



LISTING PACKAGE

DATE: September 20, 2011

LP2011-2103

PREPARED FOR:

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

PROPERTY OWNER:

MAXWELL

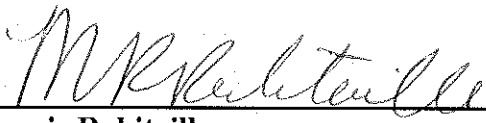
STREET ADDRESS:

126 Boater's Lane

LEGAL DESCRIPTION:

**Lot 4, Block "B", GOLDHILL SUBDIVISION,
Plat No. 91-64**

Thank you for using Yukon Title Company, Inc.


Maggie Robitaille
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:

2011 Assessed Value:

PAN No.	:	0444260	Tax Amount*	:	\$2,137.00
Land	:	\$13,800	Misc. Improvement	:	\$0
Building	:	\$123,029	Total Assessed Value	:	\$136,829

*Taxes for 2011 are HALF PAID.

*The first half of taxes for 2011 are due September 1, 2011; the second half of taxes are due November 1, 2011.

MIL RATE	:	15.6180
PARCEL SIZE	:	0.96 Acres/41,817.6 Sq. Feet
ZONING	:	RR (Rural Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	27 Years/1984
FIRE DISTRICT	:	Ester
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	University Park Elementary Randy Smith Middle West Valley High
MLS AREA	:	35
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.8880
LATITUDE	:	64.8624

- B. There are no covenants that apply to this property

LISTING PACKAGE

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

1. Last Deed of Record recorded in Book 715 at Page 542 and in Book 751 at Page 127 to: **ROBERT A. MAXWELL**
2. Deed of Trust recorded as Instrument No. 2003-017159-0.
3. As Built Survey
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0444260	PROPERTY PHYSICAL DESCRIPTION LOT 4 BLOCK B GOLDHILL	TWN-RNG 1S 2W
NEIGHBORHOOD 1201 Ester/Parks Highway West	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0951 ESTER VOLUNTEER FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 15.6180	STATUS TAXABLE

FIRE SERVICE AREA
ESTER VOL FIRE S A

ADDITIONAL INFORMATION
[Building Details](#)
[View Property Location](#)

LAND AREA
Parcel
1 41817.6 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
MAXWELL, ROBERT A ESTATE OF	OWNERSHIP	126 BOATER'S LN
BLUMLING, CARTER	Duplicate Notice & Bill	

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 #
Deed of Trust	7/15/2003			<u>2003-017159-0</u>
Deed of Trust	7/23/1999	<u>1152</u>	<u>395</u>	
Deed of Trust	7/1/1998	<u>1077</u>	<u>158</u>	
Deed of Trust	8/27/1993	<u>809</u>	<u>969</u>	
Warranty Deed	4/19/1987	<u>567</u>	<u>688</u>	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$13,800.00	\$123,029.00	\$136,829.00	\$136,829.00
2010	\$13,800.00	\$87,339.00	\$101,139.00	\$101,139.00
2009	\$13,800.00	\$90,097.00	\$103,897.00	\$103,897.00
2008	\$13,800.00	\$90,337.00	\$104,137.00	\$104,137.00
2007	\$13,800.00	\$90,577.00	\$104,377.00	\$84,377.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 09/19/11 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$2,137.00	\$0.00	\$0.00	\$2,137.00	\$1,068.50	\$1,068.50
2010	\$1,571.78	\$0.00	\$0.00	\$1,571.78	\$1,571.78	\$0.00
2009	\$1,573.42	\$0.00	\$0.00	\$1,573.42	\$1,573.42	\$0.00
2008	\$1,580.16	\$0.00	\$0.00	\$1,580.16	\$1,580.16	\$0.00
2007	\$1,373.92	\$0.00	\$194.77	\$1,568.69	\$1,568.69	\$0.00

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

Building Details for PAN 0444260

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1984 SFR Standard Residential

Amenities

QUANTITY

1

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

SECTIONID

1

FOOTPRINT

1312

STORIES

1

PERIMETER

160

INTERIORDESC

Main Area

WALLTYPE

LOG STD Rate

Secondary Sections

SECTIONID

2

FOOTPRINT

322

SECTIONDESC

Open Por Finished

Garage not shown

Alaska Street Master

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

Property

Taxid 444260	Map 285	Zoning RR	Primary Use RESIDENTIAL	Year Built 1984	Lot Sq Ft 41817.6	Acres 0.96
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Legal

LOT 4 BLOCK B GOLDHILL

Property Owner

Owner 1

MAXWELL ROBERT A

First Name ROBERT	Last Name MAXWELL
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Owner 2

Owner 3

C/O WACHOVIA BANK (TAX UNIT)

Mailing

PO BOX 40062

City JACKSONVILLE	St FL	Zip 32203
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Other

Elementary School
UNIVERSITY PARK

Middle School
RANDY SMITH

High School
WEST VALLEY

Flood Zone X

Ownership History

2010 Owner	10 Land	10 Total	10 Mill	2005 Owner	05 Land	05 Total	05 Mill
MAXWELL ROBERT A	13800	101139	15.541	MAXWELL ROBERT A	8280	88908	17.3
2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
MAXWELL ROBERT A	13800	103897	15.144	MAXWELL ROBERT A	8280	73161	17.81
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
MAXWELL ROBERT A	13800	104137	15.17	MAXWELL RO	8280	64746	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
MAXWELL RO	13800	104377	16.014	MAXWELL ROBERT A	8280	66504	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
MAXWELL ROBERT A	8280	92229	16.99	MAXWELL ROBERT A	8280	65150	

Legal

Subdivision
GOLDHILL

Block B	Lot 04
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Site Address
126 BOATER'S LN

Plat Number	Deed Date	DNR Doc#
	4/19/1987	19880069390
	Mortgage Date	DNR Doc#
	7/15/2003	20030171590

Neighborhood

ESTER/PARKS HIGHWAY WEST

Property Assessment

1068.5

Land 2011 13800	Bldg 2011 123029	Total 2011 136829
Taxable Value 136829	Tax Assessed 2137	Tax Exempted 0
Tax Status TAXABLE	Mill Rate 15.6180	Tax Year 2011

Forest Coverage

B & W Spruce, Birch and Aspen (dwarf, reproduction, burn)

Census Tract 19	Census Blk 5024	MLS 35
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Latitude 64.86244236	Longitude -147.8880989
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Elevation 400	FNSB Planning Dist 3 ESTER	Zip Code 99709
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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)

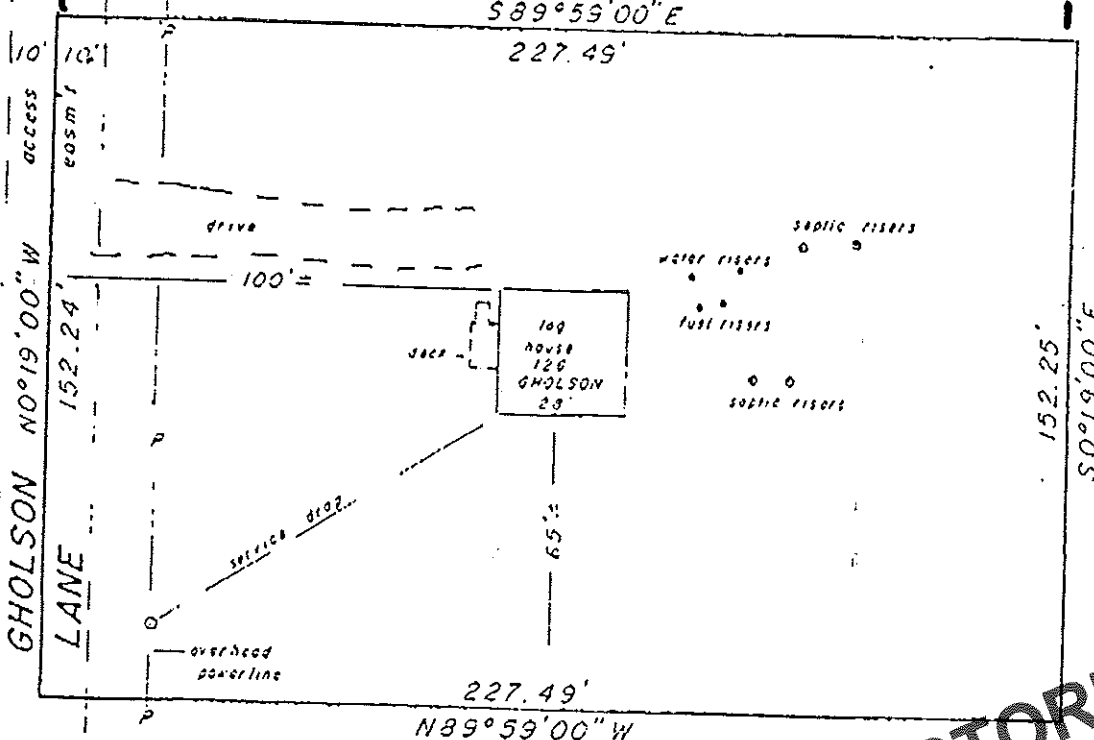
This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-43, passed August 25, 2011.

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

BOOK 548 PAGE 173

A PORTION OF GOV'T LOTS 1 & 2, SEC. 2, T1S, R2W, F.M., ALASKA



Scale 1" = 40'
 Date 4-8-83

HISTORICAL



MORTGAGE LOAN INSPECTION PLOT PLAN
 (This is not a Boundary Survey)

SURVEYOR'S CERTIFICATE:

I hereby certify that this plot plan was prepared for Key Bank of Alaska, the improvement location being based on lot pins found in the vicinity and established by others; that all lot dimensions are from official plats; that boundary monuments only are to be used for the establishment of fence, building, or other future improvement lines; that this inspection was prepared for identification purposes only for the above in connection with a new mortgage, and it is not intended or represented to be a land or property line survey.

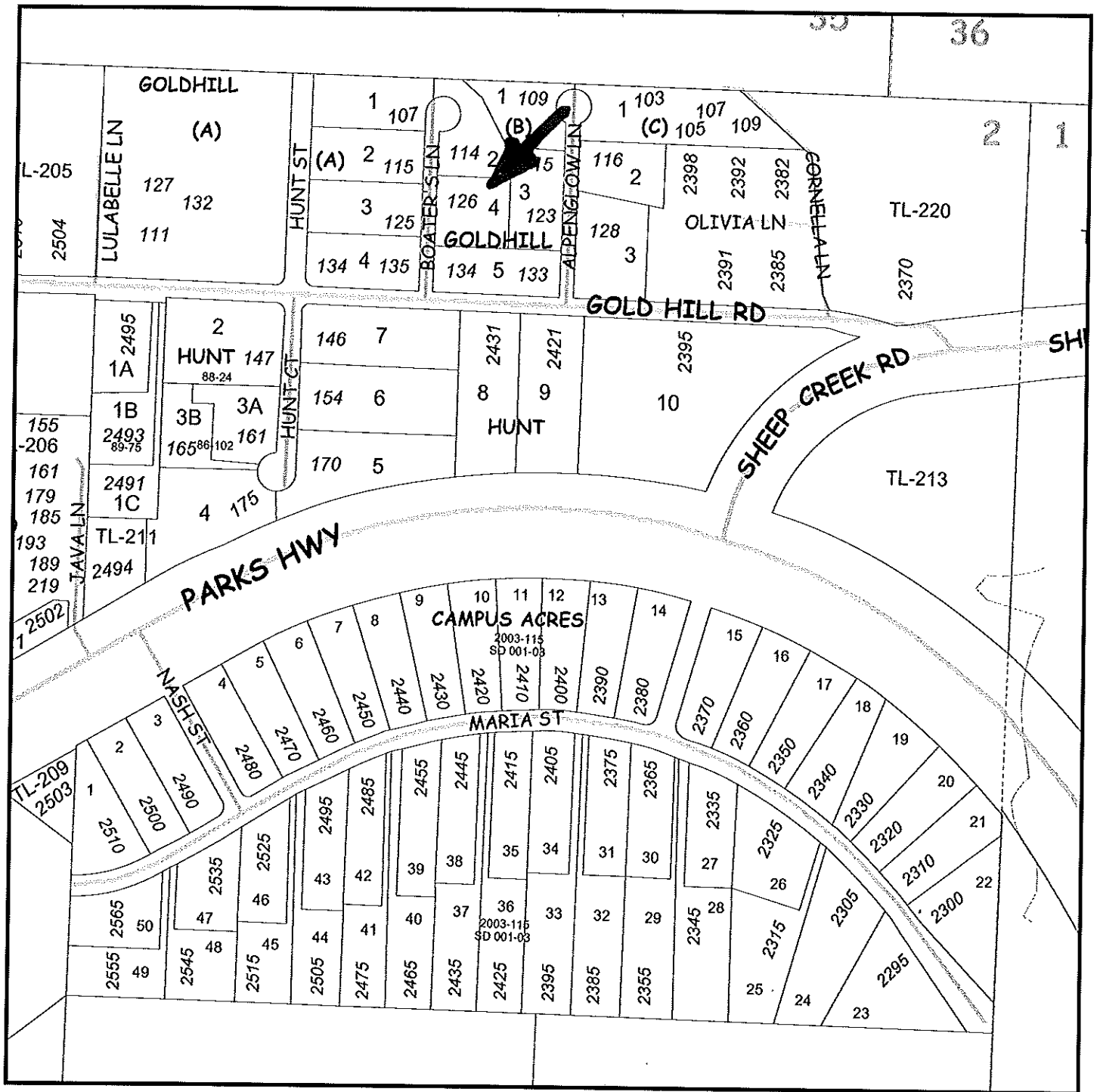
I further certify that the building foundations and other visible improvements on the above described parcel, in relation to the found monuments, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the premises by improvements on any adjoining premises, except as indicated, and that there is no visual evidence of any easement crossing or burdening any part of said parcel, except as shown.



GOLD COUNTRY SURVEYS

2630 CARRIE LYNN DRIVE
 NORTH POLE, AK 99705
 (907) 488-7004

SIGNED Dennis J. Gelvin
 Dennis J. Gelvin
 Registered Land Surveyor



Owner

MAXWELL ROBERT A C/O WACHOVIA BANK (TAX UNIT)
 PO BOX 40062
 JACKSONVILLE FL 32203

Legal

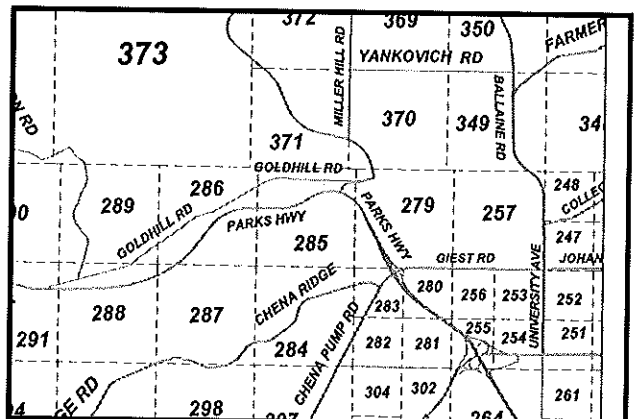
LOT 4 BLOCK B GOLDHILL

Address 126 BOATER'S LN

Tax ID	FNSB MAP	ASM Book
444260	312A4	285
TRS	Zoning	Zip Code Area
F001S002W02	RR	99709
Land Appr	Bldg Appr	SQ FT / ACRE
13800	123029	41817.8 0.96
Mill Rate	Primary Use	Tax Year
15.6180	RESIDENTIAL	2011
Est Taxes	Year Built	Tax Status
2137	1984	TAXABLE

Census Tract	19
Census Bk Grp	5024
Elem School	UNIVERSITY PARK
Middle School	RANDY SMITH
High School	WEST VALLEY
Road Service	
Fire Service	ESTER VOL FIRE S A
Latitude	64.86244236
Longitude	-147.6880989
MLS Area	35
Voting Dist	University Hills Precinct
Legislature	O29
Flood Zone	X
Elevation	400

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126 Boaters Lane, Fairbanks, AK 99709

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

QUB Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

QUB Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Bonus Report Show in 1984

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) *[initials]* Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Wells Fargo Bank, N.A. as personal representative

Seller: *[Signature]* Date: *7/29/2011* Seller: *[Signature]* Date: *9/14/11*

Purchaser: *[Signature]* Date: *7-12-11* Purchaser: _____ Date: _____

Agent: *[Signature]* Date: _____ Agent: _____ Date: _____



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: Lot 4 Block 8 Goldhill

Property Address/City: 126 Boaters Lane, Fairbanks, Alaska, 99709

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.

Wells Fargo Bank, N.A. Co-Principal Representative

Seller: [Signature]

Date: 7/29/2011

Seller: [Signature]

Date: 9/14/2011

Buyer: _____

Date: _____

Buyer: _____

Date: _____

[Signature] 71 111
Seller's Initials Date
08-4229 (Rev. 7/08)

126 Boaters Lane, Fairbanks, AK 99709
Property Address

1 1
Buyer's Initials Date