



LISTING PACKAGE

DATE: July 23, 2010

LP2010-1739

PREPARED FOR:

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

PROPERTY OWNER:

~~THE~~ CORPORATE

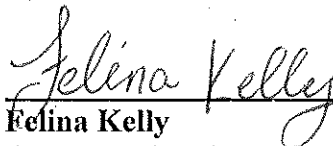
STREET ADDRESS:

1084 Acorn Circle

LEGAL DESCRIPTION:

Lot 3A, Block 2, CHIPPENDALE II, Plat No. 87-63

Thank you for using Yukon Title Company, Inc.



Felina Kelly
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:

PAN No.	:	0432121	Tax Amount	:	\$4,548.44
Land	:	\$15,137	Misc. Improvement	:	\$0
Building	:	\$280,504	Total Assessed Value	:	\$295,641

MIL RATE	:	15.3850
PARCEL SIZE	:	0.9192 Acres/40,044 Sq. Feet
ZONING	:	RR (Rural Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	15 Years/1995
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	Borda
SCHOOLS	:	Badger Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.4371
LATITUDE	:	64.8190



LISTING PACKAGE

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

1. ~~Last Deed of Record recorded in Book 1178 at Page 315 in VICTOR E. LONG~~
2. Deed of Trust recorded as Instrument No. 2008-000537-0.

Deed of Trust Assignment recorded as Instrument No. 2009-003167-0

Substitution of Trustee recorded as Instrument No. 2009-003168-0

Notice of Default recorded as Instrument No. 2009-003169-0.

3. As Built Survey
4. Covenants, Conditions and Restrictions.
5. Notes and /or Easements as Stated on the Plat.
6. Plat Map
7. Neighborhood Map
8. Neighbors List and Mailing Labels

NEIGHBORHOOD
2005 Lakloey-Persinger
MILLAGE GROUP
2197 BORDA SERVICE AREA
FIRE SERVICE AREA
NORTH STAR FIRE S A

BUSINESS
MOST RECENT MILLAGE RATE
15.3850

PROPERTY CLASS
Residential
STATUS
TAXABLE

ADDITIONAL INFORMATION

LAND AREA

Parcel
1 40044 Square Feet
1 0 Square Feet

OWNER

ADDRESS

NAME	INTEREST	SITUS ADDRESS
CITIFINANCIAL INC,	OWNERSHIP	1084 ACORN CIR

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 #
Trustees Deed	8/9/2010			
Deed of Trust	1/10/2008			
Deed of Trust	8/30/2004			
Deed of Trust	10/10/2002			
Deed of Trust	1/25/2002			
Warranty Deed	12/28/1999			
Deed of Trust	12/28/1999			
Deed of Trust	8/16/1999			
Warranty Deed	8/10/1994			

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$15,137.00	\$280,504.00	\$295,641.00	\$295,641.00
2009	\$15,137.00	\$285,213.00	\$300,350.00	\$280,350.00
2008	\$15,857.00	\$290,028.00	\$305,885.00	\$285,885.00
2007	\$13,215.00	\$277,489.00	\$290,704.00	\$270,704.00
2006	\$12,013.00	\$265,722.00	\$277,735.00	\$257,735.00

Tax History (Updated: 09/02/10 10:28 AM)

If taxes are delinquent interest calculation date is: 9/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$4,548.44	\$0.00	\$0.00	\$4,548.44	\$2,274.22	\$2,274.22
2009	\$4,233.18	\$0.00	\$620.32	\$4,853.50	\$4,853.50	\$0.00
2008	\$4,316.90	\$0.00	\$570.77	\$4,887.67	\$4,887.67	\$0.00
2007	\$4,358.32	\$0.00	\$0.00	\$4,358.32	\$4,358.32	\$0.00
2006	\$4,374.18	\$0.00	\$0.00	\$4,374.18	\$4,374.18	\$0.00

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

Building Details for PAN 0432121

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

1995 1 1995 SFR Standard Residential

Amenities

QUANTITY

3 DESCRIPTION
3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1963	1	176	Main Area	2x6 CUS Siding
2	806	1	114	Secondary L.A.	2x6 CUS Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	806	Attached Gar. (C)
3	806	Deck

1963
806

2769

Alaska Street Master

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

Property

TAXID 432121	Map 117	Zoning RR	Primary Use RESIDENTIAL	Year Built 1995	Lot Sq Ft 40044	Acres 0.92
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Legal

LOT 3A BLOCK 2 CHIPPENDALE II
PLAT 85-213 9/3/85 REPLAT 87-63
8/3/87 OUT OF TL-1933 SEC 19
T1S-R2E

Property Owner

Owner 1
LONG VICTORIA C

First Name VICTORIA	Last Name LONG
-------------------------------	--------------------------

Owner 2

Owner 3

Mailing
PO BOX 58179

City FAIRBANKS	St AK	Zip 99711
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Legal

Subdivision
CHIPPENDALE 2

Block 02	Lot 03A
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Site Address
1084 ACORN CIR

Business

Neighborhood
LAKLOEY-PERSINGER

Property Assessment

Land 10 15137	Bldg 10 280504	Total 10 295641
Tax Status TAXABLE	Mill Rate 15.385	Est Taxes 4548

Site Address - Assessing

Other

Elementary School
BADGER

Middle School
NORTH POLE

High School
NORTH POLE

Flood Zone X500

Road Service
BORDA

Fire Service
NORTH STAR

Voter Precinct
34-180

Elevation
400

Forest Coverage

White Spruce and Balsam Poplar (pole)

Census Tract 14	Census Blk 1038	MLS 50
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Latitude 64.81909917	Longitude -147.4371096
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FNSB Planning Dist 8 BADGER	Zip Code 99705
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Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
LONG VICTORIA C	15137	300360	15.017	LONG VICTORIA C	12013	241116	17.83
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
LONG VICTORIA C	15857	305885	15.02	LONG VICTO	12013	192357	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
LONG VICTO	13215	290704	16.016	LONG VICTORIA C	12013	184347	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
LONG VICTORIA C	12013	277735	16.87	LONG VICTORIA C	12013	167533	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
LONG VICTORIA C	12013	258052	17.28	LONG VICTORIA C	12013	167533	

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.

Chapter 18.20 RR RURAL RESIDENTIAL DISTRICT

Sections:

- 18.20.010 Intent.
- 18.20.020 Use regulations.
- 18.20.030 Standards.

18.20.010 Intent.

This district is intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available. (Ord. 88-010 § 2, 1988)

18.20.020 Use regulations.

A. Permitted Uses. In the RR, rural residential district, permitted uses are:

1. Accessory uses;
2. Animals, where there are less than 25 nonhooved animals each weighing less than 50 pounds;
3. Bed and breakfast homestay;
4. Bed and breakfast residence;
5. Church buildings;
6. Domestic livestock on lots of not less than 80,000 square feet in area;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RR, rural residential district, conditional uses are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of such uses;
2. Animal and veterinary hospitals;
3. Cemeteries;
4. Communications towers;
5. Day care facilities;
6. Domestic livestock;
7. Guesthouse, one per lot, and only on a lot with an existing single-family detached dwelling or, where permitted, an existing mobile home;
8. Group homes;
9. Kennels, minor, on lots of not less than 80,000 square feet in area;
10. Mobile homes;
11. Professional offices;
12. 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, 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 utility lines which are permitted uses in all zoning districts;
13. Residential cluster development;
14. School buildings. (Ord. 2009-05 § 7, 2009; Ord. 94-046 § 5, 1994; Ord. 89-099 § 7, 1990; Ord. 88-010 § 2, 1988)

18.20.030 Standards.

In the RR, rural residential district, geometric standards are:

- A. Lot Area. Lot area shall not be less than 40,000 square feet.
- B. Required Yards for Buildings.

1. Front yard shall not be less than 25 feet;
2. Side yard shall not be less than 25 feet;
3. Rear yard shall not be less than 25 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)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-28, passed June 10, 2010.

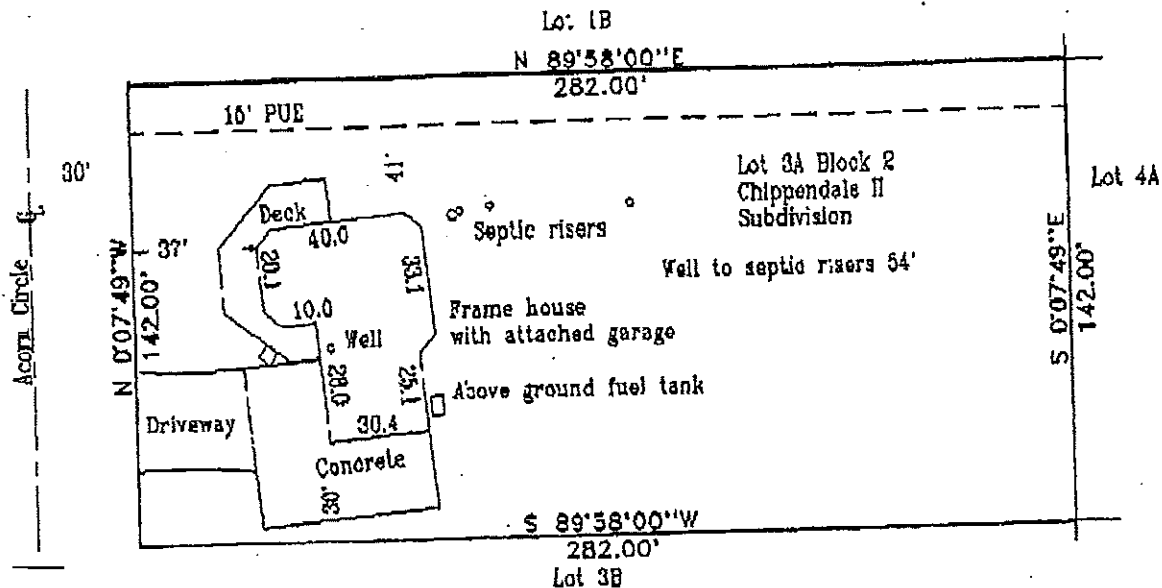
Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Borough Website:
<http://www.co.fairbanks.ak.us/>
Telephone number: (907) 459-1401
Code Publishing Company

From: Dennis Jennings 6074561418 To: Faye Barfield

Date: Time: 12:02:38 PM

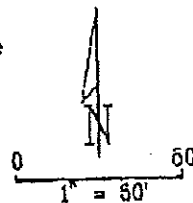
Page 1 of 4



Plot Plan

I, L. Frank Stallings RLS, Certify that this Plot Plan was prepared by me or under my direct supervision and that to the best of my knowledge, there are no other improvements or encroachments, if any, on the property other than those that are shown. This plot plan should not be construed to represent a boundary survey.

Lot 3A, Block 2, Chippendale II Subdivision (1084 Acorn Circle)
Re-Max Associates
Attn: Faye Barfield



Surveyed by Jenco Surveying
615 Craig Avenue
Fairbanks, Alaska 99707
907-456-1408

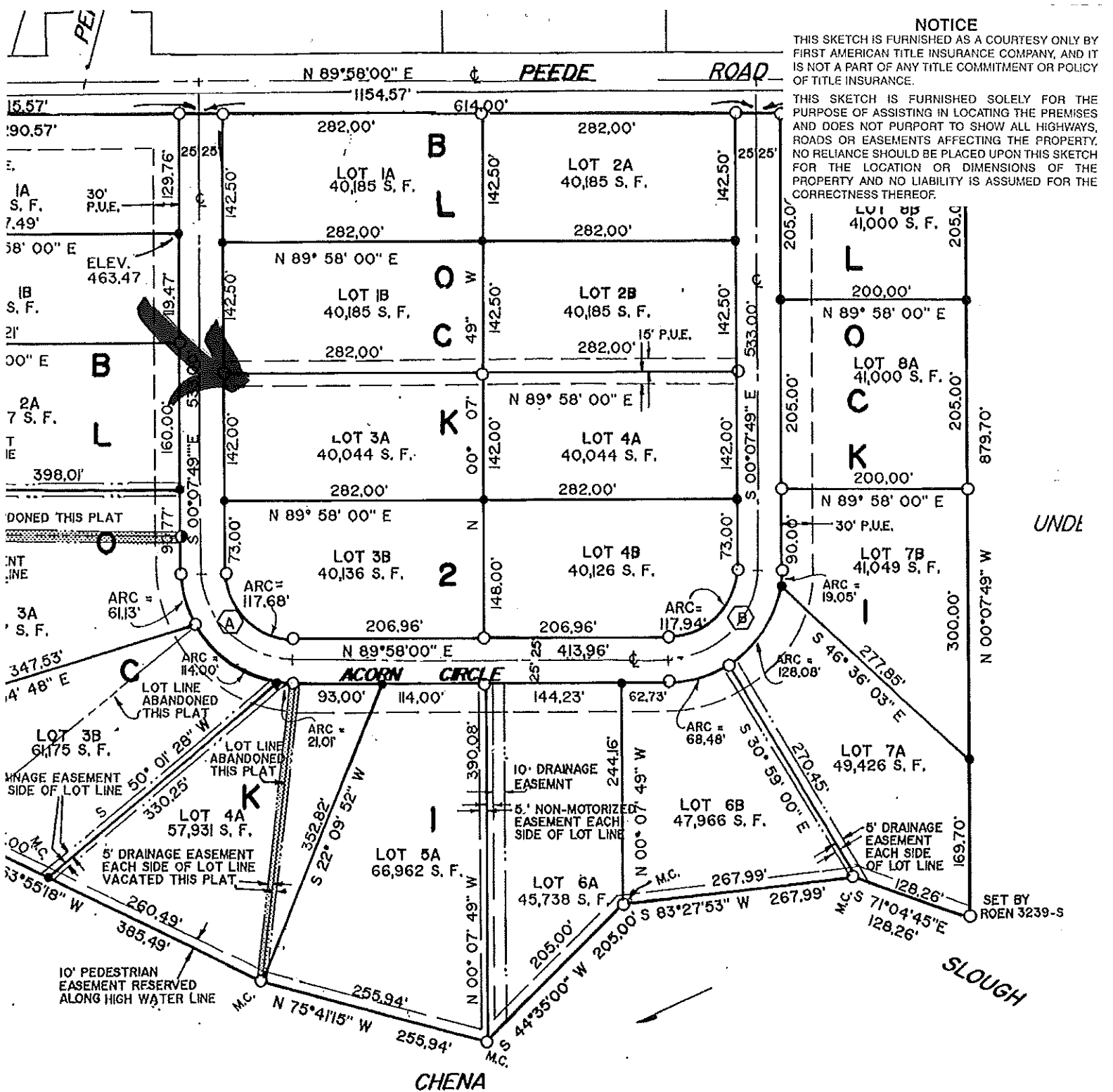
Ordered 12/12/99 Delivered 12/15/99
Scale 1" = 50'
Drawn By: DCJ Checked By: LSF



NOTICE

THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE.

THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.



LEGEND

- PEDESTRIAN EASEMENT
- DRAINAGE EASEMENT
- - - - PUBLIC UTILITY EASEMENT
- REBAR WITH CAP FOUND (SET BY 2235-S UNLESS NOTED)
- REBAR WITH CAP SET THIS SURVEY
- ⦿ REBAR WITH CAP FOUND, REMOVED THIS SURVEY
- - - - LOT LINE ABANDONED THIS PLAT
- ▬ DRAINAGE EASEMENT VACATED THIS PLAT
- M.C. MEANDER CORNER

87-63

RECORDED - FILED 20
FMAARS REC. DIST. *2/17/87*
 DATE **8-3** 19 **87**
 TIME **11:54** P.M.
 Requested by **FNSB**
 Address **POB 1267**
FBKS 44707

DALE II

NDALE
 3s
 nks

BASIS OF BEARING

The basis of bearing for this plat is CHIPPENDALE ESTATES SUBDIVISION. This plat (CHIPPENDALE II) is a replat of CHIPPENDALE ESTATES SUBDIVISION filed as Instrument # 85-213 with the Fairbanks Recording District Office, Fairbanks Recording District, Fairbanks, AK.

SOIL ABSORPTION SYSTEMS

The bottom of the soil absorption system must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternative wastewater system such as a mound.

A minimum horizontal distance of one hundred feet must be maintained between single family residential wells and septic tank/soil absorption systems, including those on adjacent lots. The requirements for residential units larger than single family are different. For more information call 452-1714.

A septic tank and its soil absorption system may not be placed within one hundred feet, measured horizontally, of any natural or man-made lake, river, stream, slough or coastal water of the state.

PUBLIC UTILITY EASEMENTS

The utility companies shall have the right to remove any dead or otherwise dangerous trees adjacent to or in the vicinity of the easement. Such trees shall be identified by the utility companies.

A thirty-five foot radius key (in addition to the platted public utility easements) is granted at each pole location as necessary for supportive devices.

A fifteen foot wide strip of land is granted (as determined necessary by the utility companies) for the installation, maintenance, repair or removal of yard poles.

Easement is hereby granted within all lots for secondary aerial crossings as determined necessary by the utility companies.

FLOOD ZONE "A"

This property has been determined, in whole or in part, to be located within Flood Zone A, a flood hazard area as identified by the Federal Emergency Management Agency. All development shall be required to comply with Federal Regulations and Title 15 of the Borough Code. Any construction or substantial improvement to a structure in the flood hazard zone (Flood Zone A) requires a flood plain permit from the Fairbanks North Star Borough.

BASE FLOOD ELEVATION-- 458.00'

SOIL

Salchaket very fine sandy loam, moderately deep.

ROAD ACCESS

No direct access shall be allowed to Peede Road. Access to lots shall be from Acorn Circle only.

PEDESTRIAN EASEMENT

A 10' pedestrian easement is reserved along the ordinary high water mark of the Chena Slough.

CHENA SLOUGH DRAINAGE COURSE

The Chena Slough's existing natural drainage course shall be preserved and shall not be restricted, altered, or otherwise impaired.

MEANDERS

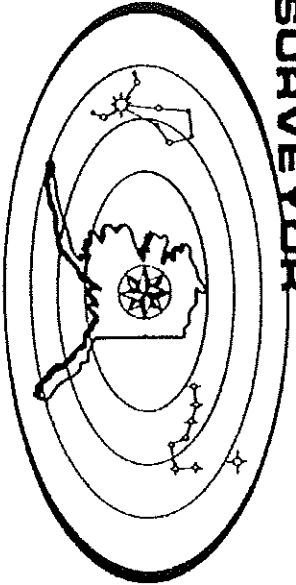
The true meander boundaries of the lots adjoining the Chena Slough are established by the mean high water lines of said water body. Lot areas shown for these lots are calculated to the meander lines as located by this survey.

RP 035 - 87

SURVEYOR

ARCTURUS SURVEYS

R.K. STALDER, R.L.S. 2235-S



(907) 488-3300

**PO BOX 85188
NORTH POLE, AK**

CHIPPENDALE II

**BEING A REPLAT OF CHIPPENDALE ESTATES
SUBDIVISION filed as Inst. # 85-213 with the
Fairbanks Recording District Office.**

A PORTION OF GOVERNMENT LOT 3

SEC. 19, T.1S., R.2E., F. M., AK.

FAIRBANKS RECORDING DISTRICT

GEORGE L. MILLER CONSTRUCTION, INC.
P.O. BOX 2057, FAIRBANKS, ALASKA 99707

OWNERS

DRAWN D Shadley



D. S. J. S. SERVICES 452 - 2049

CHECKED	SCALE	DATE	SHEET
DS	1" = 100'	19 SEPTEMBER 1986	1 OF 1

RECORDER'S OFFICE COPY

CERTIFICATE OF CORRECTNESS AND DECISION.
 I, the undersigned, being duly sworn, do hereby certify that I am a duly qualified surveyor in the State of Alaska, and that I have carefully examined the above described plat and find that it is a correct and true representation of the facts as shown by the field notes and other data furnished to me in accordance with the provisions of the laws of the State of Alaska.

George L. Miller
 Surveyor

THE NOTARY'S ACKNOWLEDGMENT.

UNITED STATES OF AMERICA
 STATE OF ALASKA

That I, the undersigned, being duly sworn, do hereby certify that I am a duly qualified surveyor in the State of Alaska, and that I have carefully examined the above described plat and find that it is a correct and true representation of the facts as shown by the field notes and other data furnished to me in accordance with the provisions of the laws of the State of Alaska.

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SURVEYOR'S ACKNOWLEDGMENT.

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George L. Miller
 Surveyor

CERTIFICATE OF PAYMENT OF TAXES.

I, the undersigned, being duly sworn, do hereby certify that I am a duly qualified surveyor in the State of Alaska, and that I have carefully examined the above described plat and find that it is a correct and true representation of the facts as shown by the field notes and other data furnished to me in accordance with the provisions of the laws of the State of Alaska.

George L. Miller
 Surveyor

CERTIFICATE OF APPROVAL BY THE STATE DEPARTMENT OF CONSERVATION.

This subdivision has been reviewed in accordance with the provisions of the laws of the State of Alaska, and it is hereby approved by the State Department of Conservation.

George L. Miller
 Surveyor

CERTIFICATE OF APPROVAL BY THE STATE DEPARTMENT OF CONSERVATION.

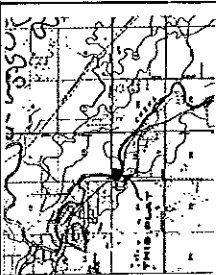
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VIEW OF SURVEY AREA
 SCALE: 1" = 1 MILE

NOTES

FLOOD ZONE A
 Property including herein lies within Flood Hazard Zone A, as shown on the Flood Hazard Map of Alaska, published by the Federal Emergency Management Agency, Department of Housing and Urban Development, Washington, D.C., 20535.

SIZE
 Each acre very roughly equal to 43,560 square feet. The area of the survey is approximately 100 acres. A 10' wide strip of land is granted (as delineated on the plat) to the utility company for the installation, maintenance, and repair of transmission lines.

UTILITY COMPANY
 The utility company shall have the right to remove any obstruction to the installation, maintenance, and repair of transmission lines within the utility easement. Such lines shall be identified by the utility company.

ADDITIONAL INFORMATION
 A 10' wide strip of land is granted (as delineated on the plat) to the utility company for the installation, maintenance, and repair of transmission lines. The utility company shall have the right to remove any obstruction to the installation, maintenance, and repair of transmission lines within the utility easement.

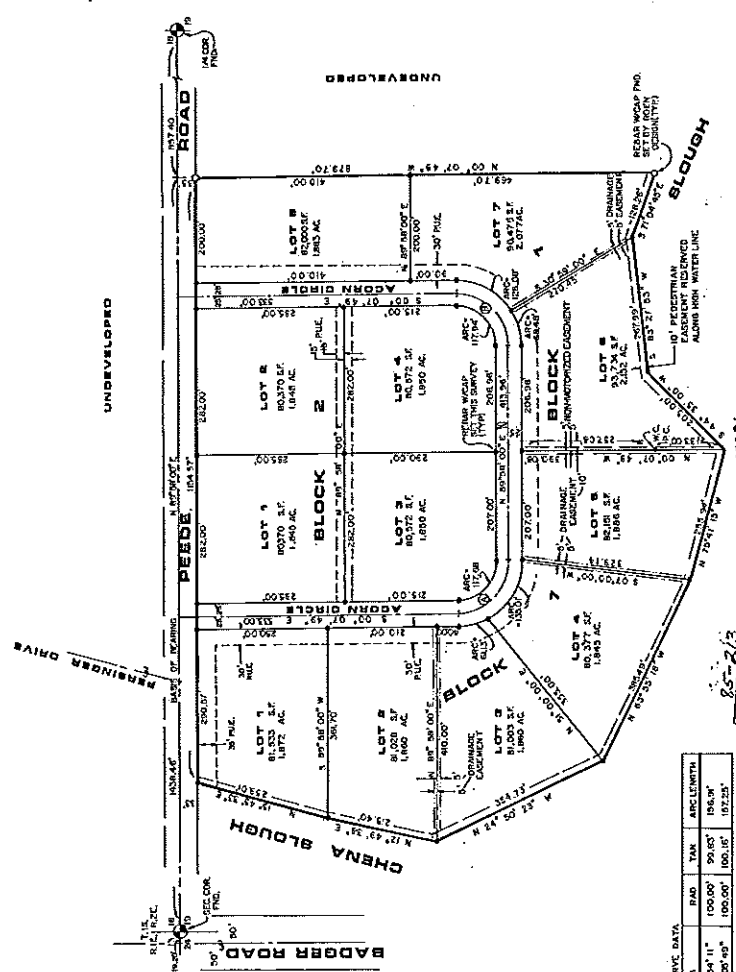
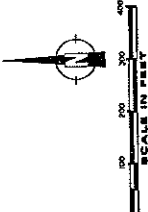
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LEGEND
 --- DRINKING EASEMENT
 --- PUBLIC UTILITY EASEMENT
 ○ RECORD WORK SET BY SURVEYOR

CURVE DATA	CHORD	TAN	ARC LENGTH
1	97°54'11"	100.00'	99.65'
2	90°00'00"	100.00'	100.00'
3	90°00'00"	100.00'	100.00'

85-213
 Surveyed Feb 14, 1941
 George L. Miller
 Surveyor

ARCTURUS SURVEYS
 R.C. STALOW, R.L.M. BESSER
 8077 ARCTURUS DRIVE
 NORTH WALK, AK

CHIPPENDALE ESTATES
 A PORTION OF GOVERNMENT LOT 3 SECTION 19, T. 15 S., R. 22 E., F. M., AK.

OWNER
 GEORGE L. MILLER CONSTRUCTION, INC.
 P.O. BOX 2057, FAIRBANKS, AK. 99707

DRAWN BY
 G.L.M.

CHECKED
 G.L.M.

DATE
 11 AUG 1988

SHEET
 1 OF 1

CHIPPENDALE ESTATES
 A PORTION OF GOVERNMENT LOT 3 SECTION 19, T. 15 S., R. 22 E., F. M., AK.

CONTAINING 24.707 ACRES

DECLARATION OF PROTECTIVE COVENANTS

OF

CHIPPENDALE II

A PORTION OF GOVERNMENT LOT 3
SEC. 19, T.1S., R.2E., F.M., AK.

GEORGE L. MILLER CONSTRUCTION, INC. an Alaska Corporation, hereinafter referred to as the Subdivider, does hereby declare to the public:

Declaration of restrictive covenants affecting CHIPPENDALE II, Plat of which was filed for record in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, on August 3, 1987 as Plat Number 87-63 being a REPLAT OF CHIPPENDALE ESTATES SUBDIVISION filed as Inst. # 85-213 with the Fairbanks Recording District Office.

The restrictions and covenants hereinafter set out are to run with the land, and shall be binding upon all persons owning lots in Chippendale II until December 31, 2012.

If the owner of such lots, or any of them, or their heirs or assigns, shall violate any of the covenants hereinafter set out, it shall be lawful for any other person owning real property situated in such subdivision to prosecute any proceedings at law, or in equity, against the person or persons violating any of such covenants, either to prevent him from doing so, or to recover damages for such violation, or both.

Invalidation of any of these covenants by judgment or Court order shall in no wise effect any of the other provisions, which provisions shall remain in full force and effect.

1. LAND USE AND BUILDING TYPE: No lot shall be used except for purposes that conform to Fairbanks North Star Borough Zoning Regulations pertaining to the Rural Residential classification.

2. CONSTRUCTION: (a) No mobile home, whether single or double wide, may be placed on any lot.

(b) Any buildings erected on any lot must be on a concrete or other permanent foundation and shall have the exterior finished walls or siding and exterior roof finish completely installed within one hundred eighty (180) days of the commencement of the construction.

(c) No trailer, tent, shack, or temporary building shall be erected on any of the lots in the subdivision. However, a temporary structure or small mobile home may be placed temporarily on the lot during the period of construction of a permanent building.

(d) No single family dwelling shall have less than nine hundred (900) square feet of floor space on the ground floor; duplex's shall not have less than nine hundred (900) square feet of usable living space per unit, not counting garages.

3. SET BACK LINES: No building or any part thereof, including garages and porches shall be erected on any lot closer than fifty (50) feet to the front street line nor closer than twenty (20) feet to the sidelines nor closer than fifteen (15) feet to rear lot lines.

4. NUISANCES: (a) In clearing the lot of trees and underbrush no birm piles nor rubbish heaps shall be permitted to remain on any lot.

(b) No owner shall store nor permit storage of any wrecked or inoperable motor vehicles, trailers, snow machines, boats, motors and similar objects. No owner shall accumulate nor permit to accumulate; junk, garbage, refuse and other unsightly materials upon the lot.

(c) No horses, cattle, swine, goats, dogs or other livestock shall be kept on any lot excepting that dogs, not exceeding two in number, and cats may be kept as household pets. However, no such household pet shall be permitted to become a nuisance and such animal shall be properly housed and contained within adequately fenced areas.

5. WATER AND SEWER FACILITIES: All privately constructed water wells and sewer facilities shall conform in all respects with the rules and regulations of the State of Alaska acting through its Department of Environmental Conservation, or other such division of health empowered to regulate such water supply and sewage disposal.

6. UTILITY EASEMENTS AND LINES: There are noted on the plat and hereby reserved, easements for the purpose of installing and

maintaining public utility facilities and for such other purposes incidental to the development of the property. All claims for damages, if any, or arising out of the construction, maintenance and repair of utilities, on account of temporary inconvenience or damage to or destruction of driveways, fences, shrubs and trees caused by the subdivider or any utility company or any municipality or any of its agents or servants, are not permitted to be maintained by the owners of the lots unless such damage is the result of gross negligence or malfeasance.

7. REMEDIES FOR VIOLATION: For violation or breach of any of these restrictions by any person, the subdivider, and the lot owners, or any of them severally, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof, or to prevent the violation or breach of any of them. In addition to the foregoing rights, the subdivider shall have the right, whenever there shall have been built on any lot any structure which is in violation of these restrictions, to enter upon the property where such violation of these restrictions exists and summarily abate or remove the same at the expense of the owner, and any such entry and abatement or removal shall not be deemed a trespass. The failure promptly to enforce any of the restrictions shall not bar said enforcement. The invalidation of any one or more of these restrictions by any Court of competent jurisdiction in no wise shall effect any of the other restrictions, but they shall remain in full force and effect.

DATED this 8th day of August 1987.

87-16825

GEORGE L. MILLER CONSTRUCTION, INC.

George L. Miller
George L. Miller
President

16 —
RECORDED & FILED
FAIRMONT REC.
DISTRICT

510087
AUG 12 3 07 PM '87

REQUESTED BY *Dennis S. Schlotfeldt*
George L. Miller Const
George L. Miller

SUBSCRIBER + SWORN Before me on August 8, 1987

- 3 -

Return: GEORGE MILLER CONST
PO Box 2057
Fbks, AR 99707

Notary Public
State of Arkansas

My Commission expires
July 18, 1988

4B/2 87-63
ALL

Return To:

James P. PROFFER, JR.
ATTORNEY AT LAW
1241 PULASKI STREET
FAIRBANKS, ALASKA 99701
(907) 452-4151
(907) 452-4171 (FAX)

FIRST AMENDMENT TO PROTECTIVE COVENANTS OF
CHIPPENDALE II

The undersigned, being the record owners of all Lots in Chippendale II, a replat of Chippendale Estates Subdivision, according to the plat filed August 3, 1987 as Plat Number 87-63, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, hereby amend the Protective Covenants of Chippendale II, recorded August 12, 1987 in Book 639, Page 476, as follows:

Paragraph 3 of the Protective Covenants is hereby amended to allow the house and garage on Lot 4B, Block 2 of Chippendale II in their present location, even though a portion of these structures are within 50 feet of the front lot line. This amendment shall not be construed as allowing any other structures to be built on said lot in violation of the set back requirements, or to allow structures to be built on any other lots in the subdivision in violation of the set back requirements.

4 01318

Gavora, Inc.

By V. Paul Gavora
V. Paul Gavora, President

Dated: 1-25- 1997.

Harper Enterprise's, Inc.

By Paul Harper
Paul Harper, PRES.

Dated: 1-31- 1997.

Thomas D Bennett
Thomas Bennett

Dated: 1-19- 1997.

Ida M Bennett
Ida Bennett

Dated: 1-19- 1997.

Mike S. Graham
Mike S. Graham

Dated: 2-28-9 1997.

John C. Boyer
John C. Boyer

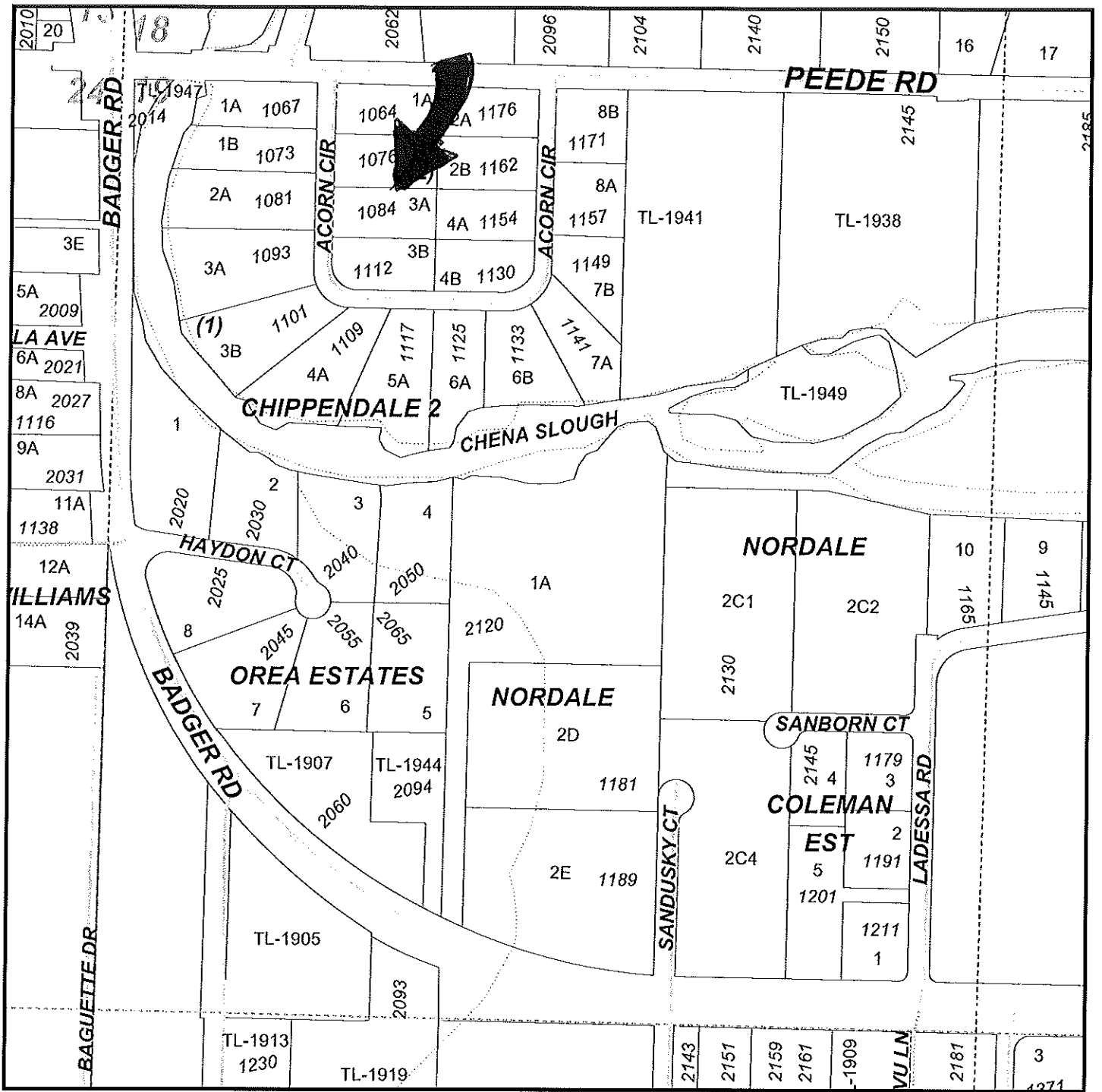
Dated: 27 FEB 97 1997.

Angela D. Dowler
Angela D. Dowler

Dated: 27 Jan 1997.

Dale A. Verley
Dale A. Verley

Dated: 23 JAN 1997.



Owner

LONG VICTORIA C
 PO BOX 58179
 FAIRBANKS AK 99711

Legal

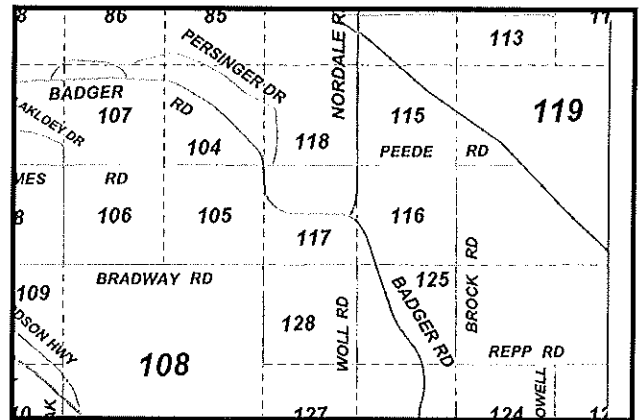
LOT 3A BLOCK 2 CHIPPENDALE II PLAT 85-213
 9/3/85 REPLAT 87-63 8/3/87 OUT OF TL-1933 SEC 19
 T1S-R2E

Address 1084 ACORN CIR

Tax ID	FNSB MAP	ASM Book
432121	212D3	8 BADGER117
T R S	Zoning	Zip Code Area
F001S002E19	RR	99705
Land App	Bldg Appr	SQ FT / ACRE
15137	280504	40044 0.92
Mill Rate	Primary Use	Tax Year
15.385	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
4548	1995	TAXABLE

Census Tract	14
Census Blk Grp	1038
Elem School	BADGER
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	BORDA
Fire Service	NORTH STAR
Latitude	64.81909917
Longitude	-147.4371096
MLS Area	50
Voting Dist	34-180
Legislature	Q34
Flood Zone	X500
Elevation	400

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State of Alaska Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

Legal Description: Lot3A Block 2 Chippendale II Plat No 87-63

Property Address/City: 1084 Acorn Circle, North Pole, AK 99705

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

* * * * *

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

* * * * *

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

* * * * *

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

9 / / 10
Seller's Initials Date
08-4229 (Rev. 7/08)

1084 Acorn Circle, North Pole, AK 99705

Property Address

/ /
Buyer's Initials Date