



LISTING PACKAGE

DATE: March 7, 2011

LP2011-460

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

PROPERTY OWNER: **[REDACTED]**

STREET ADDRESS: **1227 Chena Ridge Road**

LEGAL DESCRIPTION: **Tax Lot 2012, Section 20, Township 1 South, Range
2 West, FAIRBANKS MERIDIAN**

Thank you for using Yukon Title Company, Inc.

**Jessica Adkins
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:

2010 Assessed Value:

| | | | | | |
|----------|---|-----------|----------------------|---|------------|
| PAN No. | : | 0175536 | Tax Amount* | : | \$3,179.86 |
| Land | : | \$38,387 | Misc. Improvement | : | \$0 |
| Building | : | \$179,770 | Total Assessed Value | : | \$218,157 |

*Taxes for 2010 are FULLY PAID.

| | | |
|------------------------|---|---|
| MIL RATE | : | 14.5760 |
| PARCEL SIZE | : | 2.35 Acres/102,366 Sq. Feet |
| ZONING | : | RE-2 (Rural Estate) See attached information sheet |
| STRUCTURE AGE/YR BUILT | : | 54 Years/1957 |
| FIRE DISTRICT | : | Chena Goldstream South |
| ROAD SERVICE AREA | : | N/A |
| SCHOOLS | : | Woodriver Elementary Ryan Middle West Valley High |
| MLS AREA | : | 30 |
| RECORDING DISTRICT | : | 401 |
| FLOOD ZONE | : | X |
| LONGITUDE | : | -148.0064 |
| LATITUDE | : | 64.8132 |

B. There are no covenants that apply to this property

LISTING PACKAGE

Termination recorded as Instrument No. 2006-004219-0

Notice of Default recorded as Instrument No. 2009-021274-0

Termination recorded as Instrument No. 2010-002800-0

Notice of Default recorded as Instrument No. 2010-018941-0

Amended Notice of Default recorded as Instrument No. 2010-021034-0.

- 4. As Built Survey**
- 5. Notes and /or Easements as Stated on the Plat.**
- 6. Tax Lot Map**
- 7. Neighborhood Map**
- 8. Neighbors List and Mailing Labels**

Property Summary

[back to Search Page](#)

| | | |
|---|--|---|
| PAN 0175536 | PROPERTY PHYSICAL DESCRIPTION TL-2012 SEC 20 T1S-R2W | TWN-RNG 1S 2W |
| NEIGHBORHOOD 1101 Chena Ridge | BUSINESS | PROPERTY CLASS Residential |
| MILLAGE GROUP 2201 CHENA GOLDSTREAM FIRE SERVICE AREA | MOST RECENT MILLAGE RATE 14.5760 | STATUS TAXABLE |
| FIRE SERVICE AREA CHENA GOLDSTREAM FIRE S A | | ADDITIONAL INFORMATION Building Details View Property Location |

LAND AREA
Parcel
1 102366 Square Feet

| | | |
|-------------------------------|------------------------------|---|
| OWNER | | ADDRESS |
| NAME BUCHHOLZ, JEFF | INTEREST OWNERSHIP | SITUS ADDRESS 1227 CHENA RIDGE RD |

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 # |
|----------------------------|-------------|------|------|-------------------------------|
| Quit Claim Deed | 12/8/2008 | | | 2008-024254-0 |
| Warranty Deed | 8/30/2004 | | | 2004-019366-0 |
| Deed of Trust | 8/30/2004 | | | 2004-019367-0 |
| Deed of Trust | 8/30/2004 | | | 2004-019368-0 |
| Warranty Deed | 3/12/2003 | | | 2003-006003-0 |
| Multi-Parcel Deed of Trust | 3/12/2003 | | | 2003-006004-0 |
| Warranty Deed | 10/22/2002 | | | 2002-021750-0 |
| Trustees Deed | 9/24/2002 | | | 2002-019626-0 |
| Clerks Deed | 11/29/2001 | | | 2001-024226-0 |
| Deed of Trust | 5/7/2001 | 1255 | 119 | 2001-008538-0 |
| Deed of Trust | 3/16/1998 | 1054 | 624 | |
| Corrective Deed | 7/24/1997 | 1015 | 238 | |
| Quit Claim Deed | 6/30/1997 | 1011 | 211 | |
| Quit Claim Deed | 5/2/1997 | 1000 | 263 | |
| Warranty Deed | 10/1/1991 | 725 | 99 | |

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

| YEAR | LAND | STRUCTURES, ETC. | TOTAL | TAXABLE AMOUNT |
|------|-------------|------------------|--------------|----------------|
| 2010 | \$38,387.00 | \$179,770.00 | \$218,157.00 | \$218,157.00 |
| 2009 | \$38,387.00 | \$140,145.00 | \$178,532.00 | \$178,532.00 |
| 2008 | \$38,387.00 | \$144,267.00 | \$182,654.00 | \$182,654.00 |
| 2007 | \$30,710.00 | \$144,267.00 | \$174,977.00 | \$174,977.00 |
| 2006 | \$30,710.00 | \$137,207.00 | \$167,917.00 | \$167,917.00 |

[Pay Property Taxes by credit card](#)

Tax History (Updated: 03/07/11 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 | \$3,179.86 | \$0.00 | \$0.00 | \$3,179.86 | \$3,179.86 | \$0.00 |
| 2009 | \$2,543.54 | \$0.00 | \$0.00 | \$2,543.54 | \$2,543.54 | \$0.00 |
| 2008 | \$2,605.20 | \$0.00 | \$0.00 | \$2,605.20 | \$2,605.20 | \$0.00 |
| 2007 | \$2,655.80 | \$0.00 | \$0.00 | \$2,655.80 | \$2,655.80 | \$0.00 |
| 2006 | \$2,682.30 | \$0.00 | \$0.00 | \$2,682.30 | \$2,682.30 | \$0.00 |

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

Building Details for PAN 0175536

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY
[View Details](#) 1 1957 SFR Standard Residential

Amenities

QUANTITY

1 3-Fix. Bath_SFR

Primary Details

| SECTIONID | FOOTPRINT | STORIES | PERIMETER | INTERIORDESC | WALLTYPE |
|-----------|-----------------|--------------|----------------|------------------------------|-----------------------|
| 1 | 1856 | 1 | 216 | Main Area | 2x4cus/2x6 Std |
| 2 | 1856 | 1 | 216 | Basement W/FINISH | Basmt Wall |

Secondary Sections

| SECTIONID | FOOTPRINT | SECTIONDESC |
|-----------|-----------|---------------------|
| 1 | 64 | Deck |
| 2 | 90 | Closed Por Finished |

Alaska Street Master

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

Property

| | | | | | | |
|--------------|------------|---------------|--------------------|-------------------|------------------|--------------|
| TAXID | Map | Zoning | Primary Use | Year Built | Lot Sq Ft | Acres |
| 175536 | 295 | RE-2 | RESIDENTIAL | 1957 | 102366 | 2.35 |

Legal

Property Owner

Owner 1
BUCHHOLZ JEFF

| | |
|-------------------|------------------|
| First Name | Last Name |
| JEFF | BUCHHOLZ |

Owner 2

Owner 3

Mailing

1227 CHENA RIDGE RD

| | | |
|-------------|-----------|------------|
| City | St | Zip |
| FAIRBANKS | AK | 99709 |

Other

Elementary School
WOODRIVER

Middle School
RYAN

High School
WEST VALLEY

Flood Zone X

Legal

Subdivision
1S 2W

| | |
|--------------|------------|
| Block | Lot |
| 20 | 2012 |

Site Address
1227 CHENA RIDGE RD

Business

Neighborhood
CHENA RIDGE

Property Assessment

| | | |
|-------------------|------------------|------------------|
| Land 10 | Bldg 10 | Total 10 |
| 38387 | 179770 | 218157 |
| Tax Status | Mill Rate | Est Taxes |
| TAXABLE | 14.576 | 3180 |

Site Address - Assessing

Road Service

Fire Service
CHENA GOLDSTREAM SOUTH

Voter Precinct
29-455

Legislature
O29

Elevation
1000

Forest Coverage
Cultural

| | | |
|---------------------|------------------|------------|
| Census Tract | Census Bk | MLS |
| 9 | 2012 | 30 |

| | |
|-----------------|------------------|
| Latitude | Longitude |
| 64.81321079 | -148.0064553 |

| | |
|---------------------------|-----------------|
| FNSB Planning Dist | Zip Code |
| 2 CHENA RIDGE | 99709 |

Ownership History

| | | | | | | | |
|-------------------|----------------|-----------------|----------------|-------------------|----------------|-----------------|----------------|
| 2009 Owner | 09 Land | 09 Total | 09 Mill | 2004 Owner | 04 Land | 04 Total | 04 Mill |
| BUCHHOLZ JEFF | 38387 | 178532 | 14.247 | HOUGH KELSEY | 25592 | 143706 | 16.83 |
| 2008 Owner | 08 Land | 08 Total | 08 Mill | 2003 Owner | 03 Land | 03 Total | |
| BUCHHOLZ JEFF | 38387 | 182654 | 14.26 | CARLSON BR | 25592 | 69197 | |
| 2007 Owner | 07 Land | 07 Total | 07 Mill | 2002 Owner | 02 Land | 02 Total | |
| HOUGH KELS | 30710 | 174977 | 15.178 | KLINE LAURIE L | 25592 | 68418 | |
| 2006 Owner | 06 Land | 06 Total | 06 Mill | 2001 Owner | 01 Land | 01 Total | |
| HOUGH KELSEY | 30710 | 167917 | 15.97 | KLINE LAURIE | 22802 | 63040 | |
| 2005 Owner | 05 Land | 05 Total | 05 Mill | 2000 Owner | 00 Land | 00 Total | |
| HOUGH KELSEY | 25592 | 158879 | 16.35 | KLINE LAURIE | 22802 | 63040 | |

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Chapter 18.18
RE-4 AND RE-2 RURAL ESTATE DISTRICTS

Sections:

- 18.18.010 Intent.
- 18.18.020 Use regulations.
- 18.18.030 Standards.

18.18.010 Intent.

These districts are intended for low density residential development and other compatible uses in areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.18.020 Use regulations.

A. Permitted Uses. In the RE-4 and RE-2, rural estate districts, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestays;
3. Bed and breakfast residence;
4. Church buildings;
5. Domestic livestock;
6. Guesthouse;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RE-4 and RE-2, rural estate 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. Clubs and lodges;
5. Communications towers;
6. Day care facilities;
7. Group homes;
8. Hostels;
9. Kennels, minor;

10. Kennels, major, in RE-4 district only, on lots of not less than 160,000 square feet in area;
11. Mobile homes;
12. Professional offices;
13. 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;
14. Residential cluster development;
15. School buildings. (Ord. 2009-05 § 6, 2009; Ord. 95-005 § 2, 1995; Ord. 94-046 § 4, 1994; Ord. 89-099 § 6, 1990; Ord. 88-010 § 2, 1988)

18.18.030 Standards.

In the RE-4 and RE-2, rural estate districts, geometric standards are:

A. Lot Area.

1. In the RE-4 district, lot area shall not be less than 160,000 square feet.
2. In the RE-2 district, lot area shall not be less than 80,000 square feet.

B. Required Yards for Buildings.

1. Front yard shall not be less than 35 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.

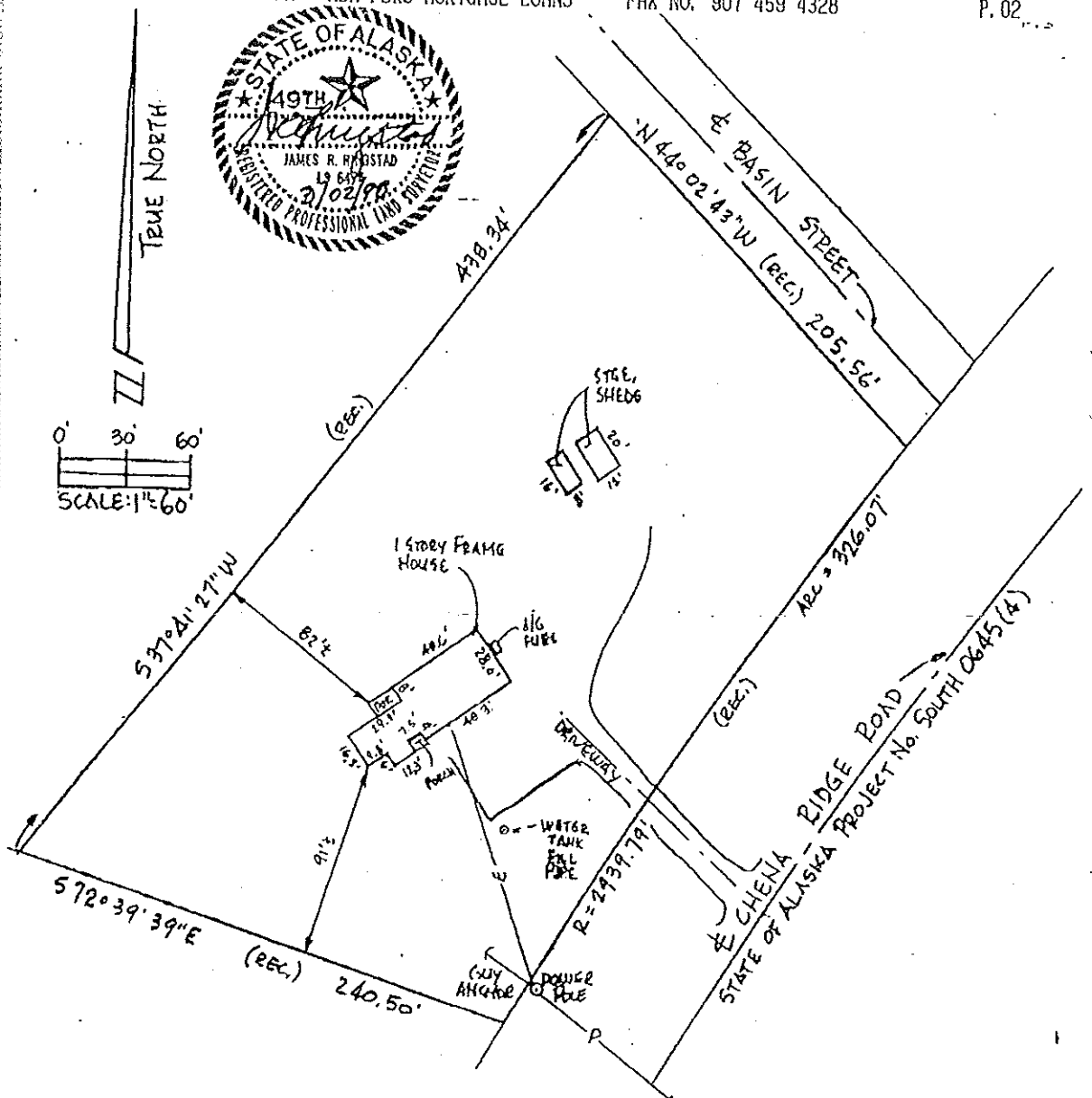
E. Parking. See Chapter 18.50 FNSBC.

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 2011-08, passed February 10, 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




FOR TITLE INSURANCE PURPOSES ONLY

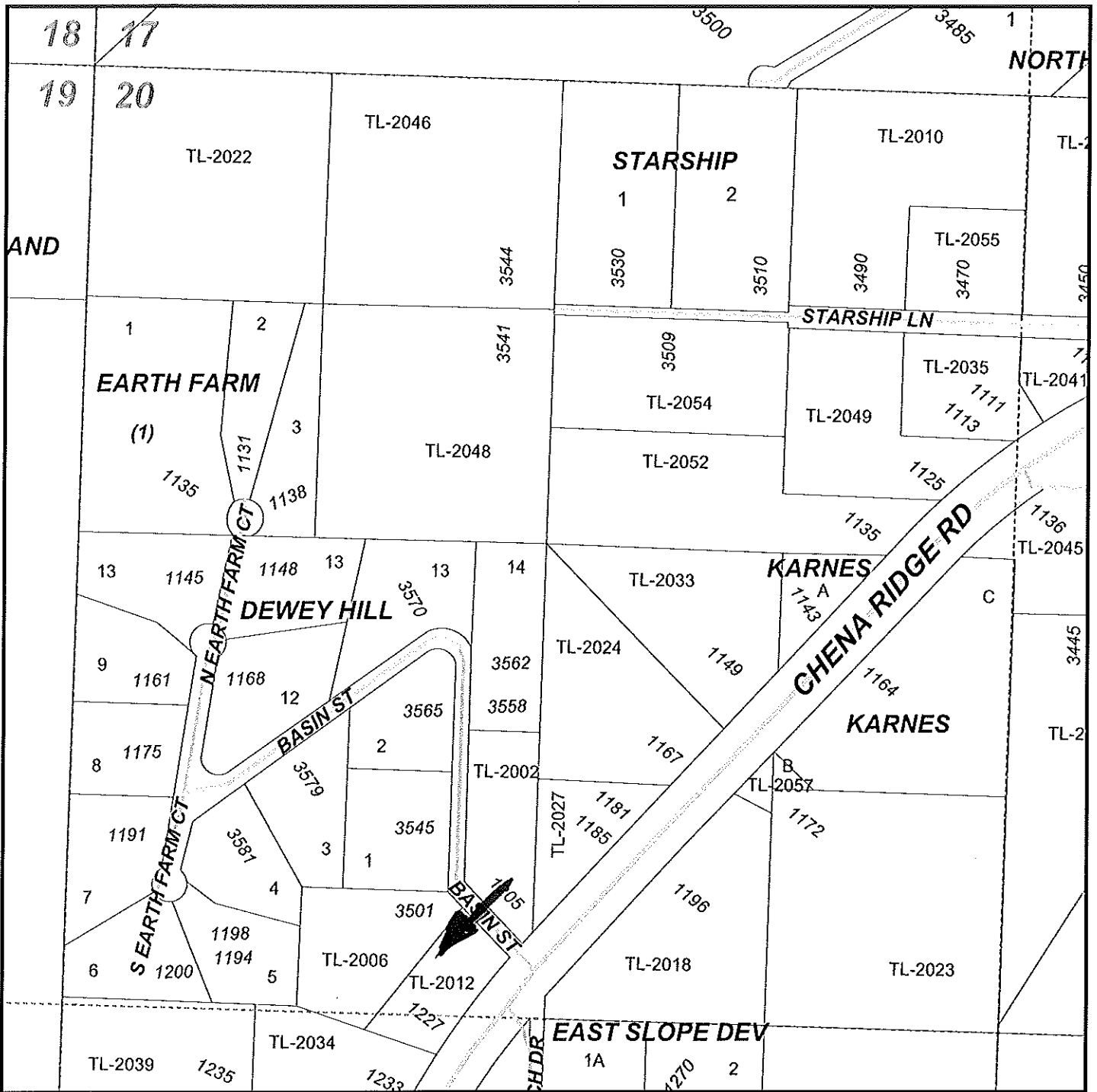
I, James R. Ringsstad, a Professional Land Surveyor registered in the State of Alaska, hereby certify that I am familiar with the improvements located within a portion of SW 1/4 of NW 1/4 & NW 1/4 of SW 1/4 of Section 20, T1N, R1W, FM Alaska (Tax Lot 2012) and that these improvements lie wholly within 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 the AS-BUILT PLOT PLAN 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 Property Survey. Liability of this AS-BUILT PLOT PLAN is limited to the amount of the fee charged.

J. Ringsstad 3/02/98

James R. Ringsstad, L. S. 6474

AS-BUILT PLOT PLAN

| | | | | |
|--------------------|--|---|----------|--|
| PREPARED FOR: | | Richard and Laurie Kline P. O. Box 85316; Fairbanks, AK. 99708 | | |
| DRAWN: JRR |  3 TIER — Alaska 432 Lightite Avenue P.O. Box 71940 Fairbanks, Alaska 99707 (907) 456-5895 OFFICE (907) 456-3176 FAX CIVIL ENGINEERING • SURVEYING | JOB NO. | 3TA98410 | |
| CHECKED: JRR | | FLD. BOOK | 982-16 | |
| SCALE: 1" = 60' | | | | |
| DATE: 03/02/98 | | | | |



Owner

BUCHHOLZ JEFF
1227 CHENA RIDGE RD
FAIRBANKS AK 99709

Legal

TL-2012 SEC 20 T1S-R2W

Address 1227 CHENA RIDGE RD

| | | |
|-------------|-------------|------------------|
| Tax ID | FNSB MAP | ASM Book |
| 175536 | 312D2 | 2 CHENA RIDGE295 |
| T R S | Zoning | Zip Code Area |
| F001S002W20 | RE-2 | 99709 |
| Land App | Bldg Appr | SQ FT / ACRE |
| 38387 | 179770 | 102366 2.35 |
| Mill Rate | Primary Use | Tax Year |
| 14.576 | RESIDENTIAL | 2010 |
| Est Taxes | Year Bullt | Tax Status |
| 3180 | 1957 | TAXABLE |

| | |
|----------------|------------------------|
| Census Tract | 9 |
| Census Blk Grp | 2012 |
| Elem School | WOODRIVER |
| Middle School | RYAN |
| High School | WEST VALLEY |
| Road Service | |
| Fire Service | CHENA GOLDSTREAM SOUTH |
| Latitude | 64.81321079 |
| Longitude | -148.0064553 |
| MLS Area | 30 |
| Voting Dist | 29-455 |
| Legislature | O29 |
| Flood Zone | X |
| Elevation | 1000 |

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