



LISTING PACKAGE

DATE: January 4, 2011

LP2011-5

PREPARED FOR:

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

PROPERTY OWNER:

DAVIS CORPORATE


STREET ADDRESS:

593 Davis Boulevard

LEGAL DESCRIPTION:

Lot 11, Block 30, DAVIS SUBDIVISION REV 'A',
Instrument No. 133.925

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

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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.	:	0112402	Tax Amount*	:	\$1,503.48
Land	:	\$10,395	Misc. Improvement	:	\$0
Building	:	\$86,149	Total Assessed Value	:	\$96,544

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	15.5730
PARCEL SIZE	:	0.2066 Acres/9,000 Sq. Feet
ZONING	:	TF (Two-Family Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	25 Years/1986
FIRE DISTRICT	:	North Pole
ROAD SERVICE AREA	:	North Pole
SCHOOLS	:	North Pole Elementary North Pole Middle North Pole High
MLS AREA	:	60
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.3466
LATITUDE	:	64.7499

- 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 Book 526 at Page 953 and Book 1150 at Page 7 to: JIMMY TOMPKINS and TINA G. TOMPKINS.
2. Deed of Trust recorded as Instrument No. 2005-002410-0.
Substitution of Trustee recorded as Instrument No. 2008-019397-0.
Notice of Default recorded as Instrument No. 2008-019398-0.
Notice of Rescission recorded as Instrument No. 2008-021018-0.
Deed of Trust Assignment recorded as Instrument No. 2010-005999-0.
Corrective Deed of Trust Assignment recorded as Instrument No. 2010-015736-0.
Substitution of Trustee recorded as Instrument No. 2010-017646-0.
Notice of Default recorded as Instrument No. 2010-017647-0.
3. Deed of Trust recorded as Instrument No. 2005-004529-0.
4. As Built Survey
5. Notes and /or Easements as Stated on the Plat.
6. Plat Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0112402	PROPERTY PHYSICAL DESCRIPTION LOT 11 BLOCK 30 DAVIS INSTRUMENT 133.925 8-23-52	TWN-RNG 2S 2E
NEIGHBORHOOD 0200 North Pole City	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0215 DAVIS	MOST RECENT MILLAGE RATE 15.5730	STATUS TAXABLE
FIRE SERVICE AREA CITY OF NORTH POLE		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 9000 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
	OWNERSHIP CO-OWNER	593 DAVIS BLVD

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	3/8/2005			2005-004529-0
Deed of Trust	2/7/2005			2005-002410-0
Deed of Trust	10/6/2003			2003-025907-0
Deed of Trust	5/23/2000	1198	445	
Corrective Deed	7/13/1999	1150	7	
Deed of Trust	7/13/1999	1150	9	
CITY RESIDENTIAL EXEMPTION	1/1/1997			
Warranty Deed	4/24/1987	526	953	1987-008973-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$10,395.00	\$86,149.00	\$96,544.00	\$96,544.00
2009	\$10,395.00	\$91,260.00	\$101,655.00	\$81,655.00
2008	\$10,395.00	\$93,934.00	\$104,329.00	\$84,329.00
2007	\$10,395.00	\$88,908.00	\$99,303.00	\$79,443.00
2006	\$10,395.00	\$81,626.00	\$92,021.00	\$73,617.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 01/03/11 04:00)

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	\$1,503.48	\$0.00	\$0.00	\$1,503.48	\$1,503.48	\$0.00
2009	\$1,249.90	\$0.00	\$0.00	\$1,249.90	\$1,249.90	\$0.00
2008	\$1,297.80	\$0.00	\$0.00	\$1,297.80	\$1,297.80	\$0.00
2007	\$1,297.68	\$0.00	\$0.00	\$1,297.68	\$1,297.68	\$0.00
2006	\$1,256.86	\$0.00	\$0.00	\$1,256.86	\$1,256.86	\$0.00

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

Alaska Street Master

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

Property

TAXID 112402	Map 140	Zoning TF	Primary Use RESIDENTIAL	Year Built 1986	Lot Sq Ft 9000	Acres 0.21
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Legal

Property Owner

Owner 1
TOMPKINS JIMMY

First Name JIMMY	Last Name TOMPKINS
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Owner 2
TOMPKINS TINA G

Owner 3

Mailing
PO BOX 90186

City ANCHORAGE	St AK	Zip 99509
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Other

Elementary School
NORTH POLE

Middle School
NORTH POLE

High School
NORTH POLE

Flood Zone X500

Road Service
NORTH POLE

Fire Service
NORTH POLE

Voter Precinct
34-170

Elevation
400

Forest Coverage
Cultural

Census Tract 16	Census Blk 3035	MLS 60
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Latitude 64.74990994	Longitude -147.346634
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FNSB Planning Dist 9 NORTH POLE	Zip Code 99705
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Ownership History

2009 Owner TOMPKINS JIMMY	09 Land 10395	09 Total 101655	09 Mill 15.307	2004 Owner TOMPKINS JIMMY TOMPKINS TINA G	04 Land 8910	04 Total 62724	04 Mill 17.78
2008 Owner TOMPKINS JIMMY	08 Land 10395	08 Total 104329	08 Mill 15.39	2003 Owner TOMPKINS J	03 Land 8910	03 Total 59852	
2007 Owner TOMPKINS J	07 Land 10395	07 Total 99303	07 Mill 16.335	2002 Owner TOMPKINS JIMMY	02 Land 8910	02 Total 50850	
2006 Owner TOMPKINS JIMMY	06 Land 10395	06 Total 92021	06 Mill 17.07	2001 Owner TOMPKINS JIMMY	01 Land 8910	01 Total 48881	
2005 Owner TOMPKINS JIMMY	05 Land 9900	05 Total 79084	05 Mill 17.38	2000 Owner TOMPKINS JIMMY	00 Land 8910	00 Total 48943	

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.

Building Details for PAN 0112402

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1986 SFR Ranch Residential

Amenities

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

QUANTITY

1

SECTIONID

1

FOOTPRINT

986

STORIES

1

PERIMETER

139

INTERIORDESC

Main Area

WALLTYPE

2x4cus/2x6 Std

Secondary Sections

SECTIONID

2

FOOTPRINT

84

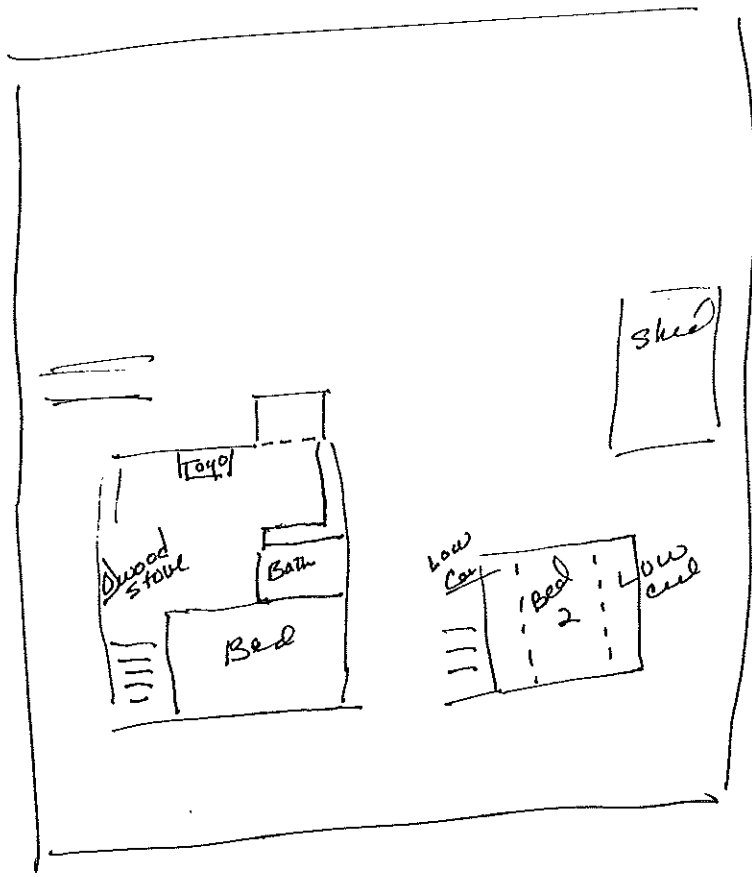
SECTIONDESC

Closed Por Finished



*+ left
100
maybe*

Dash



*No Carpet living room
upper Bedroom low ceil*

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).

This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-57, passed December 9, 2010.

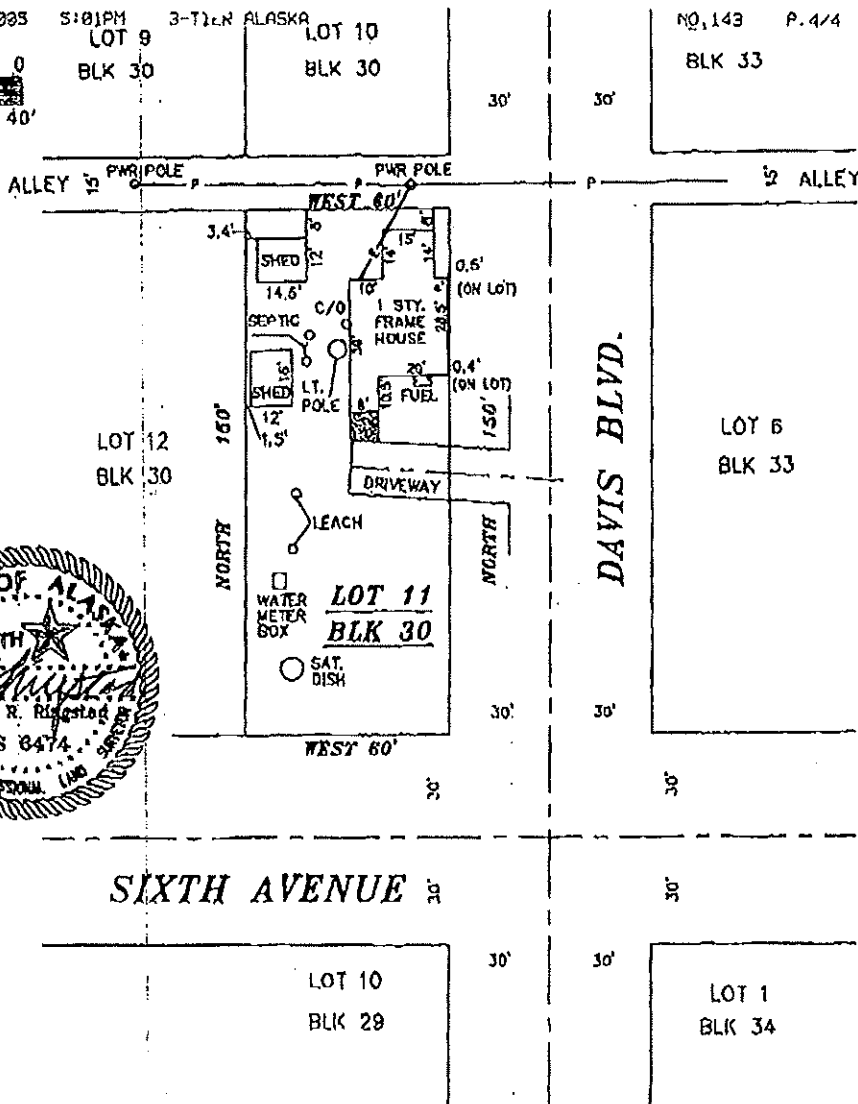
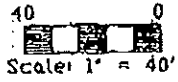
Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Borough Website:
<http://www.co.fairbanks.ak.us/>
Borough Telephone: (907) 459-1401
Code Publishing Company

ALASKA STATE MORTGAGE

FEB. 10. 2005 5:01PM 3-TIER ALASKA LOT 10
 LOT 9 BLK 30 BLK 30

NO. 143 P. 4/4
 BLK 33



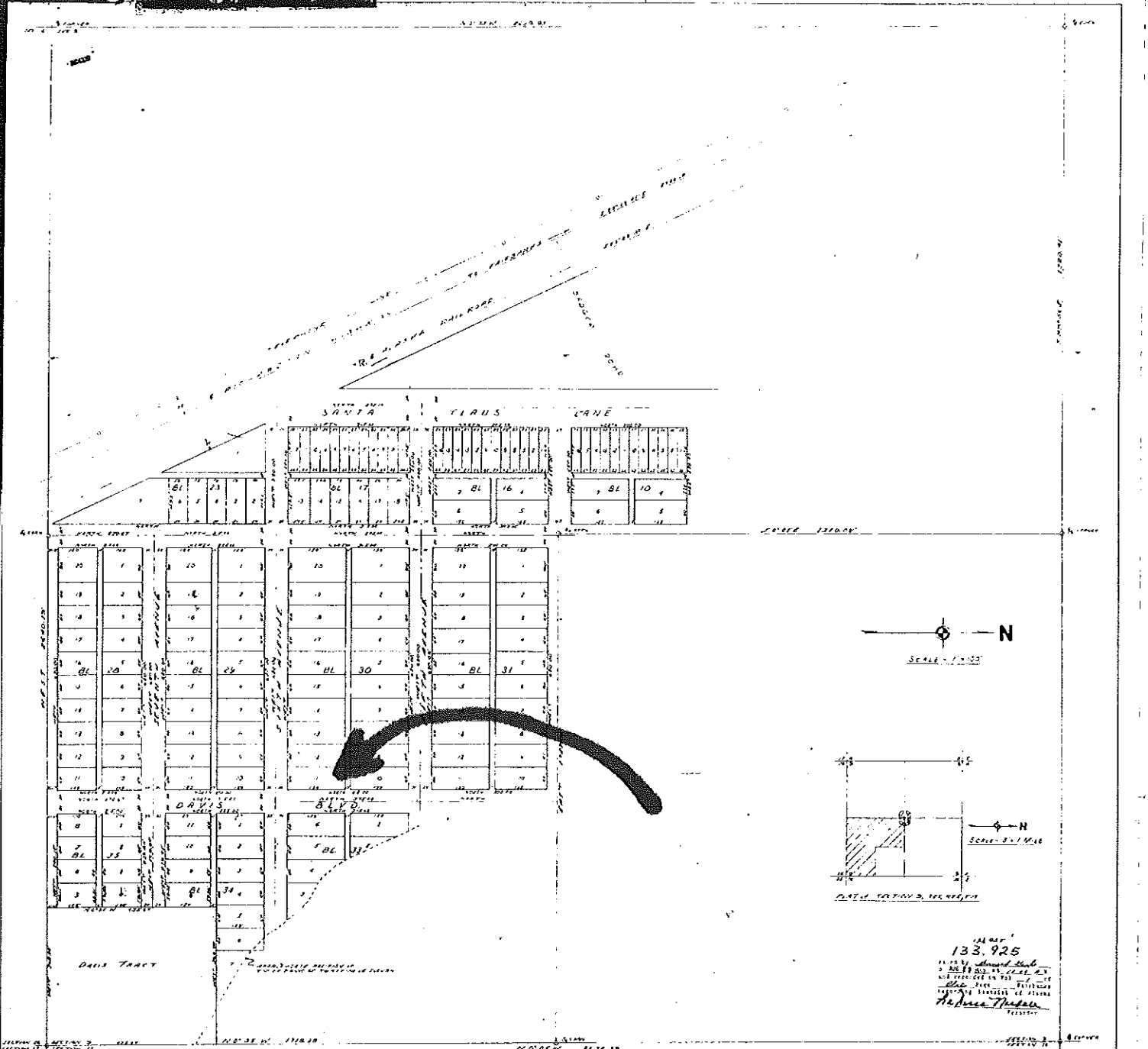
FOR TITLE INSURANCE PURPOSES ONLY

I, James R. Ringstad, a Professional Land Surveyor registered in the State of Alaska, hereby certify that I am familiar with the improvements located within Lot 11, Block 30, B. V. Davis Homestead Subdivision (ERD Plat No. 133, 925) 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 this MORTGAGE LOCATION SURVEY (MLS) 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 boundary survey, and is subject to any inaccuracies that a subsequent boundary survey may disclose. The information shown hereon shall not be used to establish any fences, structure, or other improvements. The measurements shown hereon are based on plat or deed information and verified as shown. This MLS represents only visible improvements. This MLS is prepared in accordance with the ASPLS mortgage location survey standards. Liability of this MLS is limited to the amount of the fee charged.

James R. Ringstad 2/10/05
 James R. Ringstad, L.S. 6474

MORTGAGE LOCATION SURVEY

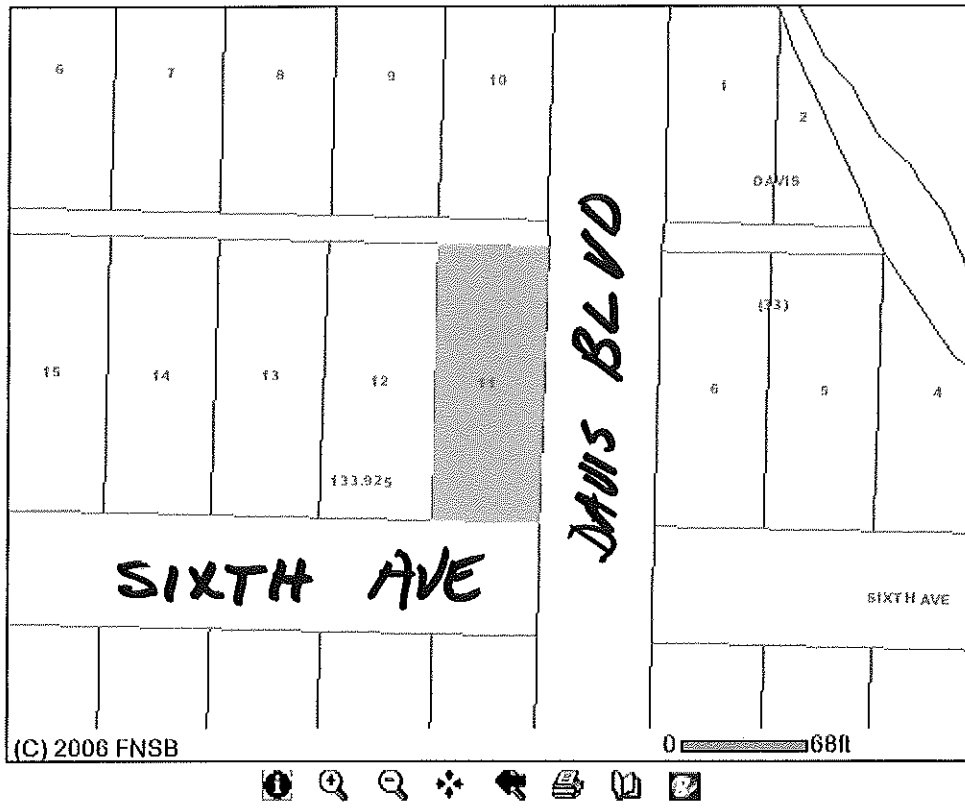
Prepared For Jim Tompkins P.O. Box 90186, Anchorage, AK 99509		Job No. 3TA05411
Drawn: JRR	3 TIER-Alaska, Corp. 432 Lignite Avenue; P. O. Box 71940 Fairbanks, Alaska 99707-1940 (907) 456-5895 Office (907) 456-3176 Fax	File Book 0501-19
Checked: JRR		
Scale: 1" = 40'		
Date of Survey: 2/10/2005		



REVISION A
 AUGUST 22, 1919

1. DRUIS SUBDIVISION
 CONSISTING OF A PORTION OF
 800 ACRES SUBMITTED LOCATED IN
 T42N R10E S17E OF 185, 186 & 187
 SECTION 3, T42N R10E S17E
 COUNTY OF SULLY, IOWA
 EXAMINED AUG. 9, 1919

NOTE:
 THIS IS A REVISION OF 800 ACRES ADJUSTED
 AS SHOWN ON PLAT NUMBER 210 BY A. E. CO.
 DATED MARCH 8, 1910.







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 11 Block 30 Davis Subdivision Rev "A"

Property Address/City: 593 Davis Boulevard, North Pole, AK 99705

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: _____

2 / / 11 593 Davis Blvd, North Pole, AK 99705 / /
Seller's Initials Date Property Address Buyer's Initials Date
08-4229 (Rev. 7/08)