



LISTING PACKAGE

DATE: February 14, 2011

LP2011-278

PREPARED FOR:

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

PROPERTY OWNER:

~~WELLS FARGO~~ BAC / CHASE

STREET ADDRESS:

2245 Armoriga Drive

LEGAL DESCRIPTION:

Tract A-3, VENATOR SUBDIVISION, PHASE
TWO, Plat No. 2003-64

Thank you for using Yukon Title Company, Inc.


Kimberly DePaepe
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:

2010 Assessed Value:

PAN No.	:	0537829	Tax Amount*	:	\$4,727.60
Land	:	\$41,201	Misc. Improvement	:	\$0
Building	:	\$291,401	Total Assessed Value	:	\$332,602

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.2140
PARCEL SIZE	:	197,762.4 Acres/4.54 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	7 Years/2004
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Badger Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X, X500
LONGITUDE	:	-147.2725
LATITUDE	:	64.7710



LISTING PACKAGE

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

1. ~~Last Deed of Record recorded as Instrument No. 2007-018695-0 to, EDWIN L. [REDACTED]~~
2. ~~Deed of Trust recorded as Instrument No. 2007-019485-0~~
~~Substitution of Trustee recorded as Instrument No. 2009-007878-0~~
~~Notice of Default recorded as Instrument No. 2009-007878-0~~
~~Termination recorded as Instrument No. 2010-017645-0~~
~~Notice of Default recorded as Instrument No. 2010-017645-0.~~
3. Building Energy Efficiency Standard Certification recorded as Instrument No. 2005-014556-0.
4. Summary of Building Inspections recorded as Instrument No. 2005-014557-0.
5. Encroachment Agreement recorded as Instrument No. 2005-025307-0.
6. As Built Survey
7. Covenants, Conditions and Restrictions.
8. Notes and /or Easements as Stated on the Plat.
9. Plat Map
10. Neighborhood Map
11. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0537829	PROPERTY PHYSICAL DESCRIPTION TRACT A-3 VENATOR PHASE TWO Previously assessed as VENATOR PHASE ONE A	TWN-RNG 2S 2E
NEIGHBORHOOD 2003 Badger East	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0977 NORTH STAR FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 14.2140	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
1 4.54 Acres

OWNER

NAME CHASE HOME FINANCE LLC,	INTEREST OWNERSHIP
--	------------------------------

ADDRESS

SITUS ADDRESS
2245 ARMORICA DR

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	3/2/2011			2011-003399-0
Deed of Trust	12/26/2007			2007-029483-0
Warranty Deed	8/15/2007			2007-018693-0
Deed of Trust	8/15/2007			2007-018694-0
Deed of Trust	1/12/2007			2007-000720-0
Warranty Deed	3/1/2005			2005-003586-0
Deed of Trust	3/1/2005			2005-003587-0
Deed of Trust	8/6/2004			2004-017099-0
Replat	6/12/2003			2003-014192-0
Covenants	6/12/2003			2003-014193-0
Amendment of Lease	7/15/2002			2002-014171-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$41,201.00	\$291,401.00	\$332,602.00	\$332,602.00
2009	\$35,707.00	\$300,827.00	\$336,534.00	\$316,534.00
2008	\$35,707.00	\$300,827.00	\$336,534.00	\$316,534.00
2007	\$28,840.00	\$308,621.00	\$337,461.00	\$317,461.00
2006	\$27,467.00	\$296,210.00	\$323,677.00	\$303,677.00

Pay Property Taxes by credit card

Tax History (Updated: 03/10/11 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$4,727.60	\$0.00	\$0.00	\$4,727.60	\$4,727.60	\$0.00
2009	\$4,411.16	\$0.00	\$0.00	\$4,411.16	\$4,411.16	\$0.00
2008	\$4,424.96	\$0.00	\$0.00	\$4,424.96	\$4,424.96	\$0.00
2007	\$4,757.76	\$0.00	\$0.00	\$4,757.76	\$4,757.76	\$0.00
2006	\$4,794.88	\$0.00	\$0.00	\$4,794.88	\$4,794.88	\$0.00

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

Building Details for PAN 0537829

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 2004

SFR

Standard

Residential

Amenities

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

QUANTITY

3

SECTIONID

1

FOOTPRINT

1816

STORIES

1

PERIMETER

216

INTERIORDESC

Main Area

WALLTYPE

2x6 CUS Siding

2

1280

1

144

Secondary L.A.

2x6 CUS Siding

Secondary Sections

SECTIONID

3

FOOTPRINT

704

SECTIONDESC

Attached Gar. (C)

4

80

Blt In Porch

$$\begin{array}{r}
 1816 \\
 1280 \\
 \hline
 3096
 \end{array}$$

Alaska Street Master

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

Property

TAXID 537829	Map 133	Zoning GU-1	Primary Use RESIDENTIAL	Year Built 2004	Lot Sq Ft 197762	Acres 4.54
------------------------	-------------------	-----------------------	-----------------------------------	---------------------------	----------------------------	----------------------

Legal

TRACT A-3 VENATOR PHASE TWO
Previously assessed as VENATOR
PHASE ONE A

Property Owner

Owner 1
WHEELER EDWIN L

First Name EDWIN	Last Name WHEELER
----------------------------	-----------------------------

Owner 2

Owner 3

Mailing
2245 ARMORICA DR

City NORTH POLE	St AK	Zip 99705
---------------------------	-----------------	---------------------

Legal

Subdivision
VENATOR PHASE 2

Block	Lot
	A-3

Site Address
2245 ARMORICA DR

Business

Neighborhood
BADGER EAST

Property Assessment

Land 10	Bldg 10	Total 10
41201	291401	332602
Tax Status	Mill Rate	Est Taxes
TAXABLE	14.214	4728

Other

Elementary School
BADGER

Middle School
NORTH POLE

High School
NORTH POLE

Flood Zone X,X500

Road Service

Fire Service
NORTH STAR

Voter Precinct
33-220

Legislature
Q33

Elevation
400

Forest Coverage

Cultural

Census Tract	Census Blk	MLS
15	5008	50

Latitude	Longitude
64.77107579	-147.2725227

FNSB Planning Dist	Zip Code
9 NORTH POLE	99705

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
WHEELER EDWIN L	35707	336534	13.898	LIBERTY HOMES INC	15618	15618	16.68
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
WHEELER EDWIN L	35707	336534	13.94				
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
WHEELER ED	28840	337461	14.949				
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
SELID RODNEY J	27467	323677	15.74				
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
SELID RODNEY J	24720	175440	16.12				

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.

A-3



2005-014557-0

Recording Dist: 401 - Fairbanks
7/19/2005 8:34 AM Pages: 1 of 2

A
L
A
S
K
A



SUMMARY OF BUILDING INSPECTIONS

Site-Built Construction

cc

Owner of record: Liberty Homes Julie & Rodney Selid

Legal description: Tract A-3 Venator S/D ^{PHASE 2} Fairbanks
Plat Filed 06/12/2003 as Plat # 2003-04; Fairbanks Recording District, 4th Judicial District, State of AK

Site address: 2245 ARMORICA Street North Pole, AK 99705

This certification is issued pursuant to the requirements of AK Statute 18.56.300 and AHFC's regulations 15 AAC 150.030. Use of alternate methods, such as videos, must have PRIOR WRITTEN APPROVAL of Alaska Housing Finance Corporation.

By my signature below, I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, real estate agent, or other interested party for this project, other than as a fee inspector.

1. PLAN APPROVAL

Printed Name	Signature	License # *	Date
Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-R5	5-18-04

2. COMPLETION OF FOOTINGS & FOUNDATION

	Printed Name	Signature	License # *	Date
Footings	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-R5	5-18-04
Foundation	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-R5	5-27-04

3. COMPLETION OF FRAMING, ELECTRICAL, PLUMBING, & MECHANICAL

	Printed Name	Signature	License # *	Date
Framing	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-R5	8-3-04
Electrical	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-R5	9-15-04
Plumbing	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-R5	9-15-04
Mechanical	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-R5	9-15-04

Recorder: Index by Legal, Owner, and Builder

Form PUR-102
Page 1 of 2
07/04

Legal description: Tract A-3 Venator S/D Fairbanks

4. COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER

Printed Name	Signature	License # *	Date
<u>Lynn A. Kuhl</u>	<u>[Signature]</u>	<u>0865297-R5</u>	<u>10-3-04</u>

5. CONDITIONAL APPROVAL

Items to be completed: ELECTRICAL Trim
To be completed by: 4-15-05

6. FINAL APPROVAL

Printed Name	Signature	License # *	Date
<u>Lynn A. Kuhl</u>	<u>[Signature]</u>	<u>0865297-R5</u>	<u>2-28-05</u>

* License # is the inspector's ICC certification # or Registration # under AS 08.18 and 12 AAC 22

By my signature below, I certify that the required inspections have been completed and the building meets or exceeds standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify any/all engineered components are currently listed with the International Code Council (ICC) and to my knowledge there has been no action to rescind ICC approval.

Builder's Signature: [Signature] Date: Feb 28, 05

Builder's Name: Debra K Rosson, President Builder's License # 22560
(If applicable)

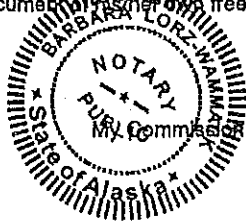
Business Name: Liberty Homes, Inc.

Address: PO Box 55520

City, State: Fairbanks, AK Zip 99705

Before me, a Notary Public in and for the State of Alaska, Debra K Rosson, President for
has executed the foregoing document LIBERTY HOMES, INC., with authority so to do

[Signature]
(Notary Signature)



E25192 FTA 62759
Return to:
LIBERTY HOMES, INC.
PO Box 55520
North Pole, AK 99705

Recorder: Index by Legal, Owner, and Builder

Form PUR-102
Page 2 of 2
07/04

2 of 2
2006-014657-0

A-3

2003-64



2005-014556-0

Recording Dist: 401 - Fairbanks
7/19/2005 8:34 AM Pages: 1 of 9

A
L
A
S
K
A



**Building Energy Efficiency Standard (BEES)
Certification**

CC

Owner of Record: Julie & Rodney Selid

Building is located at: 2245 Armoria Street North Pole, AK 99705
(Street) (City)

Legal Description is: Tract A-3 Uenator S/D, PHASE Two
according to the plat filed 06/12/2003
as Plat #2003-64: Records of the Fairbanks Recording District
4th Judicial District, State of Alaska. (Including recording district)
Property is Located in Region: 1 2G 2A 3 4 5

Above Property Is:

New Construction Existing Construction: Date Construction Began: 5-18-04
(Defined as installation of the foundation)

BEES Thermal Compliance Statement:

*Home Energy Rating Certificate attached
 Prescriptive Method Performance Method Budget Method
 Energy Rating Method: Rating: 92.2, Rating software & version: AKWARM 1.03
Rater's Name: Lynn A. Kuhl

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the thermal requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater ICC Inspector Builder Architect Engineer Owner

My BEES Compliance Certification # 200081 Expiration Date: 2-1-06
Name: Lynn A. Kuhl Signature: Lynn A. Kuhl Date: 2-28-05

BEES Ventilation Compliance Statement: Option I Option II

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the ventilation requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater ICC Inspector Mechanical Contractor Builder Architect Engineer Owner

My BEES Compliance Certification # 200081 Expiration Date: 2-1-06
Name: Lynn A. Kuhl Signature: Lynn A. Kuhl Date: 2-28-05

E25192 FTA 62759
Return to:
Liberty Homes, Inc.
PO Box 55520
North Pole, AK 99705

Form PUR-101
07/04

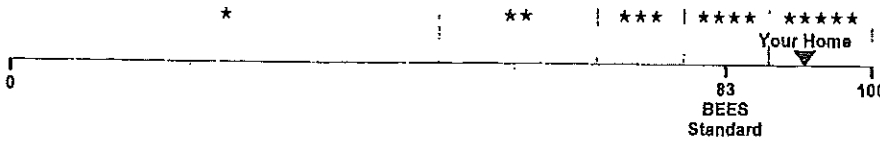


HOME ENERGY RATING CERTIFICATE

The Home Located At:
 2245 Armorica
 North Pole, Alaska

Has Been Energy-Rated As:
 ★★ ★★ ★★ ★★ ★★+
 Five Stars Plus

Overall Efficiency of Home
 92.2 points



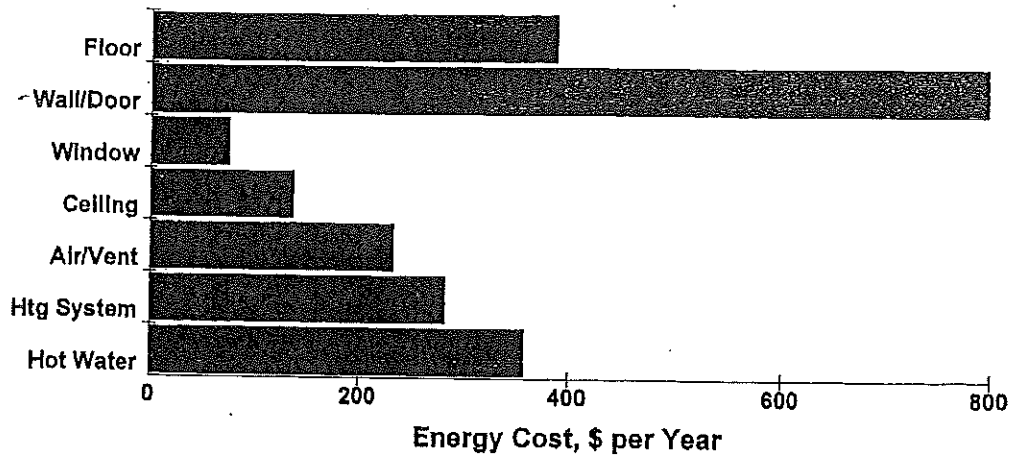
Projected Annual Energy Costs

\$3,299 per year

Amount of CO2 Produced by the Home

60,152 pounds per year

BREAKDOWN OF HEATING COSTS



Client: Liberty Homes

Rater: Lynn A. Kuhl, Kuhl Inspection

Date: 2/28/05

Rater's City: Fairbanks, Alaska 99709

Phone: 907-452-5601

FAX:

ver. 1.03, library: 12/31/2000



2 of 9

2005-014666-0

ENERGY COST AND FEATURES REPORT

Property: Liberty Homes
2245 Armoric
North Pole, Alaska

Rater: Lynn A. Kuhl
Kuhl Inspection
5151 Electra Ave.
Fairbanks, Alaska 99709

House: Single Family
Living Floor Area: 3,560 square feet
3-Car Attached Garage

Rating: BEES
ID: 200081

The measured air tightness of this home indicates that it may not provide sufficient ventilation air (for acceptable indoor quality) as defined by ASHRAE 62-89, without adequate mechanical ventilation equipment. If whole house mechanical ventilation equipment has been installed, it is recommended that it be properly maintained and operated. If no whole house mechanical ventilation equipment has been installed, it is strongly recommended that the homeowner consider an investment in this improvement. (A test of the building's ventilation air rate would help determine the importance of a mechanical ventilation system in this home.)

ENERGY FEATURES

Envelope Efficiency

Floor Insulation	R-21 *
Wall/Door Insulation	R-17.3 *
Ceiling Insulation	R-61
Window R-Value	R-4.5
Window to Wall Ratio, Living Space	7.8%
South Facing Window Area	90 square feet
Air Leakage	0.6 Air Changes per Hour at 50 Pascals 0.04 Air Changes per Hour Natural

* Includes the insulating value of the ground in contact with these envelope components.

Space Heating System

System Efficiency	87%
Fuel Type	#2 Oil
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	None

Water Heater

Efficiency	82%
Location	Conditioned Space
Fuel Type	#2 Oil

Ventilation

System Type	Heat Recovery Ventilator
-------------	--------------------------

Other

Number of Occupants	5
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliances Use	Average

ESTIMATED ENERGY USE

Space Heating	\$1,917
Water Heating	\$359
Lights and Appliances	\$1,023



3 of 9

2006-014566-0

Space Heating	448 kWh of Electricity, 1,260 gallons of #2 Oil
Water Heating	241 gallons of #2 Oil
Lights and Appliances	11,403 kWh of Electricity

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.

ver. 1.03, library: 12/31/2000



4 of 9

2006-014656-0

BUILDING LEAKAGE TEST

Date of Test: 2-28-05
Test File: Untitled

Technician: Lynn A. Kuhl

Customer: Liberty Homes
3614 Laurence Rd.
North Pole, Alaska 99705
Phone 907-488-1698

Building Address: 2245 Armorica
North Pole, Alaska 99705.

Test Results

- Airflow at 50 Pascals:
(50 Pa = 0.2 w.c.)
407 CFM (+/- 1.1 %)
0.58 ACH
0.11 CFM per ft2 floor area
- Leakage Areas:
49.3 in2 (+/- 6.3 %) Canadian EqLA @ 10 Pa
28.7 in2 (+/- 10.2 %) LBL ELA @ 4 Pa
- Minneapolis Leakage Ratio: 0.07 CFM50 per ft2 surface area
- Building Leakage Curve:
Flow Coefficient (C) = 47.3 (+/- 16.2 %)
Exponent (n) = 0.550 (+/- 0.043)
Correlation Coefficient = 0.98794
- Test Settings:
Test Standard = CGSB
Test Mode = Depressurization
Equipment = Model 3 Minneapolis Blower Door, S/N

Infiltration Estimates

- Estimated Average Annual Infiltration Rate:
43.5 CFM
0.06 ACH
8.7 CFM per person
- Estimated Design Infiltration Rate:
Winter: 58.1 CFM
0.08 ACH
Summer: 20.6 CFM
0.03 ACH
- Recommended Minimum Ventilation Guideline:
(based on ASHRAE 62-89 and 136-93) 244.9 CFM
161.9 in2 LBL ELA

Cost Estimates

- Estimated Cost of Air Leakage for Heating: \$ 109 per year heating
- Estimated Cost of Air Leakage for Cooling:



5 of 9

2005-014556-0

BUILDING LEAKAGE TEST Page 2

Date of Test: 2-28-05 Test File: Untitled

Building Conditions

Inside Temperature:	65 deg F	Heating Fuel:	Oil
Outside Temperature:	20 deg F	Heating Fuel Cost:	\$2.00/gallon
# of Stories	2.0	Heating Efficiency:	87.00
		Heating Degree Days:	13940
Wind Shield:	M	Cooling Fuel Cost:	
# of Occupants	5.0	Cooling SEER:	
		Cooling Degree Days:	16
# of Bedrooms:	4.0		
Volume:	41984 ft3	Ventilation Weather Factor:	0.90
Surface Area:	6016 ft2	Energy Climate Factor:	17.0
Floor Area:	3660 ft2		
Design Winter Wind Speed:	7.0 mph	Design Winter Temp Diff:	117 deg F
Design Summer Wind Speed:	7.0 mph	Design Summer Temp Diff:	3 deg F

Comments



8 of 9

2006-014656-0

BUILDING LEAKAGE TEST Page 3

Date of Test: 2-28-05 Test File: Untitled

Data Points: Data Entered Manually

Nominal Building Pressure (Pa)	Fan Pressure (Pa)	Nominal Flow	Temperature Adjusted Flow	% Error	Fan Configuration
-1.0	n/a				
-55.0	57.2	444	425	0.1	Ring B
-50.0	50.3	416	398	-1.1	Ring B
-45.0	44.9	393	376	-0.9	Ring B
-40.0	43.1	385	368	3.8	Ring B
-35.0	34.1	342	327	-0.6	Ring B
-30.0	28.1	310	296	-1.7	Ring B
-1.0	n/a				



7 of 9

2005-014566-0

AIR LEAKAGE TEST RESULTS

Date of Test: 2-28-05 Test File: Untitled

Test Performed For: Liberty Homes
3614 Laurence Rd.
North Pole, Alaska 99705
Phone 907-488-1698

Test Results

1. Measured Leakage: **29 sq. in. (407 CFM @ 50 Pa)**

This leakage area represents the cumulative size of all holes and cracks in the exterior of your house through which unconditioned outside air enters your home and conditioned air escapes.
2. Est. Annual Air Change Rate: **0.06 air changes/hour (8.7 CFM/person) ***
3. Est. Cost of Air Leakage **\$ 109 per year (heating) ***

Ventilation Guideline

1. National ventilation guidelines recommend that houses have an effective hourly air change rate of 0.35 (or 15 CFM per person) to maintain acceptable indoor air quality.
2. We estimate that a minimum leakage area of **162 sq. in.** for your house will lead to an average annual ventilation rate that is equal to this minimum requirement, if you rely solely on air leakage for ventilation. Because actual ventilation rates vary greatly with weather conditions, most experts agree that mechanical ventilation is the best method for maintaining appropriate ventilation levels. *

Additional Information

If some of the the house leakage is located in the forced air duct system, both the leakage rate and energy costs will tend to be higher than reported above. Duct leaks result in much greater air leakage because they are subjected to much higher pressures than typical house leaks. Duct leaks can also seriously degrade indoor air quality.

Many factors contribute to indoor air quality including ventilation rates, sources and locations of pollutants, proper operation of combustion appliances and occupant behavior. Additional testing is needed to fully evaluate the air quality in your house.

* The estimated annual air change rate is based on ASHRAE Standard 136-93 and assumes no mechanical ventilation. Ventilation guidelines are based on ASHRAE Standard 62-89. Many assumptions went into these estimates. Actual air change rates and costs may differ from these estimates by a factor of 2 or more.

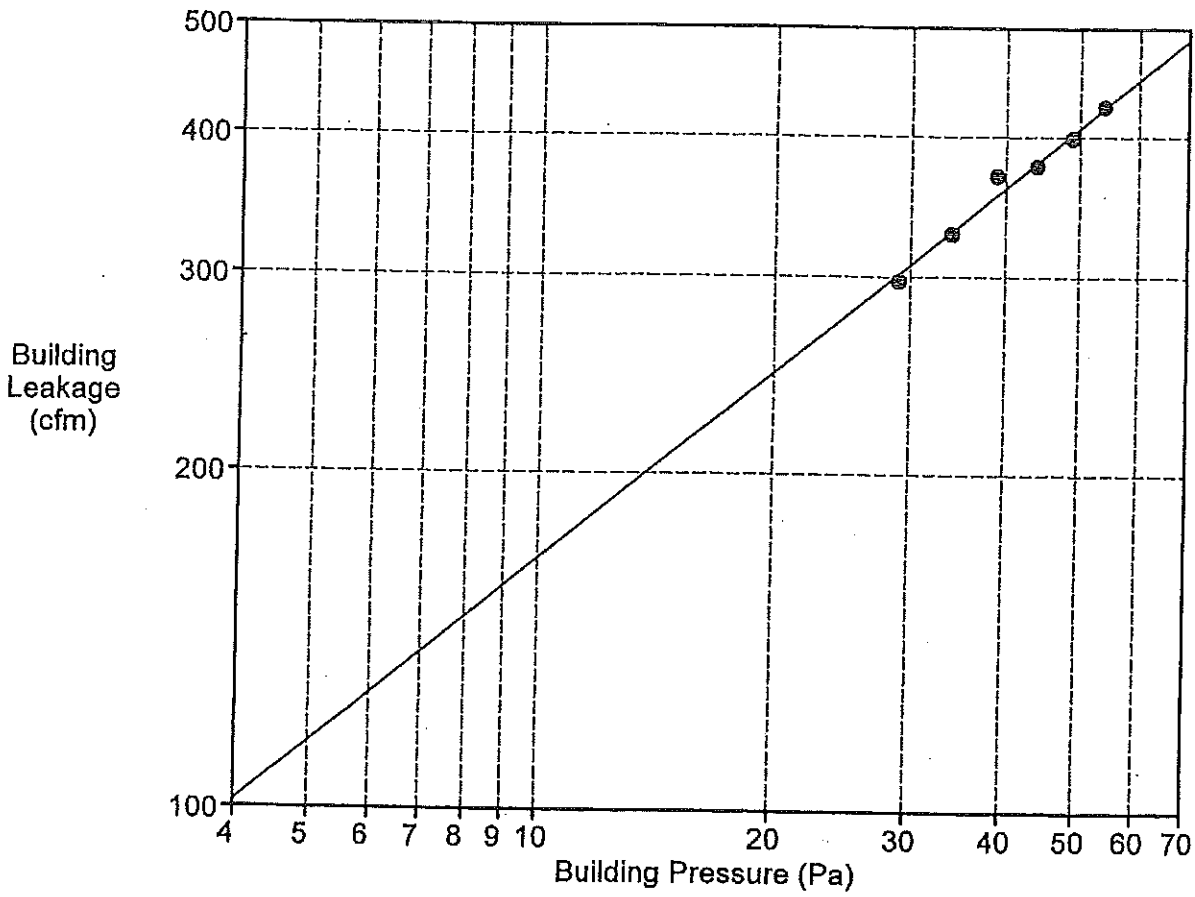


8 of 9

2006-014556-0

Building Leakage Curve

Date of Test: 2-28-05 Test File: Untitled

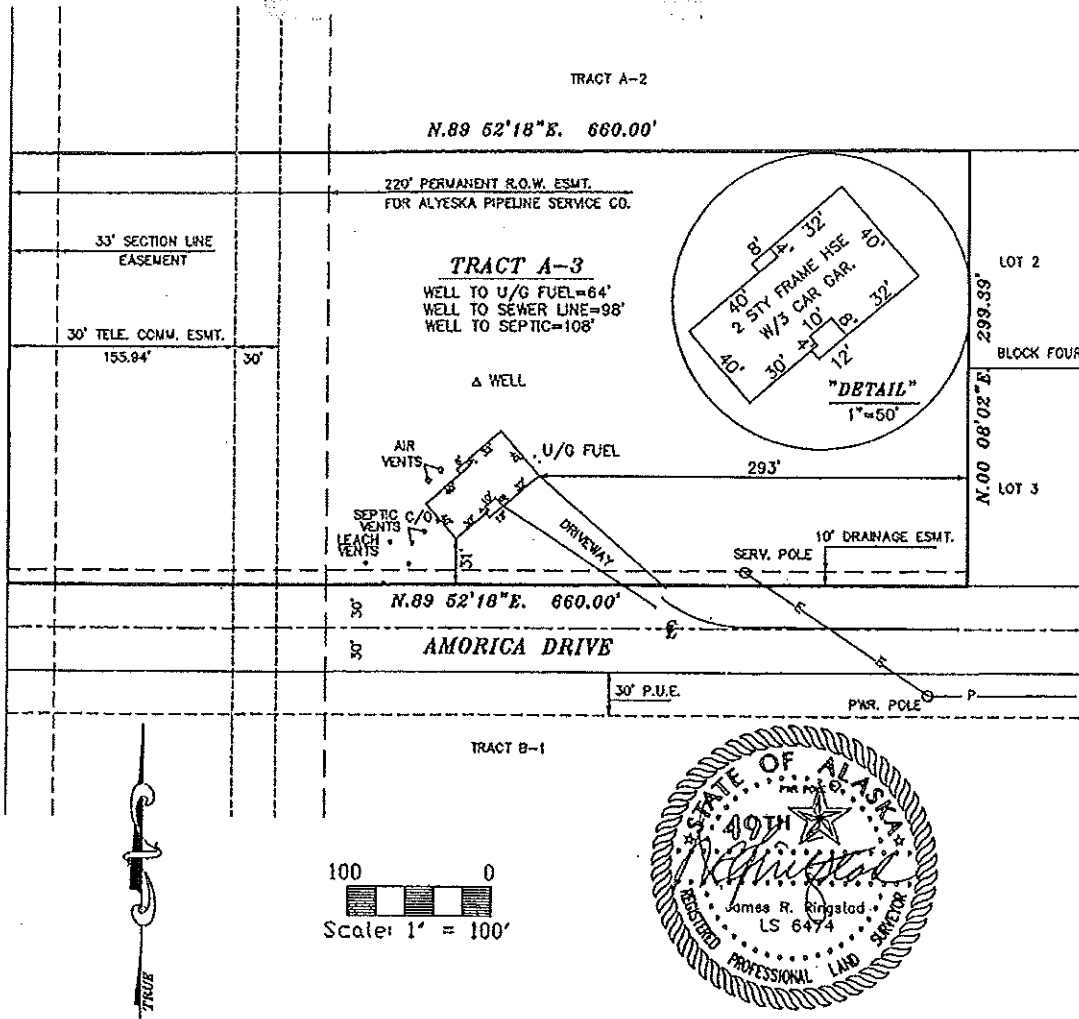


8 of 9

2006-014556-0

PARHAM MCCORMICK ROAD

N.00 08'02"E. 299.39'



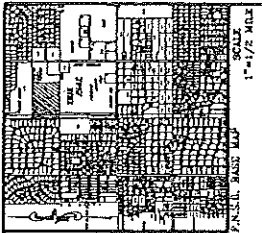
FOR TITLE INSURANCE PURPOSES ONLY

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 Tract A-3, Venator Subdivision-Phase Two (FRD Plat No. 2003-64) and that these improvements lie wholly within the property lines and do not overlap 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.

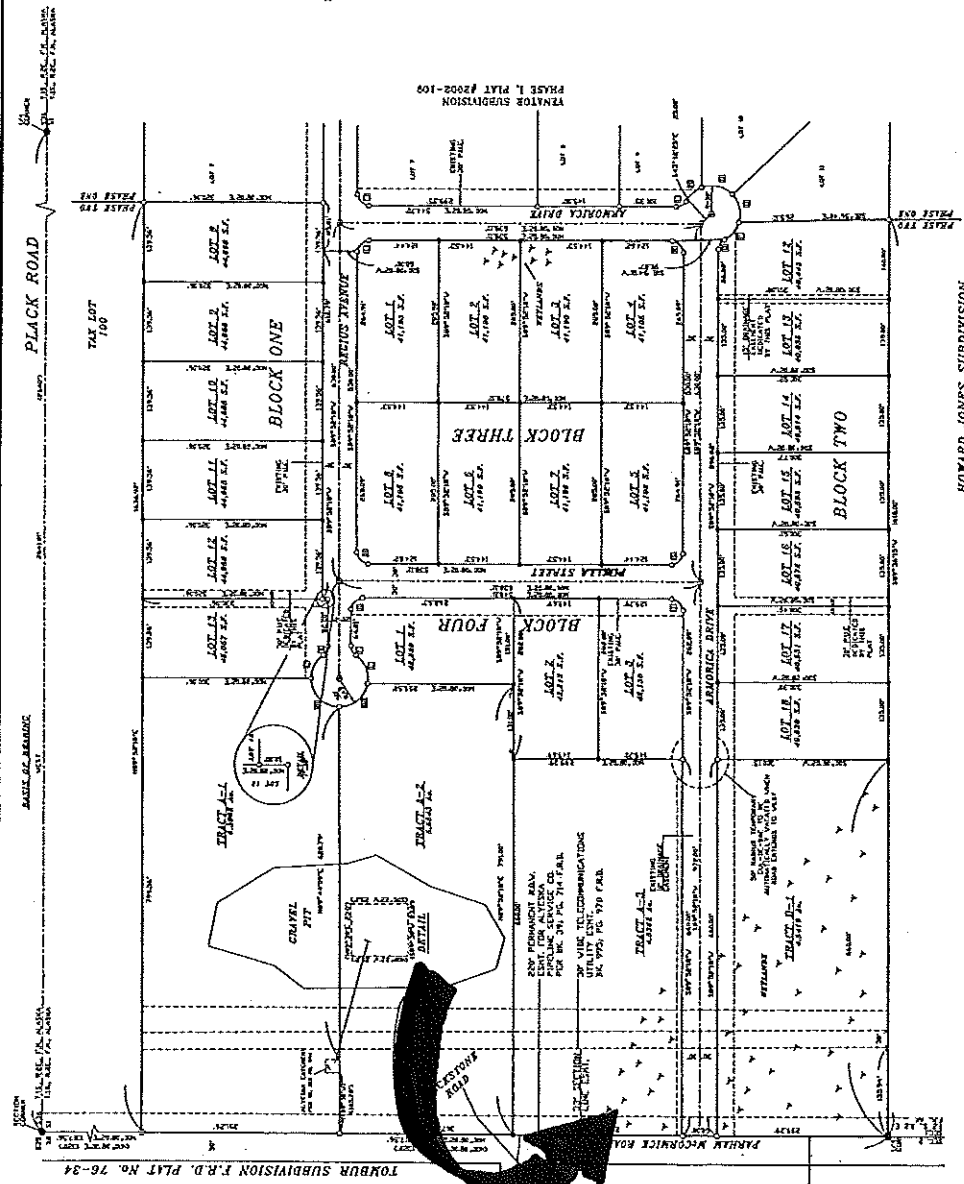
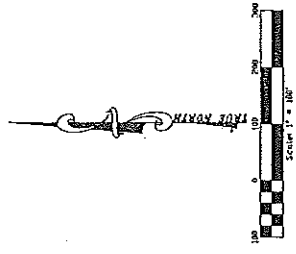
James R. Ringstad 2/11/05
James R. Ringstad, L.S. 6474

MORTGAGE LOCATION SURVEY

Prepared For:		Liberty Homes, Inc. Attn: Deb Rosson Ref: Selid P.O. Box 55520; North Pole, AK 99705	
Drawn:	JRR	Job No.	3TA01932
Checked:	JRR	Fld Book	0501-28
Scale:	1" = 100'	<p>3 TIER-Alaska, Corp. 432 Lignite Avenue; P. O. Box 71940 Fairbanks, Alaska 99707-1940 (907) 456-5895 Office (907) 456-3176 Fax</p>	
Date of Survey:	2/11/2005		



VICINITY MAP
SCALE
1" = 1/2 MILE



P.N.S.B. REF No. SD 041-02 / RP 047-02

**YEMATOR SUBDIVISION
PHASE TWO**

EMERY ALASKA, INC.
A CORPORATION OF THE STATE OF ALASKA
1000 NORTH BROADWAY, SUITE 100
ANCHORAGE, ALASKA 99503

PLAT No. 8002-108

3. TIER-ALASKA, Corp.
P.O. Box 7140 422 Lupton Avenue
Fairbanks, Alaska 99707-1440
(907) 486-0888 6/19/04

DATE	1/10/07
BY	1
REVISION	2

HOWARD JONES SUBDIVISION
PLAT # 98-22

AREA SUMMARY

- BLOCK ONE NET LOT AREA=6.7614 AC.
- BLOCK TWO NET LOT AREA=6.5183 AC.
- BLOCK THREE NET LOT AREA=7.5568 AC.
- BLOCK FOUR NET LOT AREA=2.9121 AC.
- TRACT A-1 AREA=6.3968 AC.
- TRACT A-2 AREA=5.5543 AC.
- TRACT B-1 AREA=4.5362 AC.
- TRACT B-2 AREA=4.5419 AC.

LEGEND

- 3" Diameter Brass Cap Monument, Recovered this survey
- 3" Diameter Aluminum Monument, Found this survey (LS 6274)
- 1 1/2" Diameter Aluminum Monument, Found this survey (LS 6274)
- 1 1/2" Diameter Aluminum Monument, Found this survey (LS 6274)
- 1 1/2" Diameter Aluminum Monument, Set this survey (LS 6274)
- Public Utility Easement
- Record

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

Jairbanks 2003-64

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.

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. 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)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-03, passed January 27, 2011.

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

2003-64



2003-014193-0

Recording Dist: 401 - Fairbanks
6/12/2003 3:26 PM Pages: 1 of 3

A
L
A
S
K
A



Protective Covenants of
Venator Subdivision Second Addition
FM Ak.

Return to Liberty Homes Inc.
P.O. Box 55520
North Pole, Alaska 99705

Page One of Three

Protective Covenants : Venator Subdivision Second Addition .

Applicable to lots 6 through 13 of Block 1 Venator Subdivision and Lots 11 through 18 Block 2 Lots 1 through 8 of Block 3 Lots 1 through 3 of Block 4 and Tracts A,B,C, and D of Venator Subdivision FM Ak. Recorded this 12. day of June 2003. as plat # 2003 - 64 .

1. **Land use:** Each lot shall be used for residential purposes only, and no lot shall be further subdivided or partitioned.
2. **Building Type:** Only buildings of residential nature and design of no larger than a single family dwelling, with the exception of a mother in law unit, may be constructed thereon, accessory buildings such as garages, greenhouses, or other buildings customarily adjunctory to a place of residence shall be of permanent nature and of harmonious design and appearance with each other and the dwelling house. No mobile homes or Quonsets are allowed.
3. **Dwelling Cost ,Quality and Size:** No dwelling shall be permitted on any lot at a cost of less than \$ 150,000.00 based upon cost levels prevailing on the date these covenants are recorded. The ground floor main structure , including open porches and garages shall be not less than 1,400 square feet for a two story or not less than 1,600 square feet for a home of one story. The exterior of the dwelling must be completed within two years after beginning of construction, and finished with an acceptable recognized permanent finish material. Accessory building shall also be finished in the same manner as the exterior of the main dwelling, however it must be finished within one year from beginning of construction.
4. **Building Location:** No building or portion thereof, including wells, septic tanks, or leach fields, shall be constructed or placed in such a manner that will not conform to DEC regulation of well and septic requirements.
5. **Easements:** Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within those easements, no structure or other material shall be placed or permitted to remain which may damage

or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage channels in the easements. The easement area of each lot and all improvements on it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

6. **Water Supply and Sewage Disposal:** No individual water supply systems or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendation of the Alaska Department of Environmental Conservation at the time of installation. Approval is such system is installed shall be obtained from such authority if required.
7. **Nuisances:** No malicious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
8. **Garbage and Refuse Disposal:** No lot or any part thereof shall be used as a dumping or storage ground for refuse or rubbish of any kind. Trash, garbage and other waste shall be dispensed of not less than twice a weekly. Containers and equipment used for the storage or disposal of refuse shall be maintained in a clean and sanitary condition, in accordance with the regulation of the Alaska Department of Health.
9. **Storage of Equipment Vehicles:** No lot shall be used for parking or storing of commercial vehicles, machinery, surplus equipment, scrap or any other items not directly connected with the use of the land for strictly residential purposes. Tracts A-D are exempt from this covenant: conditioned upon any storage of materials, or equipment which must be contained within a fence that will obstruct vision to all lots within the subdivision.
10. **Livestock and Poultry:** No animals, livestock, or poultry of any kind, shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept, provided that they are not bred or maintained for any commercial purpose. No pets or animals shall be allowed to constitute a nuisance. All animals will be contained on the owner's lot. Two horses may be kept on tracts A-D.
11. **Temporary Structures:** No structure of a temporary character such as a trailer, tent, barn, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. The only exception is for the developer of the subdivision. He may locate a temporary dwelling to protect materials while homes are under construction.



2 of 3

2003-014193-0

Page Three of Three : Protective Covenants for Venator Subdivision Second Addition.

12. **Drainage Ditches and Culverts:** No obstruction shall be placed in a drainage ditches adjoining any lot that has been installed for final plat approval of this subdivision.

Page Three of Three: Protective Covenants Venator Subdivision First Addition FM Ak.

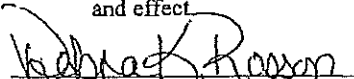
13. **Signs:** No sign of any kind shall be displayed to the public view on any lot except for one professional sign for the advertisement of property for sale or rent, or signs used by the developer or builder to advertise the property during construction and sales period.

14. **Consent to Participate in Cost of Subdivision Improvements:** All purchasers and owners of lots in this subdivision shall be obligated to pay their pro-rata share of the costs of any general subdivision improvements at any time that the recorded owners of a majority of the lots shall, through written and recorded document, agree to install said improvements and pay their pro-rata share.

15. **Terms of Covenants:** These covenants are to run with the land and shall be binding on all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period of ten years, unless an instrument, signed by the majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

16. **Enforcement of Covenants:** Enforcement shall be by proceeding at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages.

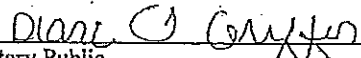

17. **Severability:** Invalidation of any one of these covenants by judgment of court order shall not effect any of the other provisions which shall remain in full force and effect.


Debra K. Rosson : President
Liberty Homes Inc.

STATE OF ALASKA } SS Acknowledgement
Fourth Judicial District }

The foregoing instrument was acknowledged this 12th day of June 2003
by Debra K. Rosson : President for Liberty Homes Inc. with authority.

STATE OF ALASKA
NOTARY PUBLIC
Diane T. Griffin
Commission Expires 1/25/04


Notary Public
My commission expires: 



3 of 3
2003-014193-0

✓ 2002-109



2002-025083-0

Recording Dist: 401 - Fairbanks
11/27/2002 3:46 PM Pages: 1 of 3

A
L
A
S
K
A



CC

Protective Covenants of
Venator Subdivision First Addition
FM Ak.

Return to Liberty Homes Inc.
P.O. Box 55520
North Pole, Alaska 99705

Page One of Three :

Protective Covenants : Venator Subdivision First Addition FM Ak.

Applicable to lots 1 through 7 of Block 1 Venator Subdivision and Lots 1 through 11
Block 2 of Venator Subdivision FM Ak. Recorded this _____ day of September 2002.
as plat # _____.

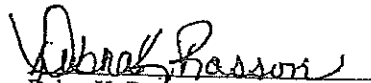
1. **Land use:** Each lot shall be used for residential purposes only, and no lot shall be further subdivided or partitioned.
2. **Building Type:** Only buildings of residential nature and design of no larger than a single family dwelling, with the exception of a mother in law unit, may be constructed thereon, accessory buildings such as garages, greenhouses, or other buildings customarily adjunctory to a place of residence shall be of permanent nature and of harmonious design and appearance with each other and the dwelling house. No mobile homes or Quonsets are allowed.
3. **Dwelling Cost ,Quality and Size:** No dwelling shall be permitted on any lot at a cost of less than \$ 150,000.00 based upon cost levels prevailing on the date these covenants are recorded. The ground floor main structure , including open porches and garages shall be not less than 1,400 square feet for a two story or not less than 1,600 square feet for a home of one story. The exterior of the dwelling must be completed within two years after beginning of construction, and finished with and acceptable recognized permanent finish material. Accessory building shall also be finished in the same manner as the exterior of the main dwelling, however it must be finished within one year from beginning of construction.
4. **Building Location:** No building or portion thereof, including wells, septic tanks, or leach fields, shall be constructed or placed in such a manner that will not conform to DEC regulation of well and septic requirements.
5. **Easements:** Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within those easements, no structure or other material shall be placed or permitted to remain which may damage

or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage channels in the easements. The easement area of each lot and all improvements on it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

6. **Water Supply and Sewage Disposal:** No individual water supply systems of sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendation of the Alaska Department of Environmental Conservation at the time of installation. Approval of such system is installed shall be obtained from such authority if required.
7. **Nuisances:** No malicious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
8. **Garbage and Refuse Disposal:** No lot or any part thereof shall be used as a dumping or storage ground for refuse or rubbish of any kind. Trash, garbage and other waste shall be dispensed of not less than twice a weekly. Containers and equipment used for the storage or disposal of refuse shall be maintained in a clean and sanitary condition, in accordance with the regulation of the Alaska Department of Health.
9. **Storage of Equipment Vehicles:** No lot shall be used for parking or storing of commercial vehicles, machinery, surplus equipment, scrap or any other items not directly connected with the use of the land for strictly residential purposes.
10. **Livestock and Poultry:** No animals, livestock, or poultry of any kind, shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept, provided that they are not bred or maintained for any commercial purpose. No pets or animals shall be allowed to constitute a nuisance. All animals will be contained on the owners lot .
11. **Temporary Structures:** No structure of a temporary character such as a trailer, tent, barn, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. The only exception is for the developer of the subdivision . He may locate a temporary dwelling to protect materials while homes are under construction.
12. **Drainage Ditches and Culverts:** No obstruction shall be placed in a drainage ditches adjoining any lot that has been installed for final plat approval of this subdivision.

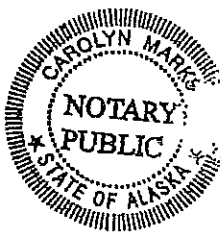


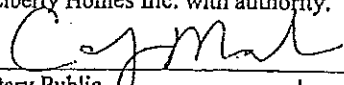
13. **Signs:** No sign of any kind shall be displayed to the public view on any lot except for one professional sign for the advertisement of property for sale or rent, or signs used by the developer or builder to advertise the property during construction and sales period.
14. **Consent to Participate in Cost of Subdivision Improvements:** All purchasers and owners of lots in this subdivision shall be obligated to pay their pro-rata share of the costs of any general subdivision improvements at any time that the recorded owners of a majority of the lots shall, through written and recorded document, agree to install said improvements and pay their pro-rata share.
15. **Terms of Covenants:** These covenants are to run with the land and shall be binding on all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period of ten years, unless an instrument, signed by the majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
16. **Enforcement of Covenants:** Enforcement shall be by proceeding at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages.
17. **Severability:** Invalidation of any one of these covenants by judgment of court order shall not effect any of the other provisions which shall remain in full force and effect.


Debra K. Rosson : President
Liberty Homes Inc.

STATE OF ALASKA } SS Acknowledgement
Fourth Judicial District}

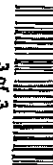
The foregoing instrument was acknowledged this 19th day of September 2002
by Debra K. Rosson : President for Liberty Homes Inc. with authority.




Notary Public
My commission expires: 11/10/02

RETURN TO: LIBERTY HOMES INC
P.O. Box 5520
NORTH POLE, ALASKA
99705

2002-025083-0



FAIRBANKS RECORDING DISTRICT

A-3

2003-64

2005-025307-0

Recording Dist: 401 - Fairbanks
11/14/2005 1:24 PM Pages: 1 of 3

A
L
A
S
K
A



ENCROACHMENT AGREEMENT

CC

WHEREAS Alyeska Pipeline Service Company ("Alyeska"), a Delaware corporation, as Agent for the Owners (the "Owners") of the Trans Alaska Pipeline System ("TAPS"), which owners are the holders of that certain easement or right-of-way ("Easement") granted by the Landowner (as identified below), or from Landowner's predecessor in interest, by the instrument dated August 27, 1973 and which was recorded in Book 39, Pages 714 and 715, Records of the Fairbanks Recording District, Alaska; and

WHEREAS, Rodney J. Selid and Julia A. Selid (the "Landowner") is/are the present owner or owners of record of that certain tract of land legally described as Tract A-3 Venator Subdivision, Phase 2, according to Plat Number 2003-64 (Fairbanks) (the "Property") which Property is subject to the Easement identified above, the Landowner having acquired his or her ownership of the Property by the Deed dated February 24, 2005, and which was recorded as Instrument No. 2005-003586-0, Records of the Fairbanks Recording District, Alaska; and

WHEREAS the Landowner desires to erect a fence within the Easement on the Property.

NOW, THEREFORE, for and in consideration of the premises stated above and of the mutual covenants and conditions contained in this Encroachment Agreement (the "Agreement"), Alyeska and the Landowner agree as follows:

1. Alyeska hereby grants its permission to the Landowner, at Landowner's sole expense, to install or place within the Easement on the Property the following improvements, structures, or objects (the "Landowner Facilities"):

A single fence along the Property's north boundary with an opening for a vehicle gate, and a single fence along the west boundary approximately 33' east of the property line.

2. The Landowner agrees that the Owners and Alyeska shall not incur any liability whatsoever for any damage, hindrance of operation or use, or destruction of any Landowner Facilities, and the Owners and Alyeska or the Owners shall not incur any obligation to repair or replace any Landowner Facilities.

3. The Landowner agrees that he or she will neither conduct any excavation nor construct or install any structure, including fences and driveways, nor permit others to do so, upon or within the Easement across the Property except that or those Landowner Facilities permitted by this Agreement. Landowner agrees to contact the Alyeska Maintenance Coordinator (MC) at Nordale Yard, Telephone 450-5606, to obtain clearance in advance of any permitted activity, both initial and future, in order to make any necessary arrangements including scheduling a pre-construction survey and/or onsite meeting. The Landowner agrees not to expand, *replace* or relocate the Landowner Facilities permitted by this agreement, other than that relocation required by paragraph 4. of this Agreement.

4. In the event Alyeska determines that all or a portion of Landowner's Facilities must be temporarily or permanently removed or relocated, Alyeska will notify Landowner. Alyeska and Landowner agree to cooperate in any such removal, relocation, and possible replacement of Landowner's Facilities at Landowner's expense. If Landowner's Facilities are relocated within the Easement, this Agreement shall be modified to reflect their new location.

5. Landowner agrees to defend, indemnify, and hold Alyeska, the Owners and their employees, agents, and contractors harmless from and against any claim, demand, liability, and cause of action for damage to property and for personal injury or death which may be directly or indirectly related to the presence or use of Landowner's Facilities within the Easement across the Property.

6. The parties agree that Alyeska may record this Agreement in the appropriate records of the Recording District in which the Property is located.

7. This agreement in no way alters the rights of the Parties as provided for in the Easement.

8. For purposes of recordation and for any notices to be given under this Agreement, the addresses of the Parties are as follows:

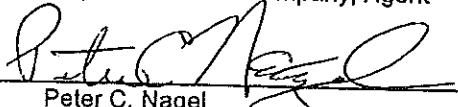
address for Alyeska and the Owners: Alyeska Pipeline Service Company, Agent
Attn.: Peter C. Nagel, Land and Right-of-Way
P.O. Box 196660, MS 569
Anchorage, Alaska 99519-6660

address for the Landowner: Rodney J. Selid
2245 Armorica Drive
North Pole, Alaska 99705

THIS AGREEMENT is binding upon, and shall inure to the benefit of, the parties hereto and to their respective successors in interest, heirs, legal representatives and assigns.

ALYESKA:


Alyeska Pipeline Service Company, Agent

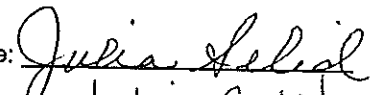
by 
Peter C. Nagel
Sr. Landowner Relations Specialist

Dated: NOVEMBER 7, 2005

LANDOWNER:

Dated: 10-10-05

Signature: 
Printed Name: RODNEY SELID

Signature: 
Printed Name: JULIA SELID

Witness: Charles S. Pan 10/10/05
Charles S. Pan 10/21/05

Dated: 10-31-05



State of Alaska)
Fourth Judicial District) ss.

Before me this _____ day of _____, 200__ appeared _____, who has stated to me that he or she is, or they are, the person(s) who, as Landowner, has executed the foregoing Agreement, and that he or she executed it of his or her free will and for the purposes stated therein.

Notary Public in and for Alaska
My commission expires _____

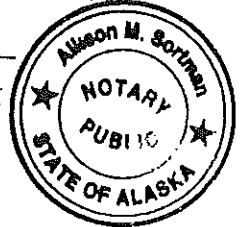
ACKNOWLEDGEMENT FOR WITNESS

State of Alaska)
Fourth Judicial District) ss.

On the 31 day of Oct, 2005, before me Allison Sorkman a Notary Public in and for the State of Alaska, residing therein and duly commissioned and sworn, personally appeared Charles L. Parr, with whom I am personally acquainted and who is known to me to be the same person whose name is subscribed to the foregoing instrument as a subscribing witness thereto and who, being by me duly sworn, deposes, acknowledges, and states: that he, the affiant, resides in Fairbanks, Alaska and that he, the affiant, was present and saw RODNEY SELID & JULIA SELID known to him to be the same person (s) whose name is subscribed to and who executed the foregoing instrument, personally execute and deliver the same, and acknowledged to said affiant that such person signed the same as a free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned and that said affiant subscribed affiant's name thereto as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

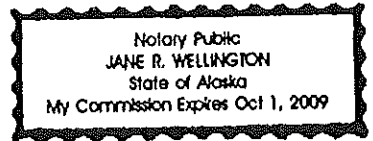
Allison M. Sorkman
Notary Public
My Commission Expires: 2-16-08



State of Alaska)
3rd Judicial District) ss.

Before me this 14th day of November, 2005 appeared Peter C. Nagel, who has stated to me that he is the person who, as the duly-authorized official and employee of Alyeska Pipeline Service Company, Agent, has executed the foregoing Agreement, and that he executed it of his free will, at the direction of his employer, and for the purposes stated therein.

Jane R. Wellington
Notary Public in and for Alaska
My commission expires 10.01.2009



After recording, return to: Alyeska Pipeline Service Company
P. O. Box 196660, MS 569
Anchorage, Alaska 99519-6660





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: Tract A-3 Venator subdivision, Phase Two

Property Address/City: 2245 Armorica Drive, 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.

* * * * *

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: _____

3 / / 11
Seller's Initials Date

2245 Armorica Drive, North Pole, AK 99705
Property Address

/ /
Buyer's Initials Date