCE	S 70° W	25.8'
	3" SPRUCE	N 19° E	19.9'
	4" SPRUCE	S 52° 30' E	25.2'
	4" SPRUCE	S 60° W	41.2'
ASLS 90-240 WMC-5	27" 1"	N 82° E	27.1'
	5" 6" W	S 6° W	33.6'
	7" SPRUCE	N 38° 30' W	37.5'

MEANDER TABLE

LINE	DIRECTION	DISTANCE
L1	N 52° 03' 12" E	154.05
L2	N 44° 34' 40" E	139.48
L3	N 12° 20' 52" E	154.04
L4	N 10° 50' 47" E	50.34
L5	N 25° 52' 48" E	16.67
L6	N 26° 06' 06" E	104.58
L7	N 48° 39' 52" E	93.22
L8	N 87° 34' 39" E	62.36
L9	N 82° 02' 13" E	106.89
L10	S 78° 56' 06" E	132.32
L11	S 76° 14' 24" E	71.18
L12	S 75° 00' 08" E	80.21
L13	S 85° 01' 29" E	115.77
L14	N 76° 54' 28" E	117.90
L15	N 82° 50' 08" E	106.39
L16	N 80° 01' 53" E	78.63
L17	N 80° 33' 51" E	21.95
L18	N 50° 33' 51" E	87.86
L19	N 11° 37' 43" E	54.20
L20	N 00° 32' 40" W	73.58
L21	N 06° 50' 51" E	82.55



VICINITY MAP
 U.S.G.S. OMAHA CHART (A-3), 1982
 SCALE: 1" = 1 MILE



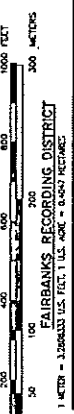
LESSEE CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LESSEE AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAN.
 ADL NO. 403659
 JOHN G. HALLSTEN
 DATE 7/19/92

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS 19th DAY OF July, 1992, FOR John G. Hallsten, Notary for the State of Alaska, My Commission Expires July 2, 1997.

RECORDED - 9/22/92
 FBRS
 DATE 6-17-92
 TIME 11:05 AM
 BY Denise Pelt
 ADDRESS MS/DL



FAIRBANKS RECORDING DISTRICT
 1 METER = 3.280833 US FEET, 1 US FOOT = 0.3048 METERS

DATE OF SURVEY: 9/19/92
 BEGINNING: 9/19/92
 ENDING: 9/19/92

NAME OF SURVEYOR: DEION ALASKA
 601 College Road
 Fairbanks, Alaska 99708

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LAND AND WATER
 FAIRBANKS, ALASKA

ALASKA STATE LAND SURVEY NO. 90-240

WITHIN UNSURVEYED SECTION 23, TRACT B, TOWNSHIP 1 NORTH, RANGE 8 EAST, FAIRBANKS MERIDIAN, ALASKA

APPROVED FOR RECORDING: [Signature]
 DATE: 2/17/93
 BY: [Signature]
 TITLE: ASL 90240
 E-STARBUCK: ASLS 900240

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND AND WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF THE ASLS 90-240 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAN FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

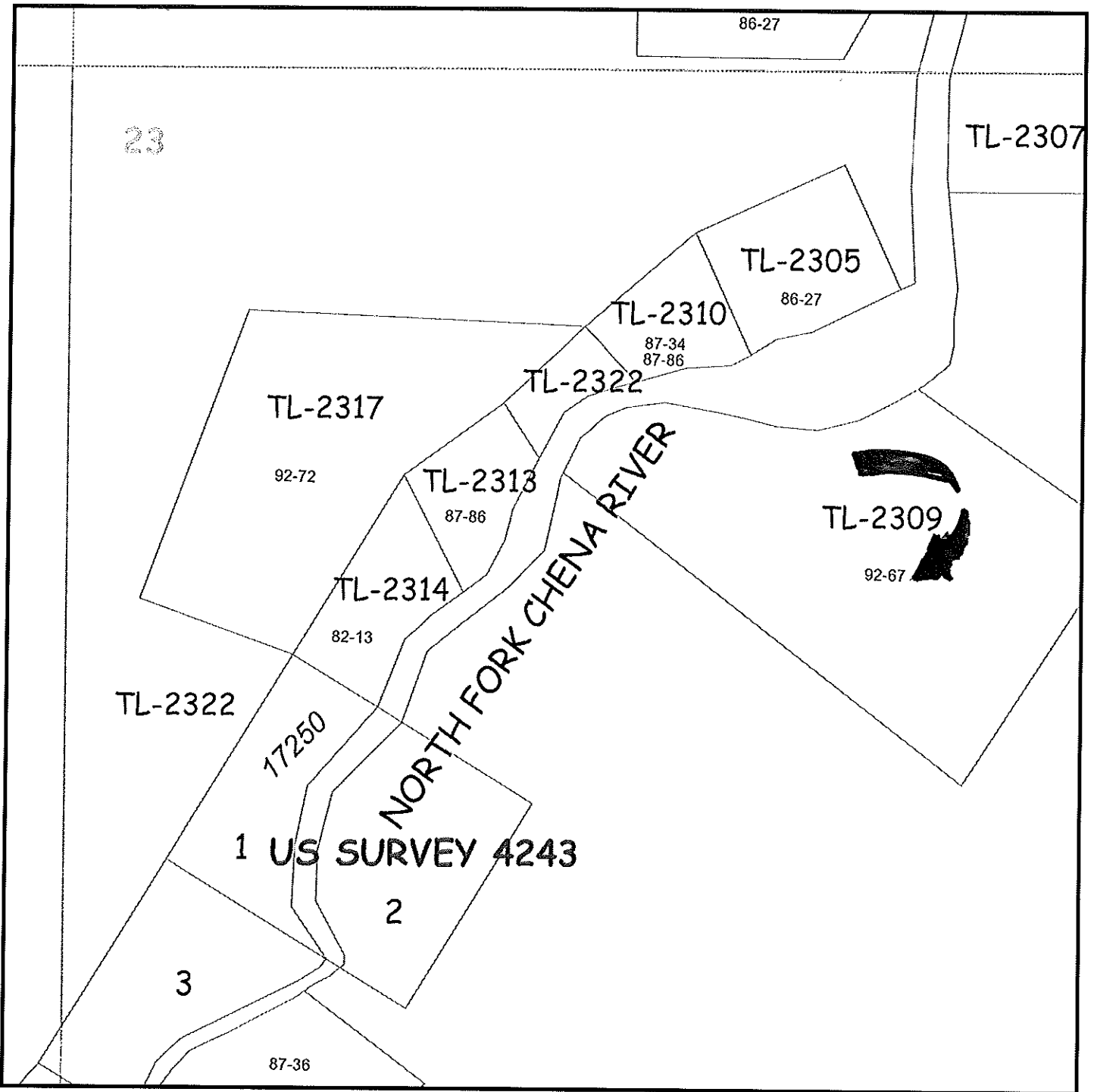
DATE 6/16/92
 DIRECTOR, DIVISION OF LAND AND WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS 24th DAY OF June, 1992, FOR Robb S. Mankin, Notary for the State of Alaska, My Commission Expires 12-12-94.



CIRCLE (A-5)



Owner

JOHN HALLSTEN
5869 S MALTA ST
CENTENNIAL CO 80015

Legal

TL-2309 SECTION 23 T3N-R8E ASLS 90-240 PLAT
92-67 6/7/92 OUT OF TL-2301 SEC 23 T3N-R8E

Address

Tax ID	FNSB MAP	ASM Book
230847	72	72
T R S	Zoning	Zip Code Area
F-03N-08E-36	GU-1	99712
Land App	Bldg Appr	SQ FT / ACRE
20625	0	871200.00 20
Mill Rate	Primary Use	Tax Year
12.971	VACANT LAND	2013
Est Taxes	Year Bullt	Tax Status
267.53	0	TAXABLE

Census Tract

19

Community

CHENA HOT SPRINGS

Elem School

TWO RIVERS

Middle School

NORTH POLE

High School

NORTH POLE

Road Service

Fire Service

NONE

Latitude

65.07616675

Longitude

-146.067369

MLS Area

770

Voting Dist

Two Rivers Precinct

House District

House 7

Senate District

Senate Q

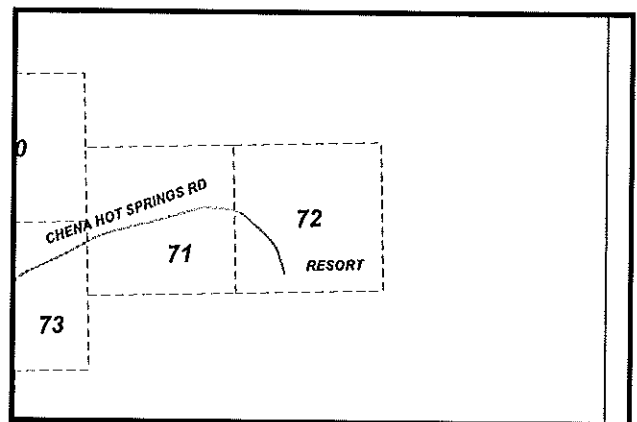
Flood Zone

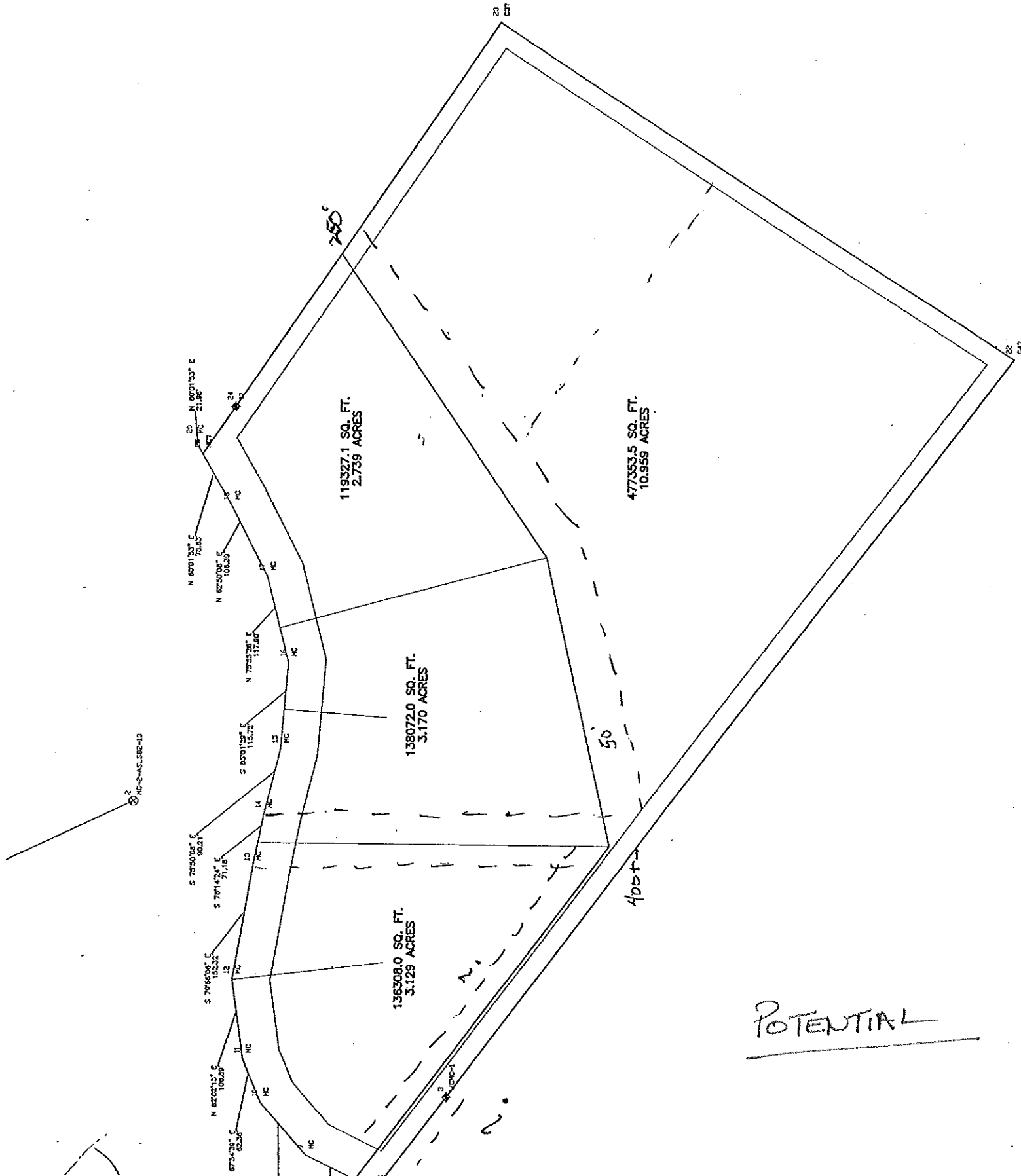
A.X

Elevation

1200

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MC-2-IND-322-13

119327.1 SQ. FT.
2.739 ACRES

138072.0 SQ. FT.
3.170 ACRES

136308.0 SQ. FT.
3.129 ACRES

477353.5 SQ. FT.
10.959 ACRES

POTENTIAL

88

22
24

750

50

400+