



FAIRBANKS TITLE AGENCY

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Your Team • 714 Third Avenue Fairbanks, Alaska 99701

LISTING PACKAGE

April 8, 2010

LP- 10929

PREPARED ESPECIALLY FOR

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

REGARDING

Rudolph C. Domke and Ruth Ann Domke

LEGAL DESCRIPTION

Tax Lot 2900, Section 29, T1N, R2E, Fairbanks Meridian

STREET ADDRESS

Unavailable from the Fairbanks North Star Borough

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:	0221163	
2009 TAX AMOUNT:	\$468.30	Paid - See Property Summary
2009 MILL RATE:	13.8980	
LAND:	\$33,697.00	
STRUCTURES:	\$0.00	
2009 TOTAL ASSESSED VALUE:	\$33,697.00	
ZONING:	GU-1	General Use District
PARCEL SIZE:	Square Feet:	369,824
	Acres:	8.49
YEAR BUILT:	N/A	
EMERGENCY RESPONDER:	Fire:	None
	Ambulance:	Steese Ambulance
ROAD SERVICE AREA:	DOT	
SCHOOLS:	Elementary:	Weller
	Middle:	Tanana
	High School:	Lathrop
MAP NUMBER:	112I	
MLS AREA:	47	
FLOOD DETERMINATION:	Zone X	

Provided courtesy of your Fairbanks Title Team

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INFORMATION FROM FAIRBANKS TITLE AGENCY RECORDS

Quitclaim Deed Recorded in Book 797, Page 741

No Deeds of Trust or assignments found

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

FNSB Tax Lot Map

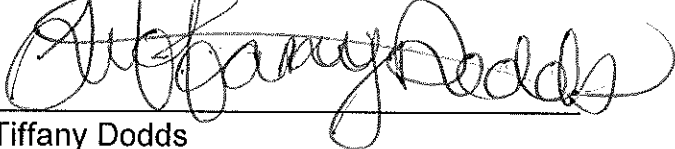
No As-Built Survey available

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



Tiffany Dodds

Property Summary

back to [Search Page](#)

03/27/2010 05:45 PM

Report Printed (Central Time):

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MLS # 121217

PAN 0221163	PROPERTY PHYSICAL DESCRIPTION TL-2900 SEC 29 T1N-R2E	TWN-RNG 1N 2E
NEIGHBORHOOD 0601 Chena Hot Springs Hills	BUSINESS	PROPERTY CLASS Vacant Land
MILLAGE GROUP 0977 NORTH STAR FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 13.8980	STATUS TAXABLE

FIRE SERVICE AREA
NORTH STAR FIRE S A

ADDITIONAL INFORMATION

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

LAND AREA

Parcel
1 8.49 Acres

OWNER

NAME	INTEREST
DOMKE, RUDOLPH C	OWNERSHIP
DOMKE, RUTH ANN	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 #
Quit Claim Deed	6/1/1993	797	741	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2009	\$33,697.00	\$0.00	\$33,697.00	\$33,697.00
2008	\$33,697.00	\$0.00	\$33,697.00	\$33,697.00
2007	\$28,883.00	\$0.00	\$28,883.00	\$28,883.00
2006	\$20,058.00	\$0.00	\$20,058.00	\$20,058.00
2005	\$20,058.00	\$0.00	\$20,058.00	\$20,058.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 03/27/10 03:58 AM)

If taxes are delinquent interest calculation date is: 11/2/2009 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2009	\$468.30	\$0.00	\$0.00	\$468.30	\$468.30	\$0.00
2008	\$469.84	\$0.00	\$0.00	\$469.84	\$469.84	\$0.00
2007	\$431.76	\$0.00	\$0.00	\$431.76	\$431.76	\$0.00
2006	\$315.86	\$0.00	\$0.00	\$315.86	\$315.86	\$0.00
2005	\$297.08	\$0.00	\$0.00	\$297.08	\$297.08	\$0.00

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

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

DISCLAIMER

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)

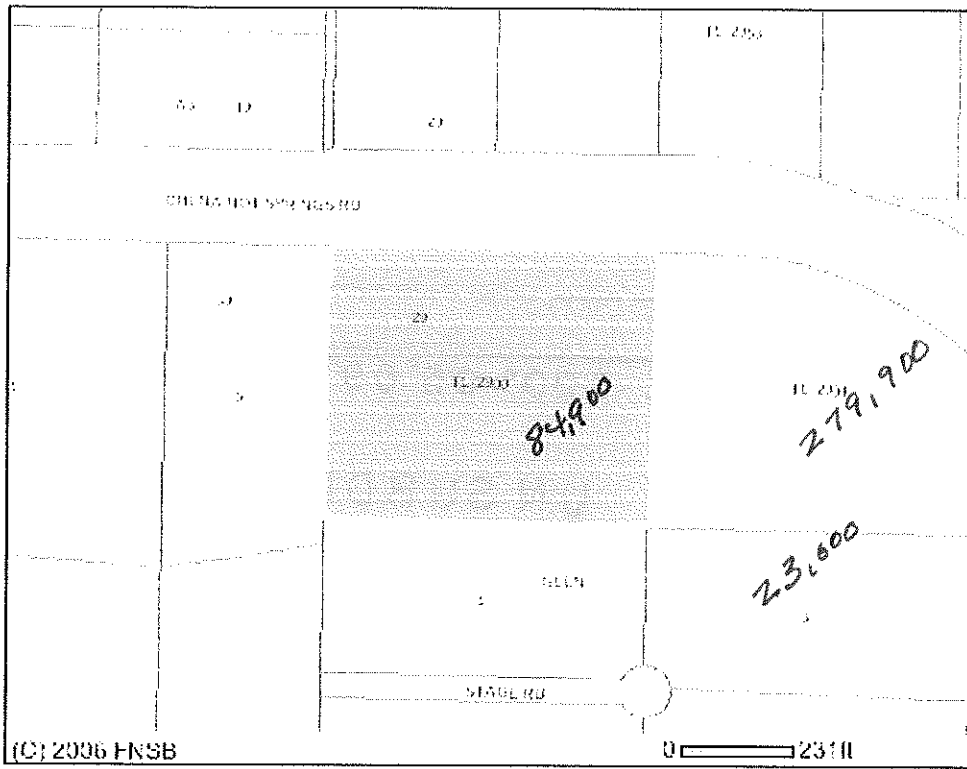
18.44.020 Use regulations.

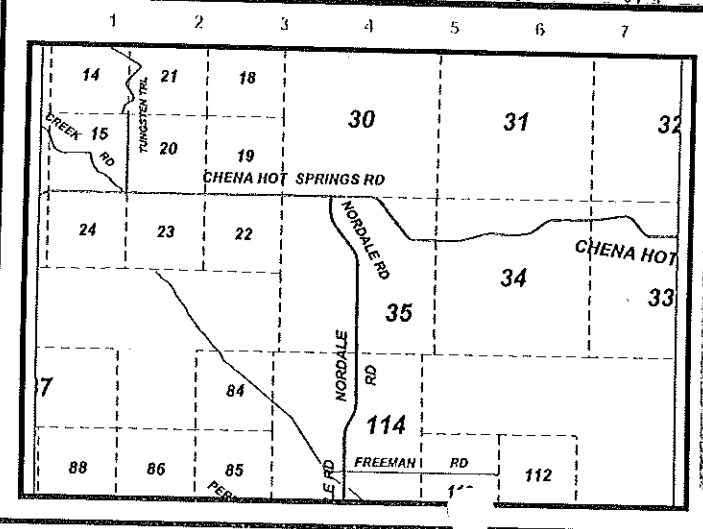
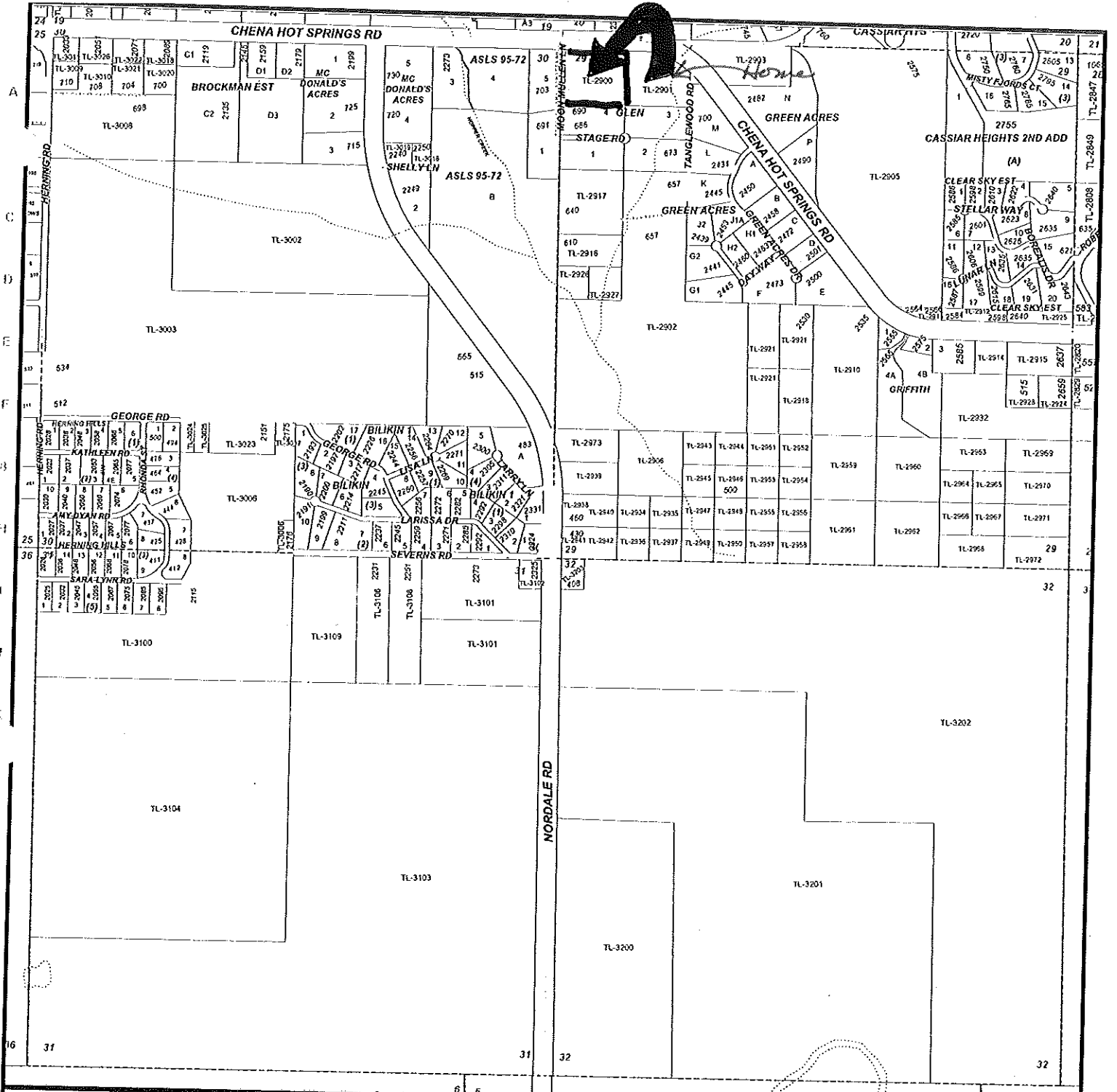
- A. Permitted Uses. In the GU-1, general use district, permitted uses are:
 - 1. Any use except for correctional facilities.
- B. Conditional Uses. In the GU-1, general use district, conditional uses are:
 - 1. Adult entertainment facilities as a principal use;
 - 2. Biosolids application when used 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)





This inset map shows a grid of parcels. The horizontal axis is numbered 9-16 and the vertical axis is lettered G-L. Major roads include Jacklegged Ct, Nordale Rd, Chena Hot Springs Rd, and Straight Ave. Parcel numbers include 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. A legend on the right side of the map includes:
 1N - 2E
 Chena Hot Springs Hills
 1121
 35
 (C) Copyright 2009
 Alaska Street Master
 Po Box 143225
 Anchorage, AK 99514
 907-243-0477