



FAIRBANKS TITLE AGENCY

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Your Team • 714 Third Avenue Fairbanks, Alaska 99701

LISTING PACKAGE

March 24, 2009

LP- 10544

PREPARED ESPECIALLY FOR

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

REGARDING

Richard Ebert and Janet Ebert

LEGAL DESCRIPTION

Tax Lot 3236, Section 32, T1S, R2E, Fairbanks Meridian

STREET ADDRESS

2742 Badger Road North Pole Alaska 99705

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.

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FAIRBANKS NORTH STAR BOROUGH INFORMATION

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

PAN NUMBER: 0479250

2008 TAX AMOUNT: \$3,383.74 Paid - See Property Summary

2008 MILL RATE: 13.943

LAND: \$48,719.00

STRUCTURES: \$193,965.00

2008 TOTAL ASSESSED VALUE: \$242,684.00

ZONING: GU-1 General Use District

PARCEL SIZE: Square Feet: 157,251.6
Acres: 3.610

YEAR BUILT: 1973

EMERGENCY RESPONDER: Fire: North Star Fire
Ambulance: North Pole Ambulance

ROAD SERVICE AREA: Department of Transportation

SCHOOLS: Elementary: Badger Road
Middle: North Pole
High School: North Pole

MAP NUMBER: 21212

MLS AREA: 50

FLOOD DETERMINATION: Zone X500

Provided courtesy of your Fairbanks Title Team

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INFORMATION FROM FAIRBANKS TITLE AGENCY RECORDS

Warranty Deed recorded as Instrument Number 2006-024866

Deeds of Trust and assignments, if any, attached

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

Fairbanks North Star Borough Tax Lot Map

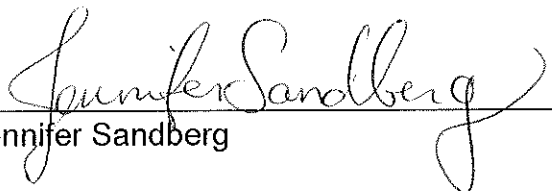
As-Built Survey attached

No PUR 101 / 102 found

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


Jennifer Sandberg

**"Exhibit A" - Legal Description
Attachment to
Deed of Trust**

A tract of land located with and being a portion of Lot Six (6), Section Thirty-Two (32), Township One South (T1S), Range Two East (R2E), Fairbanks Meridian, located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at the intersection of the North right-of-way line of Topaz Avenue with the Northeasterly right-of-way line of Badger Road; THENCE Northwesterly along said right-of-way line of Badger Road; which is a curve to the right of radius 1758.71 feet, a distance of 352.65 feet to the POINT OF BEGINNING; THENCE continuing along said curve a distance of 426.71 feet; THENCE leaving said curve South 81°00'41 East 553.67 feet; THENCE South 0°06'10" East 258.60 feet; THENCE South 82°21'44" West 401.01 feet to the POINT OF BEGINNING.

(Also referred to as Tax Lot 3236, per the Fairbanks North Star Borough.)



Property Summary

[back to Search Page](#)

PAN 0479250	PROPERTY PHYSICAL DESCRIPTION TRACT 1 TAYLOR PROPERTY 1S 2E WAIVER 77-84 7-17-1985 PREVIOUSLY ASSESSED AS TL-3236 SEC 32 T1S-R2E OUT OF TL-3221 T1S-R2E	TWN-RNG 1S 2W
NEIGHBORHOOD 2003 Badger East	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0977 NORTH STAR FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 13.943	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE DIST		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel Tract 1 3.616 Acres		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
EBERT, RICHARD	OWNERSHIP	2742 BADGER RD
EBERT, JANET	CO-OWNER	

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 #
Right-of-Way	4/2/2008	2008	28	2008-005978-0
Warranty Deed	9/28/2006			2006-024866-0
Deed of Trust	9/28/2006			2006-024867-0
Deed of Trust	3/21/2003			2003-006634-0
Survey Monument Record	1/1/1998	1045	30	
Quitclaim Deed	2/15/1995	892	755	
Waiver	7/17/1985	77	84	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2008	\$48,719.00	\$193,965.00	\$242,684.00	\$242,684.00
2007	\$48,719.00	\$182,247.00	\$230,966.00	\$210,966.00
2006	\$41,759.00	\$158,850.00	\$200,609.00	\$50,609.00
2005	\$41,759.00	\$146,715.00	\$188,474.00	\$28,474.00
2004	\$41,759.00	\$137,519.00	\$179,278.00	\$19,278.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 03/24/09 03:53 AM)

If taxes are delinquent interest calculation date is: 11/3/2008 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2008	\$3,383.74	\$0.00	\$0.00	\$3,383.74	\$3,383.74	\$0.00
2007	\$3,165.76	\$0.00	\$0.00	\$3,165.76	\$3,165.76	\$0.00
2006	\$3,159.20	\$2,362.20	\$0.00	\$797.00	\$797.00	\$0.00
2005	\$2,878.24	\$2,419.04	\$159.58	\$618.78	\$618.78	\$0.00
2004	\$2,824.56	\$2,502.90	\$74.96	\$396.62	\$396.62	\$0.00

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

Building Details for PAN 0479250

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATAGORY

View Details 1 1973 SFR Ranch Residential

Amenities

QUANTITY

2
1

DESCRIPTION

3-Fix. Bath_SFR
Fireplace/Resi.

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYF
1	1600	1	160	Main Area	LOG CUS R&

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	144	Closed Por Finished
2	648	Attached Gar. (C)

partial garage taken for Bedroom.



Chapter 18.44
GU-1 GENERAL USE DISTRICT

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. Nuclear power plant;
4. Petrochemical plant;
5. Petroleum refinery and storage;
6. Residential cluster development;
7. Sanitary landfill;
8. 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. 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:

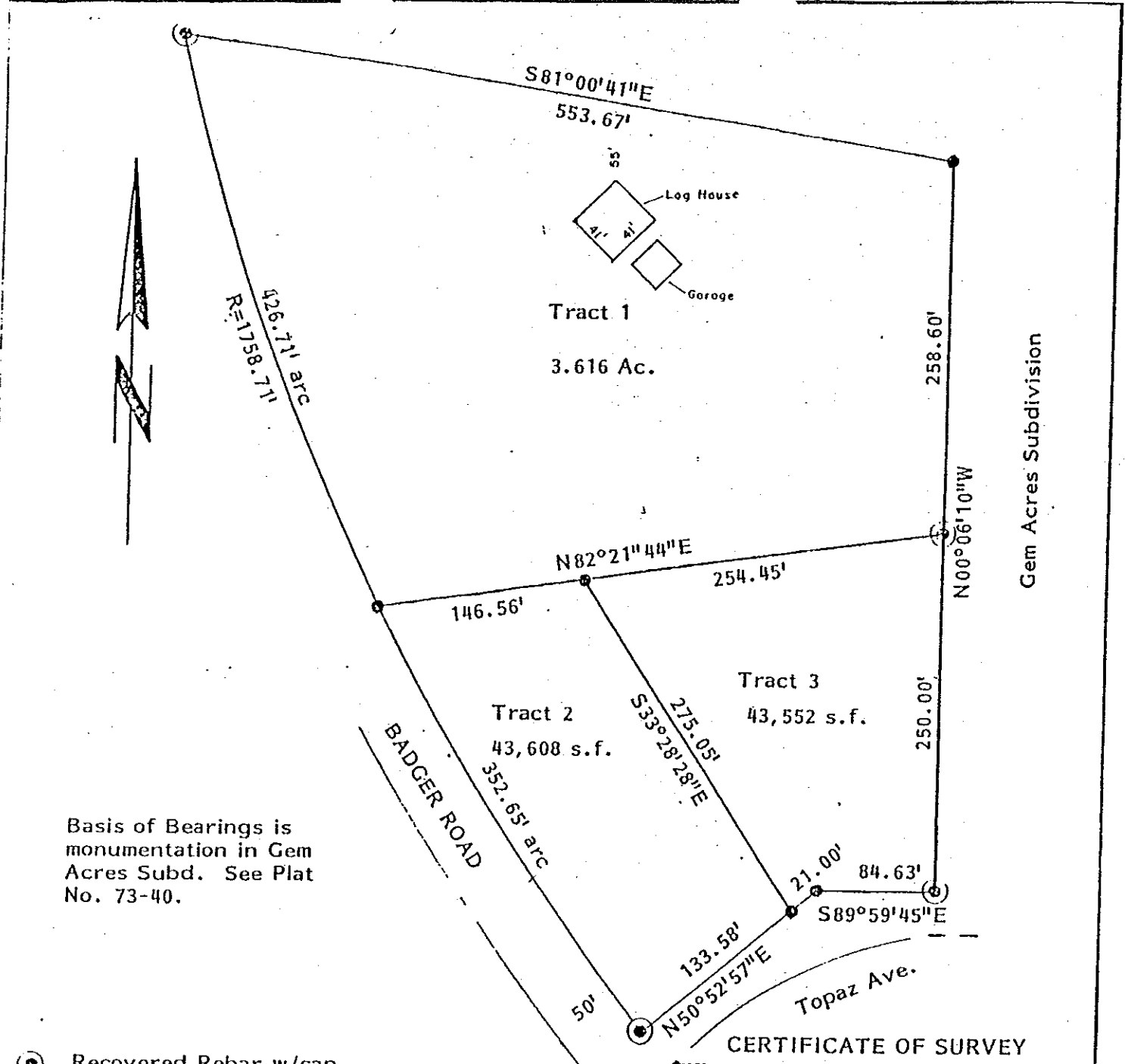
A. Lot Area.

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.

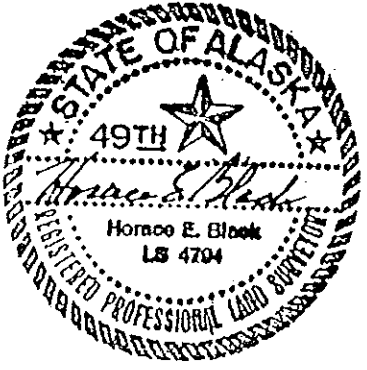
D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)



Basis of Bearings is monumentation in Gem Acres Subd. See Plat No. 73-40.

- Recovered Rebar w/cap
- #5x30" Rebar w/SurvKap, set this survey

WV077-84

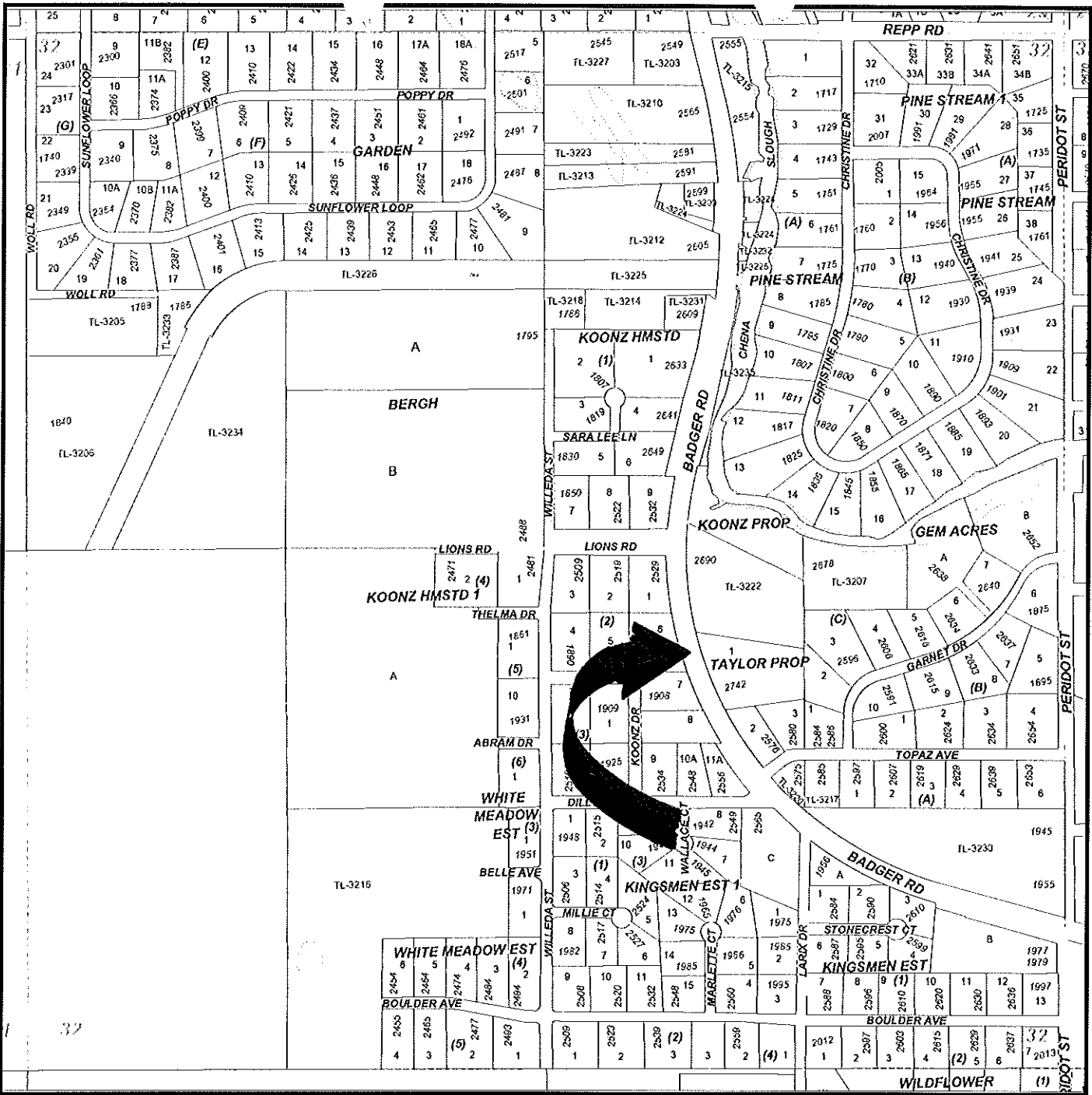


CERTIFICATE OF SURVEY

Horace E. Black
 Registered Land Surveyor
 Fairbanks, Alaska

Portion of Govt. Lot 6
 in the NW¼ of SE¼, Section 32,
 T1S, R2E, F. M.

Date: May 28, 1985
 Drawn by: HEB
 Scale: 1"=100'
 Owners: Bob & Jan Taylor
 9-Mile Badger Road



1S - 2E
 Broadway-Clear Creek
 21212
126
 (C) Copyright 2009
 Alaska Street Mapper
 Po Box 143225
 Anchorage, AK 99514
 907-243-0477

The inset map shows a grid of lots. Lot 126 is highlighted in the center. The grid is bounded by Broadway Rd to the north, Clear Creek to the east, and Woll Rd to the south. Other lots shown include 106, 105, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150.

