



LISTING PACKAGE

DATE: October 13, 2010

LP2010-2230

PREPARED FOR:

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

PROPERTY OWNER:

~~XXXXXX~~ BANK OF NEW YORK MELLON
- BANK OF AMERICA -

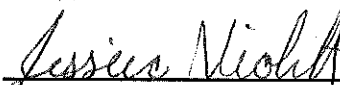
STREET ADDRESS:

1612 Central Avenue

LEGAL DESCRIPTION:

Lots 5, 6 and the East 10 feet of Lot 7, Block 15,
AURORA SUBDIVISION, Instrument No. 133.210

Thank you for using Yukon Title Company, Inc.



Jessica Violett
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

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LISTING PACKAGE

- A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

PAN No.	:	0046205	Tax Amount*	:	\$3,515.68
Land	:	\$48,906	Misc. Improvement	:	\$0
Building	:	\$155,079	Total Assessed Value	:	\$203,985

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	17.2350
PARCEL SIZE	:	.3939 Acres/17,160 Sq. Feet
ZONING	:	TF (Two-Family Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	47 Years/1963
FIRE DISTRICT	:	City of Fairbanks
ROAD SERVICE AREA	:	City of Fairbanks
SCHOOLS	:	Ann Wien Elementary Randy Smith Middle West Valley High
MLS AREA	:	10
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.7544
LATITUDE	:	64.8583

- 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 as Instrument No. 2009-002358-0 to: SHEVIA
BORRIS~~
2. ~~Deed of Trust recorded as Instrument No. 2006-004225-0.~~
~~Notice of Default recorded as Instrument No. 2007-015511-0.~~
~~Assignment recorded as Instrument No. 2009-025712-0.~~
~~Substitution of Trustee recorded as Instrument No. 2009-025713-0.~~
~~Notice of Default recorded as Instrument No. 2009-025714-0.~~
~~Amended Notice of Default recorded as Instrument No. 2010-002801-0.~~
3. ~~Deed of Trust recorded as Instrument No. 2006-004226-0.~~
~~Assignment recorded as Instrument No. 2006-031382-0.~~
4. ~~Notice of Lien recorded as Instrument No. 2006-020050-0.~~
5. As Built Survey
6. Notes and /or Easements as Stated on the Plat.
7. Plat Map
8. Neighborhood Map
9. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0046205	PROPERTY PHYSICAL DESCRIPTION UMB01 BLOCK 15 AURORA 2009 T/R ASSEMBLED LOT 6 & THE EAST 10 FEET OF LOT 7 BLOCK 15 AURORA - PREVIOUSLY ASSESSED AS LOT 6 & E 10' LOT 7 BLOCK 15 AURORA REVISION A INST 133,074 7/18/52	TWN-RNG 1S 1W
NEIGHBORHOOD 0160Aurora-Lemeta	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0014AURORA	MOST RECENT MILLAGE RATE 17.2350	STATUS TAXABLE
FIRE SERVICE AREA CITY OF FAIRBANKS	IS PARENT OF THE FOLLOWING: 46191 598398 598406	ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
 Lot 6 Block 15 7920Square Feet
 E 10' Lot 7 Block 15 1320Square Feet
 Lot 5 Block 15 7920Square Feet

OWNER

ADDRESS

NAME	INTEREST	SITUS ADDRESS
BANK OF NEW YORK MELLON,	OWNERSHIP	1612 CENTRAL AVE

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Trustees Deed	10/21/2010			2010-019743-0
Quit Claim Deed	2/13/2009			2009-002358-0
Quit Claim Deed	2/13/2009			2009-002358-0
Warranty Deed	2/28/2006			2006-004224-0
Multi-Parcel Deed of Trust	2/28/2006			2006-004225-0
Multi-Parcel Deed of Trust	2/28/2006			2006-004226-0
Trustees Deed	6/27/2005			2005-012795-0
Deed of Trust	12/12/2003			2003-033192-0
Warranty Deed	6/19/1995	906	318	
Deed of Trust	6/19/1995	906	319	1995-009793-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$48,906.00	\$155,079.00	\$203,985.00	\$203,985.00
2009	\$48,906.00	\$156,179.00	\$205,085.00	\$205,085.00
2008	\$26,334.00	\$0.00	\$26,334.00	\$26,334.00
2007	\$26,334.00	\$0.00	\$26,334.00	\$26,334.00
2006	\$23,262.00	\$0.00	\$23,262.00	\$23,262.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 05/16/11 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	\$3,515.68	\$0.00	\$0.00	\$3,515.68	\$3,515.68	\$0.00
2009	\$3,509.62	\$0.00	\$0.00	\$3,509.62	\$3,509.62	\$0.00
2008	\$455.00	\$0.00	\$0.00	\$455.00	\$455.00	\$0.00
2007	\$495.16	\$0.00	\$0.00	\$495.16	\$495.16	\$0.00

Building Details for PAN 0046205

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATAGORY

View Details 1 1963 SFR DLB/Split Entry Residential

Amenities

QUANTITY

1
1

DESCRIPTION

3-Fix. Bath_SFR
4-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALI
1	864	1	118	Basement W/FINISH	Bsmt V
1	864	1	118	Main Area	DBL W

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	576	Attached Gar. (C)
3	814	Deck

Alaska Street Master

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

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
46205	241	TF	RESIDENTIAL	1963	1320	0.03

Legal

Property Owner

Owner 1
FORBES SILVIA

First Name	Last Name
SILVIA	FORBES

Owner 2

Owner 3

Mailing

1612 CENTRAL AVE

City	St	Zip
FAIRBANKS	AK	99709

Other

Elementary School
ANN WIEN

Middle School
RANDY SMITH

High School
WEST VALLEY

Flood Zone X500

Legal

Subdivision
AURORA

Block	Lot
15	UMB01

Site Address
1612 CENTRAL AVE

Business

Neighborhood
AURORA-LEMETA

Property Assessment

Land 10	Bldg 10	Total 10
48906	155079	203985
Tax Status	Mill Rate	Est Taxes
TAXABLE	17.235	3516

Road Service
Fairbanks

Fire Service
Fairbanks

Voter Precinct

Legislature
E9

Elevation
400

Forest Coverage
Cultural

Census Tract	Census Blk	MLS
6	1001	10

Latitude	Longitude
-147.7544	64.8583

FNSB Planning Dist	Zip Code
1 FAIRBANKS	99709

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
FORBES SILVIA	48906	205085	17.113	KONECZNY BARBARA	17556	17556	20.77
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
FORBES SILVIA	26334	26334	17.27	KONECZNY B	17556	17556	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
FORBES STE	26334	26334	18.803	KONECZNY BARBARA	17556	17556	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
FORBES STEPHEN	23262	23262	19.62	KONECZNY BARBARA	17556	17556	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
FORBES STEPHEN	17556	17556	20.02	KONECZNY BARBARA	17556	17556	

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 18.24
TF TWO-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.24.010 Intent.
- 18.24.020 Use regulations.
- 18.24.030 Standards.

18.24.010 Intent.

This district is intended for medium density residential development and other uses which maintain the medium density residential nature of the district in areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.24.020 Use regulations.

A. Permitted Uses. In the TF, two-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
2. Two-family attached dwellings.

B. Conditional Uses. In the TF, two-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10 and SF-5 districts. (Ord. 88-010 § 2, 1988)

18.24.030 Standards.

In the TF, two-family residential district, geometric standards are:

A. Lot Area.

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

B. Required Yards for Principal Buildings.

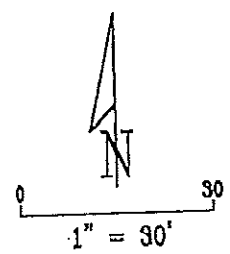
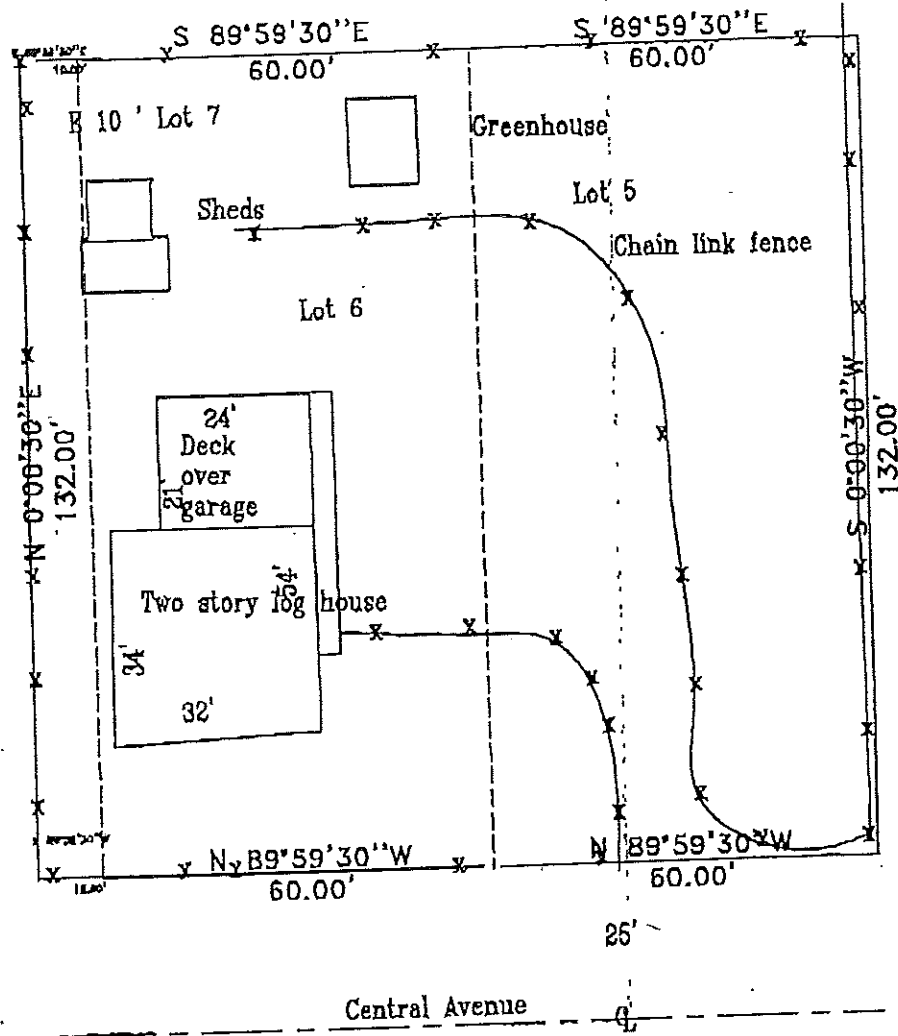
1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five feet;
3. Rear yard shall not be less than five feet.

C. Building Height. Unlimited.

D. Exceptions for 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).



at 50'
7

Lot 5

Plot Plan

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 5, 6, and E 10' Lot 7, Block 15 Aurora Sub. Rev. A (1612 Central Avenue)
Direct Home Capital / Yukon Title
Attn: Bob O'Brian / Cat Rc: Barbara Koneczny

Surveyed by Jenco Surveying
115 Craig Avenue
Fairbanks, Alaska 99701
Ph: 907 456 1408 Fax: 907 456 1418

Scale 1" = 100'
Drawn by: DCJ
Checked by: LSF
Ordered 12/01/03 Delivered: 12/05/03





13 20.83' N 27° 59' 30" W

NOTICE

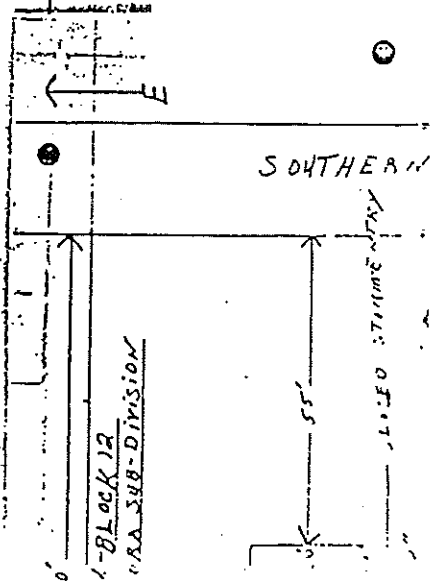
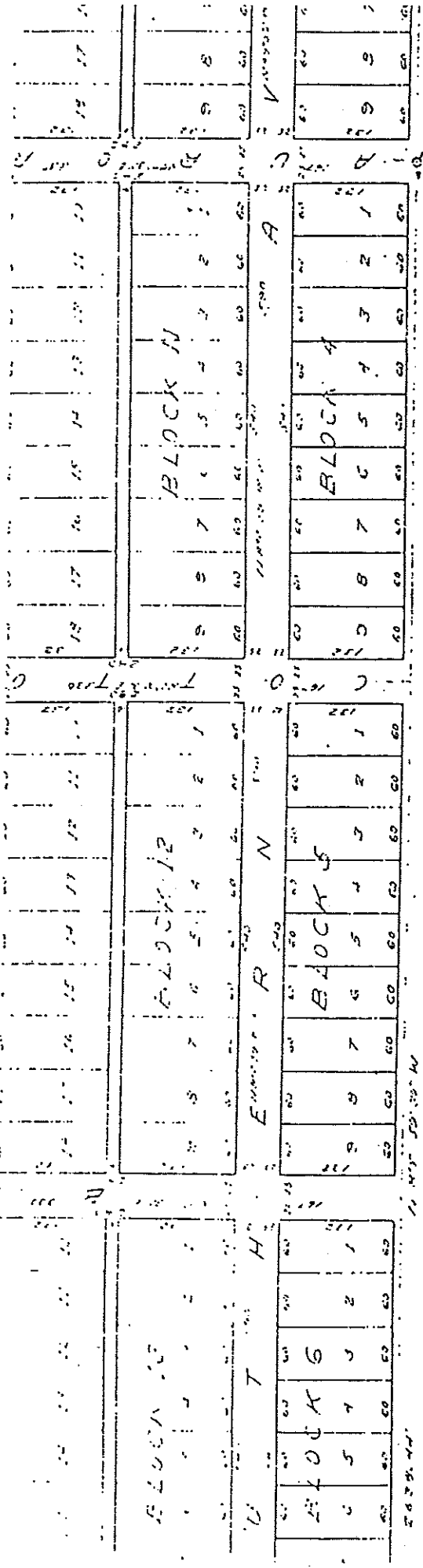
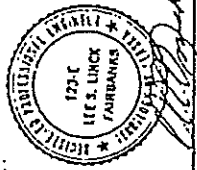
THIS SKETCH IS FURNISHED AS A COURT ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF A TITLE COMMITMENT OR POLICY OF TITLE INSURANCE

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

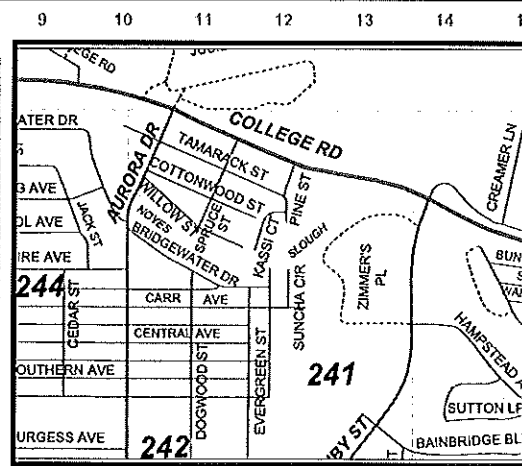
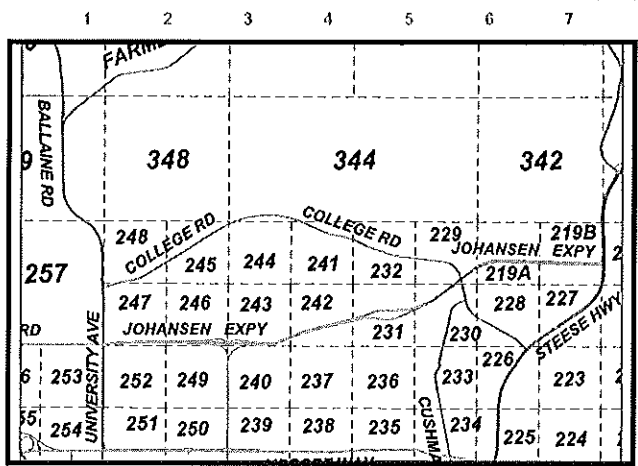
REVISION "A" OF AURORA SUBDIVISION

SUBDIVISION OF
 THE SOUTH PART OF SE 1/4, SW 1/4 of L.S. 718
 SECTION 17, T15, R1W
 FAIRBANKS BASE & MERIDIAN, ALASKA
 ENTRY No. 04204
 PATENT No. 1118534

SURVEYED & DRAWN BY THE
 ALASKA ARCHITECTURAL & ENGINEERING CO.
 FAIRBANKS JULY 1952 ALASKA
 SCALE - 1" = 100'



1-BLOCK 12
 OF AURORA SUBDIVISION



1S-1W
 Community
 Aurora-Lemeta
 311B41
241
 (C) Copyright 2010
 Alaska Street Master
 Po Box 143225
 Anchorage, AK 99514
 907-243-0477

1612 CENTRAL, 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).

(ii) _____ 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).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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)  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.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

Audrey J. Faldoe 5-17-11



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 5,6 and East 10 Feet of Lot 7 Block 15 Aurora Subdivision

Property Address/City: 1612 Central Avenue, Fairbanks, AK 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.

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: _____

_____/_____/11
Seller's Initials Date

1612 Central Avenue, Fairbanks, Ak 99709
Property Address

_____/_____/
Buyer's Initials Date