



FAIRBANKS TITLE AGENCY

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Your Team • 714 Third Avenue Fairbanks, Alaska 99701

LISTING PACKAGE

September 8, 2009

LP- 10714

PREPARED ESPECIALLY FOR

Audrey Foldoe
MEYERES REAL ESTATE
627 Gaffney Road, Suite 102
Fairbanks, AK 99701

REGARDING

Sage J. Adams

LEGAL DESCRIPTION

Lot 4A, Block 102, Fairbanks Townsite

STREET ADDRESS

717 Eighth Avenue Fairbanks Alaska 99701

NOTICE OF DISCLAIMER OF LIABILITY

This letter and accompanying materials do not constitute a Policy of Title Insurance or a Preliminary Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by Fairbanks Title Agency 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 Fairbanks Title Agency to arrange for a Preliminary Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has an opportunity to perform a complete search and is prepared to issue a Policy.

LISTING PACKAGE

Page 2

LP- 10714

FAIRBANKS NORTH STAR BOROUGH INFORMATION

Collections (907) 459-1441 / Assessing (907) 459-1429

PAN NUMBER: 0039128

2009 TAX AMOUNT: \$2,675.74 Due - See Property Summary

2009 MILL RATE: 17.1130

LAND: \$16,975.00

STRUCTURES: \$159,382.00

2009 TOTAL ASSESSED VALUE: \$176,357.00

ZONING: MFO Multiple-Family / Professional Office

PARCEL SIZE: Square Feet: 4,850
Acres: 0.11

YEAR BUILT: 1962

EMERGENCY RESPONDER: Fire: Fairbanks Fire
Ambulance: Fairbanks Ambulance

ROAD SERVICE AREA: City of Fairbanks

SCHOOLS: Elementary: Joy
Middle: Ryan
High School: Lathrop

MAP NUMBER: 311B22

MLS AREA: 10

FLOOD DETERMINATION: Zone X500

Provided courtesy of your Fairbanks Title Team

LISTING PACKAGE
Page 3
LP- 10714

INFORMATION FROM FAIRBANKS TITLE AGENCY RECORDS

Warranty Deed Recorded as Instrument Number 2007-024506

Deeds of Trust and assignments, if any, attached

No Covenants, Conditions and Restrictions found without a formal title search

Plat Number 1909

As-Built Survey attached

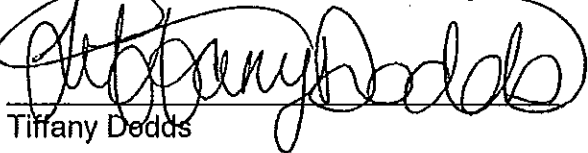
No PUR 101 / 102 found

FYI: Also included Quitclaim Deed 2009-001132 to show the releasing of interest in the property.

If I may be of further assistance, please do not hesitate to call me at (907) 456-6626.

Thank you for choosing our Team.

FAIRBANKS TITLE AGENCY


Tiffany Dedds

Property Summary

[back to Search Page](#)

PAN 0039128	PROPERTY PHYSICAL DESCRIPTION LOT 4A BLOCK 102 TOWNSITE	TWN-RNG 1S 1W
NEIGHBORHOOD 0110 Townsite	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0005 TOWNSITE	MOST RECENT MILLAGE RATE 17.1130	STATUS TAXABLE
FIRE SERVICE AREA CITY OF FAIRBANKS		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA
Parcel
1 4850 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
ADAMS, SAGE J	OWNERSHIP	717 EIGHTH AVE

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 #
Quitclaim Deed	1/27/2009			2009-001132-0
Warranty Deed	10/22/2007			2007-024506-0
Deed of Trust	10/22/2007			2007-024507-0
Quitclaim Deed	5/31/2007			2007-011484-0
Warranty Deed	7/26/2006			2006-019193-0
Deed of Trust	7/26/2006			2006-019194-0
Deed of Trust	7/26/2006			2006-019195-0
CITY RESIDENTIAL EXEMPTION	1/1/1992			
Quitclaim Deed	7/2/1991	707	607	
Trustees Deed	7/1/1922		299	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2009	\$16,975.00	\$159,382.00	\$176,357.00	\$156,357.00
2008	\$16,975.00	\$122,683.00	\$139,658.00	\$119,658.00
2007	\$16,975.00	\$118,516.00	\$135,491.00	\$135,491.00
2006	\$16,975.00	\$112,054.00	\$129,029.00	\$129,029.00
2005	\$16,975.00	\$105,130.00	\$122,105.00	\$0.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 09/08/09 03:53 AM)

If taxes are delinquent interest calculation date is: 9/1/2009 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2009	\$2,675.74	\$0.00	\$0.00	\$2,675.74	\$1,337.87	\$1,337.87
2008	\$2,067.44	\$0.00	\$0.00	\$2,067.44	\$2,067.44	\$0.00
2007	\$2,547.64	\$0.00	\$143.57	\$2,691.21	\$2,691.21	\$0.00
2006	\$2,531.92	\$0.00	\$0.00	\$2,531.92	\$2,531.92	\$0.00
2005	\$2,444.90	\$2,444.90	\$0.00	\$0.00	\$0.00	\$0.00

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

Building Details for PAN 0039128

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1962 SFR Standard Residential

Amenities

DESCRIPTION

3-Fix. Bath_SFR

QUANTITY

2

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	642	1	106	Basement W/FINISH	Bsmt Wall
1	1464	1	196	Main Area	2x8 CUS Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	320	Carport Finished
1	488	Resi Bsmt/ unfinished
2	160	Open Por Finished

2106

Chapter 18.28
MFO MULTIPLE-FAMILY RESIDENTIAL/PROFESSIONAL OFFICE DISTRICT

18.28.010 Intent.

This district is intended for a combination of very high density residential, quasi-residential, and nonresidential development that maintains the high density residential and nonresidential nature of this district. This district is intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.28.020 Use regulations.

A. Permitted Usos. In the MFO, multiple-family residential/professional office district, permitted uses are:

1. Any permitted use in the SF-20, SF-10, SF-5, TF and MF districts;
2. Bed and breakfast homestay;
3. Bed and breakfast residence;
4. Church buildings;
5. Day care facilities;
6. Funeral homes;
7. Group homes;
8. Libraries;
9. Museums and art galleries;
10. Nursing homes, convalescent homes, retirement centers and other similar institutions;
11. Professional offices;
12. Privately owned and operated neighborhood recreation centers oriented towards a particular residential subdivision or complex;
13. Public recreation buildings and community centers;
14. Roominghouse;
15. Schools, art, music, dance, business, trade and other similar education uses;
16. School buildings.

B. Conditional Uses. In the MFO, multiple-family residential/professional office district, conditional uses are:

1. Animal hospitals and veterinary clinics;
2. Business, public and governmental offices;
3. Hospitals, medical centers and research centers;
4. Parking lots, as a principal use;
5. Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, telephone exchanges, microwave relay towers and stations, antenna towers and other outdoor equipment essential to the interest of public convenience and necessity, commercial radio and television towers, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar uses. These uses do not include the installation and maintenance of public utility lines which are permitted uses in all zoning districts. (Ord. 89-099 § 10, 1990; Ord. 88-010 § 2, 1988)

18.28.030 Standards.

In the MFO, multiple-family residential/professional office district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling or other allowable uses not listed below shall not be less than 5,000 square feet;
2. Lot area for a two-family attached dwelling shall not be less than 3,500 square feet per dwelling unit;
3. Lot area for a multiple-family dwelling shall not be less than 1,500 square feet per dwelling unit.

B. Required Yards for Principal Buildings.

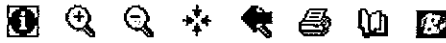
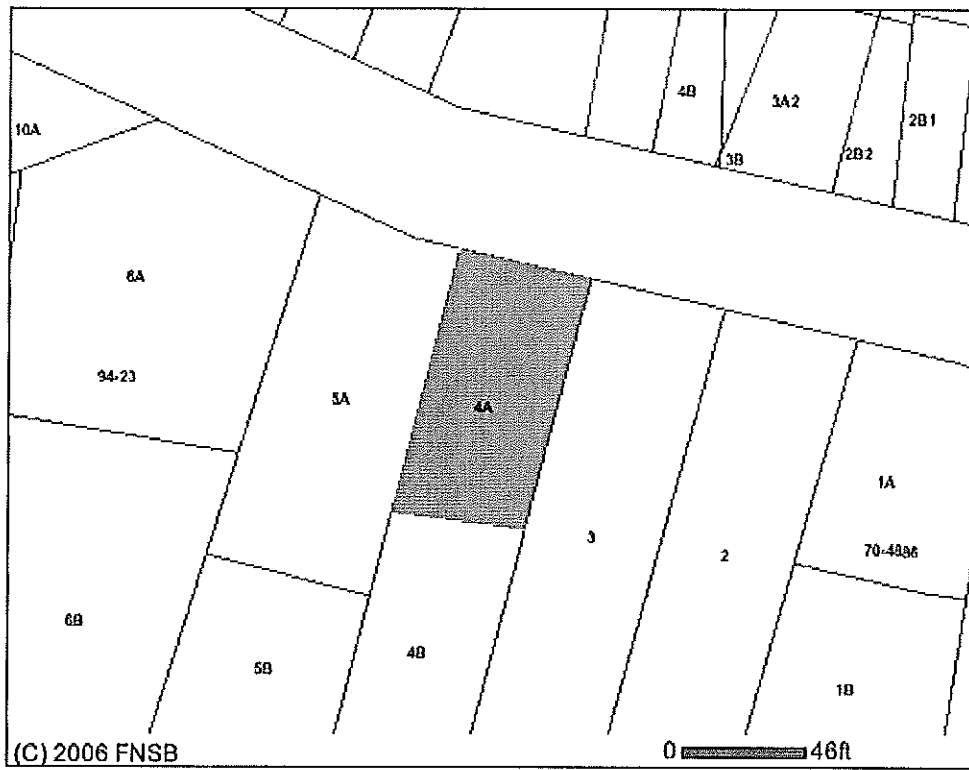
1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than 10 feet;
3. Rear yard shall not be less than 20 feet.

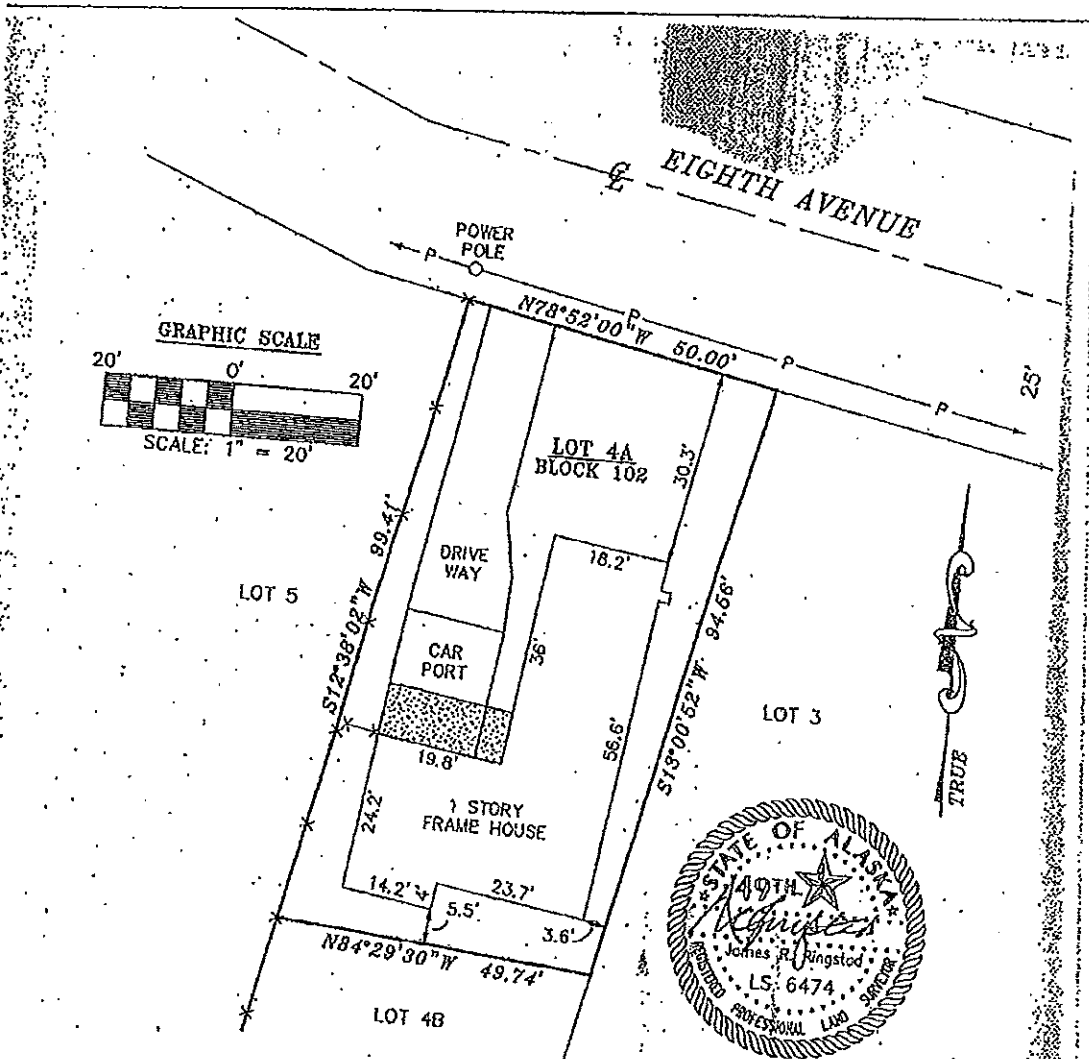
C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988)





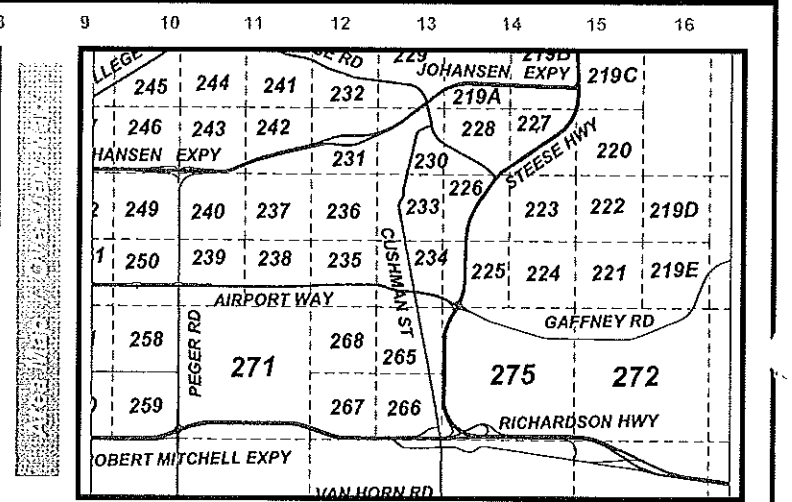
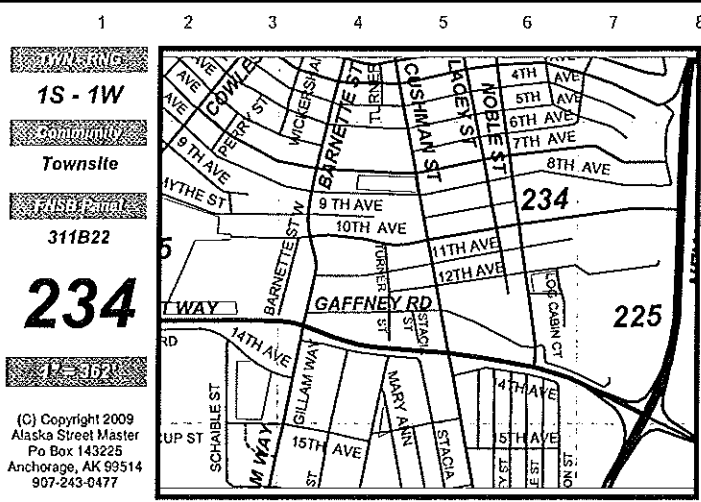
FOR TITLE INSURANCE PURPOSES ONLY

I, James R. Ringstad, a Professional Land Surveyor registered in the State of Alaska, hereby certify that I am familiar with the improvements located within Lot 4A, Block 102, Fairbanks Township (P.R.D. Instr. No. 91-10276 & 91-10277) and that these improvements lie wholly within the property lines and do not overlay onto property adjacent thereto and that no improvements on the property adjacent thereto encroach upon the premises in question and that there are no roadways, transmission lines or any other visible easements, except as indicated hereon. Liability of this MORTGAGE LOCATION SURVEY (MLS) is limited to the relationships of improvements to existing found monumentation and does not extend to the accuracy of said monumentation; nor is it intended to represent a boundary survey, and is subject to any inaccuracies that a subsequent boundary survey may disclose. The information shown hereon shall not be used to establish any fences, structure, or other improvements. The measurements shown hereon are based on plat or deed information and verified as shown. This MLS represents only visible improvements. This MLS is prepared in accordance with the ASPLS mortgage location survey standards. Liability of this MLS is limited to the amount of the fee charged.

James R. Ringstad 7/18/06
 James R. Ringstad, L.S. 6474

MORTGAGE LOCATION SURVEY

Prepared For:		Lorene Khsey 714 Ninth Avenue ; Fairbanks, AK 99701	
Drawn:	CRR		Job No.
Checked:	JRR		3TA93921
Scale:	1" = 20'		Pid Book
Date of Survey:	7/18/2006		0607-14



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 Alaska Street Master
 Po Box 143225
 Anchorage, AK 99514
 907-243-0477