



LISTING PACKAGE

DATE: May 11, 2011

LP2011-998

PREPARED FOR:

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

PROPERTY OWNER:

~~WELLS FARGO~~ BANK OF AMERICA


STREET ADDRESS:

1453 Eielson Street

LEGAL DESCRIPTION:

Lot 9, Block 9, GATEWAY SUBDIVISION,
Instrument No. 102.797

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:

2010 Assessed Value:

PAN No.	:	0066338	Tax Amount*	:	\$3,420.84
Land	:	\$12,240	Misc. Improvement	:	\$0
Building	:	\$186,243	Total Assessed Value	:	\$198,483

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	17.2350
PARCEL SIZE	:	0.1652 Acres/7,200 Sq. Feet
ZONING	:	MF (Multiple-Family Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	73 Years/1938
FIRE DISTRICT	:	City of Fairbanks
ROAD SERVICE AREA	:	City of Fairbanks
SCHOOLS	:	Joy Elementary Ryan Middle Lathrop High
MLS AREA	:	20
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.7111
LATITUDE	:	64.8342

LISTING PACKAGE

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

1. ~~Is a Deed of Trust recorded as Instrument No. 2006-003723-0 and 2006-032051-0~~
~~(Instrument No. 2006-032051-0)~~

2. ~~Deed of Trust recorded as Instrument No. 2006-032052-0.~~

~~Deed of Trust Assignment recorded as Instrument No. 2010-000103-0~~

~~Substitution of Trust recorded as Instrument No. 2010-000104-0~~

~~Notice of Default recorded as Instrument No. 2010-000105-0~~

~~Termination of Notice of Default recorded as Instrument No. 2011-001302-0~~

~~Notice of Default recorded as Instrument No. 2011-002240-0.~~

3. As Built Survey
4. Covenants, Conditions and Restrictions.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0066338	PROPERTY PHYSICAL DESCRIPTION LOT 9 BLOCK 9 GATEWAY INST 102.797 12/17/46	TWN-RNG 1S 1W
NEIGHBORHOOD 0130Bjerremark	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0045GATEWAY	MOST RECENT MILLAGE RATE 17.1370	STATUS TAXABLE
FIRE SERVICE AREA CITY OF FAIRBANKS	ADDITIONAL INFORMATION Building Details View Property Location	

LAND AREA

Parcel
1 7200Square Feet

OWNER

ADDRESS

NAME	INTEREST	SITUS ADDRESS
SMITH, JAMES L BAC	QUANTERST	1453 EIELSON ST
SMITH, BRUCE G	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	12/29/2006			2006-032851-0
Deed of Trust	12/29/2006			2006-032852-0
Warranty Deed	2/21/2006			2006-003723-0
Deed of Trust	2/21/2006			2006-003724-0
Warranty Deed	10/28/2005			2005-023857-0
Trustees Deed	10/25/2005			2005-023522-0
Warranty Deed	8/17/2004			2004-018225-0
Deed of Trust	8/17/2004			2004-018226-0
Warranty Deed	10/31/2002			2002-022658-0
Quit Claim Deed	10/31/2002			2002-022660-0
Deed of Trust	10/31/2002			2002-022659-0
CITY RESIDENTIAL EXEMPTION	1/1/1996			
Warranty Deed	9/1/1993	815	463	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$12,240.00	\$191,564.00	\$203,804.00	\$203,804.00
2010	\$12,240.00	\$186,243.00	\$198,483.00	\$198,483.00
2009	\$12,240.00	\$201,263.00	\$213,503.00	\$213,503.00
2008	\$12,240.00	\$201,263.00	\$213,503.00	\$213,503.00
2007	\$10,080.00	\$149,647.00	\$159,727.00	\$159,727.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 09/20/11 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	\$3,492.60	\$0.00	\$0.00	\$3,492.60	\$1,746.30	\$1,746.30
2010	\$3,420.84	\$0.00	\$0.00	\$3,420.84	\$3,420.84	\$0.00
2009	\$3,653.68	\$0.00	\$0.00	\$3,653.68	\$3,653.68	\$0.00
2008	\$3,688.90	\$0.00	\$0.00	\$3,688.90	\$3,688.90	\$0.00
2007	\$3,003.34	\$0.00	\$0.00	\$3,003.34	\$3,003.34	\$0.00

Building Details for PAN 0066338

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1938 SFR DLB/Split Entry Residential

Amenities

QUANTITY

1 2-Fix. Bath_SFR
3 3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	976	1	166	Main Area	2x4cust/2x6 Std
2	510	1	94	Secondary L.A.	2x4cust/2x6 Std
3	976	1	166	Basement W/FINISH	Bsmt Wall

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
4	408	Blt In Garage ADD
5	32	Closed Por Finished
6	48	Deck
7	128	Deck

Main 976
 Lower 976
 Upper 510

 2462

Alaska Street Master

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

Property

TAXID 66338	Map 265	Zoning MF	Primary Use RESIDENTIAL	Year Built 1938	Lot Sq Ft 7200	Acres 0.17
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Legal

Property Owner

Owner 1
SNOW ANDREA L

First Name ANDREA	Last Name SNOW
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Owner 2
SNOW BRADLEY G

Owner 3

Mailing
840 4TH AVE

City FAIRBANKS	St AK	Zip 99701
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Legal

Subdivision
GATEWAY

Block 09	Lot 09
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Site Address
1453 EIELSON ST

Site Address - Assessing

LOT 9 BLOCK 9 GATEWAY INST
102.797 12/17/46

Business

Neighborhood
BJERREMARK

Property Assessment

Land 10 12240	Bldg 10 186243	Total 10 198483
Tax Status TAXABLE	Mill Rate 17.235	Est Taxes 3421

Other

Elementary School
JOY

Middle School
RYAN

High School
LATHROP

Flood Zone X500

Road Service
FAIRBANKS

Fire Service
FAIRBANKS

Voter Precinct
31-350

Legislature
P31

Elevation
400

Forest Coverage
Cultural

Census Tract 3	Census Blk 3001	MLS 20
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Latitude 64.8342999	Longitude -147.7111498
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FNSB Planning Dist 1 FAIRBANKS	Zip Code 99701
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Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
SNOW ANDREA L	12240	213503	17.113	NIXON MICHAEL N	9380	131865	20.77
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
SNOW ANDREA L	12240	213503	17.27	TIRADO ARC	7560	125054	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
SNOW ANDRE	10080	159727	18.803	JOHNSON MARY L	8208	110989	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
SNOW ANDREA L	10080	157749	19.62	JOHNSON MARY L	9747	108487	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
SNOW ANDREA L	9720	145920	20.02	JOHNSON MARY L	9747	108487	

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Chapter 18.26
MF MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.26.010 Intent.
- 18.26.020 Use regulations.
- 18.26.030 Standards.

18.26.010 Intent.

This district is intended for high density residential development provided through a variety of housing types and other types of quasi-residential and public use development maintaining the high density residential nature of the district. This district is intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.26.020 Use regulations.

A. Permitted Uses. In the MF multiple-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10, SF-5 and TF districts;
2. Bed and breakfast residence;
3. Multiple-family dwellings.

B. Conditional Uses. In the MF, multiple-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10, SF-5 and TF districts;
2. Group homes;
3. Libraries;
4. Mobile home parks;
5. Museums and art galleries;
6. Nursing homes, convalescent homes, retirement centers and similar institutions;
7. Public recreation buildings and community centers;
8. Roominghouse;
9. Schools: art, music, dance, business, trade and similar educational uses. (Ord. 2007-70 § 3, 2007; Ord. 89-099 § 9, 1990; Ord. 88-010 § 2, 1988)

18.26.030 Standards.

In the MF, multiple-family residential district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling or other allowable uses not listed below 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;

3. Lot area for a multiple-family dwelling shall not be less than 2,000 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 10 feet;

3. Rear yard shall not be less than 10 feet.

C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

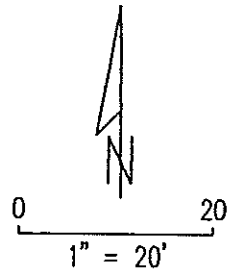
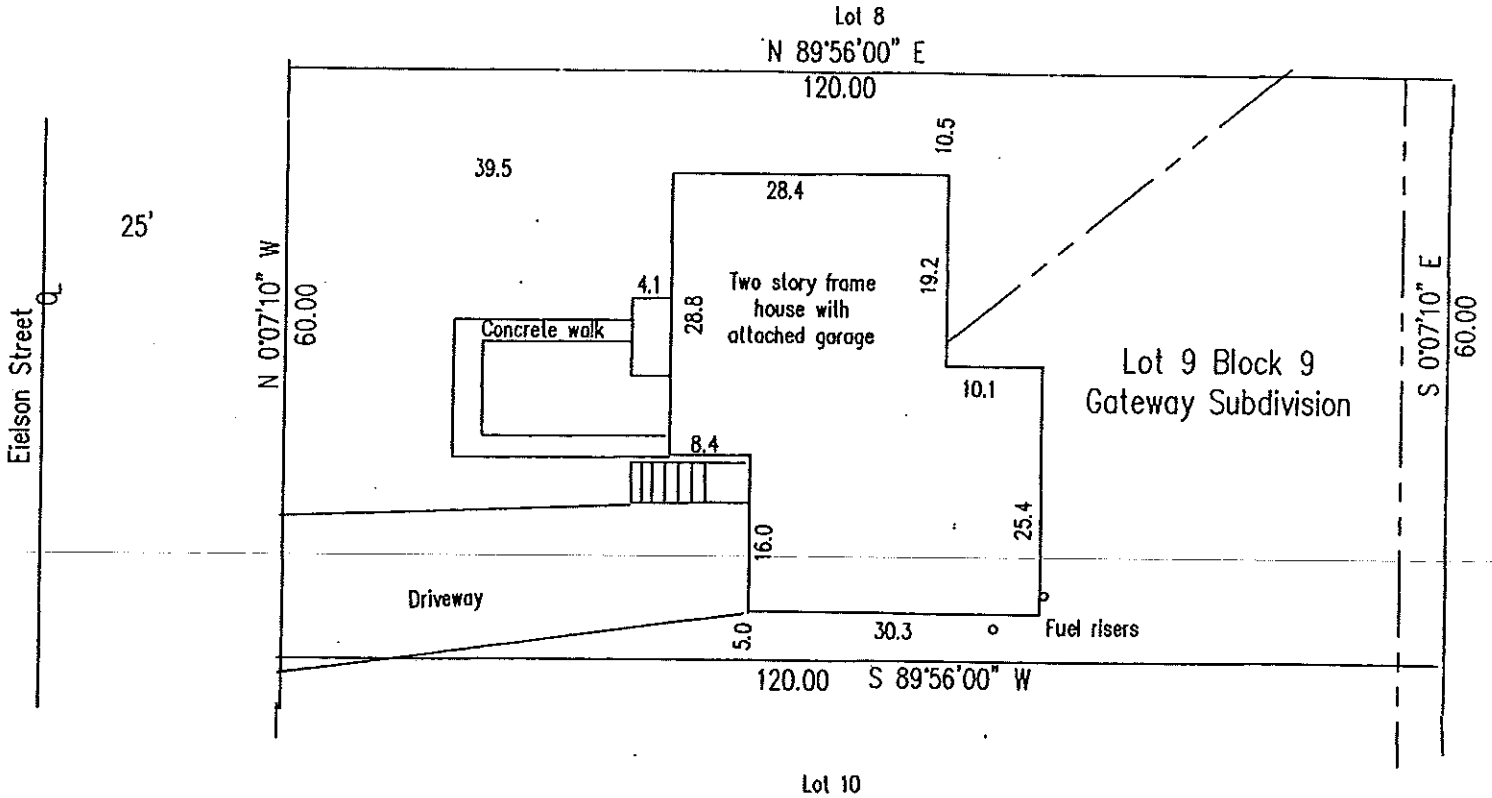
E. Parking. See Chapter 18.50 FNSBC.

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 2011-25, passed April 28, 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



Plot Plan

I Dennis C. Jennings, 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 9, Block 9, Gateway Subdivision (1453 Eilson Street)
 For: City Mortgage / Charles Hosley
 Attn: Dana Seller: weatherby Buyer: Johnson

Surveyed by Jenco Surveying
 P.O. Box 75263
 Fairbanks, Alaska 99707
 907-456-1408

Ordered 09/16/93 Delivered 09/22/93
 Scale 1" = 20'
 Drawn By D.J.
 Checked by D.J.



NOTARY PUBLIC In and for the State of Alaska
My commission expires: 4-20-48

Record: December 17, 1946 at 21 min. past 3 P.M., Eleanor M. Ely, Recorder
By Francis P. Baker, Deputy

92,799

ZONING RESTRICTIONS

GATEWAY SUBDIVISION

Dated: December 17, 1946

THIS IS TO CERTIFY That J. Frank Potter and Russell H. Williams, co-partners doing business as the Gateway Development Company, are the owners in fee simple absolute of that certain property, a portion of Lot 12 in Section 10 and Lots 1 and 6 in Section 15, Township 1 South, Range 1 West, Fairbanks Meridian, known as the Gateway Subdivision, according to the plat thereof recorded in Volume 1 of Plats, at page 25, Records of the Fairbanks Recording Precinct, and that they hereby impose thereon, for the purpose of promoting the health, safety, and morals, comfort, convenience, general welfare of the people of the Gateway Subdivision by limiting congestion in the streets, securing safety from fire panic, and other dangers, providing adequate light and air, preventing the overcrowding of land, avoiding undue congestion of population, facilitating the adequate provision of transportation, water, sewage, parks and other public requirements, to provide zoning restrictions regulating and restricting the height, number of stories, size of buildings, percentage of a lot that may be occupied, the size of additional courts and open spaces, the location and use of buildings and land for trade, industries, residences and other purposes and to create districts for said purposes and establish the boundaries thereof.

These restrictions shall constitute restrictive covenants in all transfers from the undersigned of lots in said subdivision; shall inure to and benefit each grantee, run with the land and be and remain enforceable by the undersigned or any grantee.

All title to any lots in said subdivision granted by the undersigned, their heirs, personal representatives and successors, shall be restricted in the manner following:

One - DEFINITIONS:

For the purpose of these Restrictions certain words and terms are defined as follows: Words in the present tense include the future; words in the singular number include the plural; and words in the plural number include the singular number.

- (1) "Accessory Use of Building": A subordinate use or building customarily incident to and located upon the same lot occupied by the main use or building.
- (2) "Alleys": A vehicular right of way not over twenty feet wide.
- (3) "Apartment": A building or portion thereof used or intended to be used as the



9x589

home of three or more families or householders living independently of one another.

(4) "Court": An open, unoccupied space other than a yard on the lot on which a building is erected or situated. A court, one entire side or end of which is bound by a front yard, a rear yard, or a side yard, or by the front of the lot, or by a street or public alley; is an "outer court." Every court which is not an "outer court" is an "inner court."

(5) "Court Height": The court height shall be measured from a point two (2) feet above the floor line of the lowest story in the building in which there are windows from rooms served by the said court, to the highest point of the enclosing walls of the said court.

(6) "Established Grade": The curb line grade at the front line as established by the Gateway Development Company.

(7) "Family": A number of related individuals, or not more than four (4) unrelated individuals, living together as a single housekeeping unit doing their cooking on the premises.

(8) "Height of Buildings": The height of a building is the vertical distance at the center of a building's principal front, measured from the established grade to the highest point of the roof beams in the case of flat roofs, to the deck line of mansard roofs, or the center height between eaves and ridges from gable, hip or gambrel roofs. For buildings set back from the street line, the height shall be measured from the average elevation of the finished grade.

(9) "Lot": Land occupied or to be occupied by a building and its accessory buildings including such open spaces as are required under those Restrictions and having frontage on a street or alley.

(10) "Public Garage": Any premises used for the storage or housing of more than three steam or motor-driven vehicles, or where such vehicles are repaired or kept for hire or sale.

(11) "Front Yard": An open unoccupied space between the building, measured from the front line of the building (exclusive of steps) and the front property line.

(12) "Front Property Line": The front property line as shown upon the official plat.

(13) "Side Yard": An open unoccupied space of the same lot with a building.

(14) "Rear Yard": An open unoccupied space of the same lot with a building.

92590

block 2; thence north $89^{\circ}56'$ east between lots 19, 20 and 21 of block 2 to the center line of Lacey Street; thence north $0^{\circ}04'$ west 60 feet; thence north $89^{\circ}56'$ east 580 feet to the center line of Wilson Street; thence south $0^{\circ}04'$ east, 120 feet; thence north $89^{\circ}56'$ east 145 feet to the east boundary of said Gateway Subdivision; thence south $0^{\circ}04'$ east, 1250 feet to the point of beginning.

In the residential district no building or premises shall hereafter be erected or structurally altered, unless otherwise provided herein, except for one or more of the following uses;

(1) Single-family dwellings (2) The following uses after special permit from the Gateway Development Company hearing and examination of the premises, and the making of a finding that the same will not result in undue detriment to adjacent and surrounding property:

a. Churches b. Old folks homes c. Private clubs, fraternities, and lodges, except those selling or furnishing the members beer, wine, or intoxicating liquors, and except those the chief activity of which is a service customarily carried on as a business.

d. Duplex houses and apartment houses. (3) Commercial nurseries and greenhouses, by a special permission of the Subdivisional Owners for a period of not more than ten years, after examination of the location and the making of a finding that such nursery or greenhouse may be maintained for such period without undue detriment to adjacent and surrounding property.

(4) Accessory buildings, such as are ordinarily appurtenant to single-family dwellings, shall be permitted, including one private garage to each family, when located not less than forty (40) feet from the front line, nor less than twenty (20) feet from any flanking street line, unless attached to or within the dwelling.

(5) The office of a physician, dentist, or other professional person when located in his or her dwelling, also home occupation in addition to domestic occupation engaged in by individuals within their dwellings when no window or other display is made, and no sign other than one not exceeding two square feet in area and bearing the name and occupation of the occupant.

(6) The renting of rooms for lodging purposes only for the accommodation of not more than four (4) persons in a single-family dwelling or multiple family dwelling is permitted by special permission of the Board.

and electric substations and similar uses

permitted by special permission of the Board.

9x591

E: Site Area: In the Residential District every building hereafter erected or structurally altered shall provide a lot area of not less than five thousand seven hundred (5,700) square feet, with a minimum width of fifty (50) feet for a dwelling or place of human habitation. Sixty-five (65) per cent of the area of all sites must be left in open spaces free from structures.

F. Height Limit: No building shall hereafter be erected or structurally altered within the residential zone to exceed a height of thirty-five (35) feet, nor more than two (2) stories except that churches may exceed this height with special permission of the Subdivisional Owners following a public hearing.

G: Sanitary Facilities: Surface and pit type toilets are prohibited. Until such time that central sewage facilities are available, sewage shall be disposed of through septic tanks or cess pools which shall be located within the rear fifteen (15) feet of the lot.

H: Private Garages: Private garages in the residential district shall be limited to nine (9) per cent of the lot area, provided nothing in this regulation be construed to prevent the building of a private garage of not more than two (2) car capacity on any lot or plot of record at the time of passage of this ordinance.

Four BUSINESS DISTRICT: A: Boundary: The Business District of the Gateway Subdivision is all that property within the boundary of said Gateway Subdivision that is not included in the residential district as described in Three A, of this Code.

B: Use: In the Business District no building or premises shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided herein, except for one or more of the following uses:

- (1) Any use permitted in the residential district, provided regulations pertaining hereto as hereinbefore provided are complied with as though the use were in the Residential District.
- (2) Retail stores and shops, limited to uses needed to serve residential districts, such as grocery stores, meat shops, retail bakeries, drug stores, confectionary stores, personal service stores, or parlors, moving picture theaters and uses similar to the foregoing.
- (3) Boarding and lodging houses and motels.
- (4) Public garages for storage purposes, public garages, service stations, recreational enterprises, and advertising devices, and open air used-car lots.
- (5) All other uses must be approved by the Gateway Development Company upon satisfactory proof that the use will not be unduly detrimental to adjacent surrounding property by the emission of dust, noise, vibration, odor or other objectionable matter.

: Within the Business District no rear yard is required:

: in the residential district with no:

ax 592

all subdivision; and that the same be enjoined or abated in an action therefore, without proof of actual damage or nuisance, by the undersigned or the owner of any lot in said subdivision.

Seven TERMINATION: These restrictions shall automatically terminate upon said subdivision becoming an incorporated municipality subject to a Zoning Code, or annexed to any existing incorporated municipality upon the extension to said subdivision of a Zoning Code of such annexing municipality.

These restrictions shall be binding upon the heirs, personal representatives, assigns and grantees of the undersigned, run with the land and inure to the benefit of Grantees of undersigned, their heirs, personal representatives and assigns.

IN WITNESS WHEREOF the parties hereto have herunto set their hands and seals on this day and year above written.

In the presence of:

Chas. J. Glasby
Marie Tennyson

J. Frank Potter (SEAL)
J. Frank Potter

Russell H. Williams (SEAL)
Russell H. Williams

Co-Partners, doing business as the
"Gateway Development Company"

UNITED STATES OF AMERICA }
TERRITORY OF ALASKA } SS.

THIS IS TO CERTIFY That on this 17th day of December, 1946, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally appeared J. FRANK POTTER and RUSSELL H. WILLIAMS, to me known to be the identical individuals mentioned in and who executed the within and foregoing instrument, and they acknowledged to me that they signed and sealed the same freely and voluntarily for the use and purposes therein specified.

WITNESS my hand and notarial seal on the day and year in this certificate first above written.

(N.P. SEAL)

Chas. J. Glasby
NOTARY PUBLIC in and for the Territory of Alaska. My commission expires: April 20, 1948.

Filed for record: Dec. 17, 1946, at 29 min. past 3 P.M., Eleanor M. Ely, Recorder.
By Francis P. Baker, Deputy.

11,315

REAL ESTATE CONTRACT

THIS AGREEMENT, made and entered into this 18th day of August, 1945, by and between [Name], of [Location], Alaska, the party of the first part, and MRS. J.M. EVERETT, of the second part,

do hereby, in consideration of their mutual

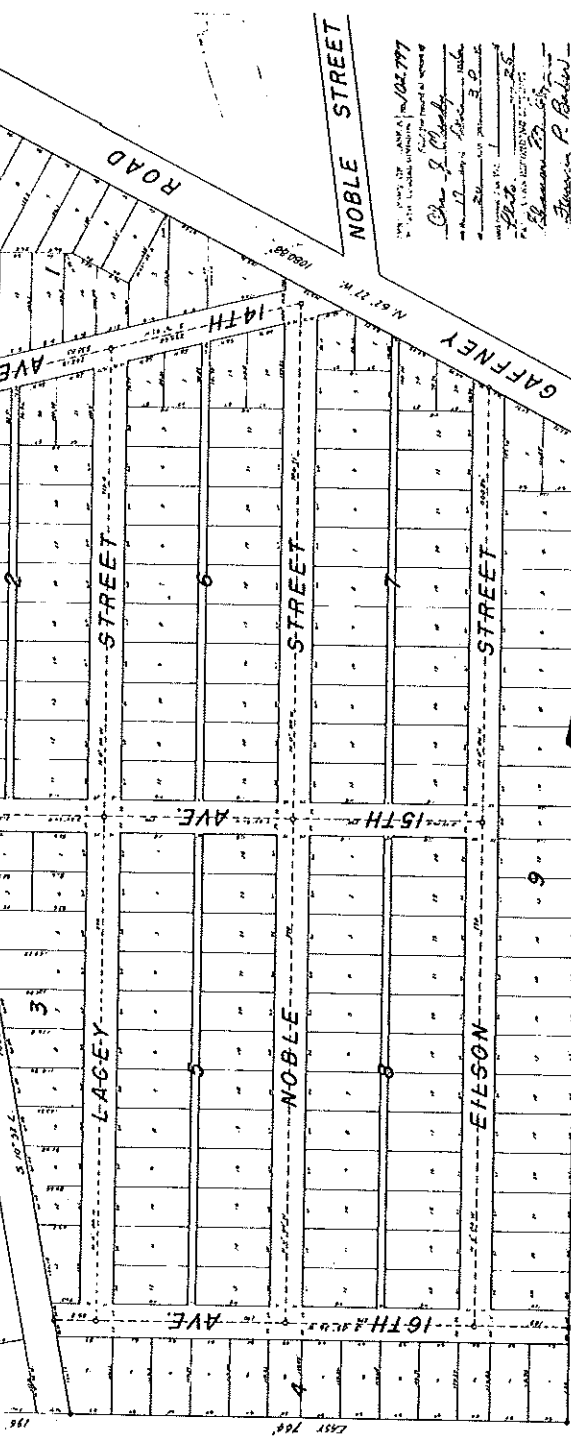
1. The purpose of this map is to show the layout of the streets and lots in the Gateway Subdivision, including the location of the streets and the dimensions of the lots.

2. The streets shown on this map are: Cushman Street, Lacey Street, Noble Street, Elson Street, 14th Avenue, 15th Avenue, and 16th Avenue.

3. The lots shown on this map are numbered 1 through 12.

4. The dimensions of the lots are as follows:

- Lot 1: 100 feet wide by 150 feet deep
- Lot 2: 100 feet wide by 150 feet deep
- Lot 3: 100 feet wide by 150 feet deep
- Lot 4: 100 feet wide by 150 feet deep
- Lot 5: 100 feet wide by 150 feet deep
- Lot 6: 100 feet wide by 150 feet deep
- Lot 7: 100 feet wide by 150 feet deep
- Lot 8: 100 feet wide by 150 feet deep
- Lot 9: 100 feet wide by 150 feet deep
- Lot 10: 100 feet wide by 150 feet deep
- Lot 11: 100 feet wide by 150 feet deep
- Lot 12: 100 feet wide by 150 feet deep



GATEWAY SUBDIVISION
PORTION GOLDBERG HOMESTEAD
FAIRBANKS GATE 15-16-45 ALASKA
SUBDIVIDED BY
GATEWAY DEVELOPMENT CO.
SURVEYED BY
ALASKA ARCHITECTURAL & ENGINEERING CO.
CALC. GZA
DWN. GZA

SCALE 1" = 100'
15000'

NOTICE
THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY 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 TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

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- Lot 8: 100 feet wide by 150 feet deep
- Lot 9: 100 feet wide by 150 feet deep
- Lot 10: 100 feet wide by 150 feet deep
- Lot 11: 100 feet wide by 150 feet deep
- Lot 12: 100 feet wide by 150 feet deep

1. The purpose of this map is to show the layout of the streets and lots in the Gateway Subdivision, including the location of the streets and the dimensions of the lots.

2. The streets shown on this map are: Cushman Street, Lacey Street, Noble Street, Elson Street, 14th Avenue, 15th Avenue, and 16th Avenue.

3. The lots shown on this map are numbered 1 through 12.

4. The dimensions of the lots are as follows:

- Lot 1: 100 feet wide by 150 feet deep
- Lot 2: 100 feet wide by 150 feet deep
- Lot 3: 100 feet wide by 150 feet deep
- Lot 4: 100 feet wide by 150 feet deep
- Lot 5: 100 feet wide by 150 feet deep
- Lot 6: 100 feet wide by 150 feet deep
- Lot 7: 100 feet wide by 150 feet deep
- Lot 8: 100 feet wide by 150 feet deep
- Lot 9: 100 feet wide by 150 feet deep
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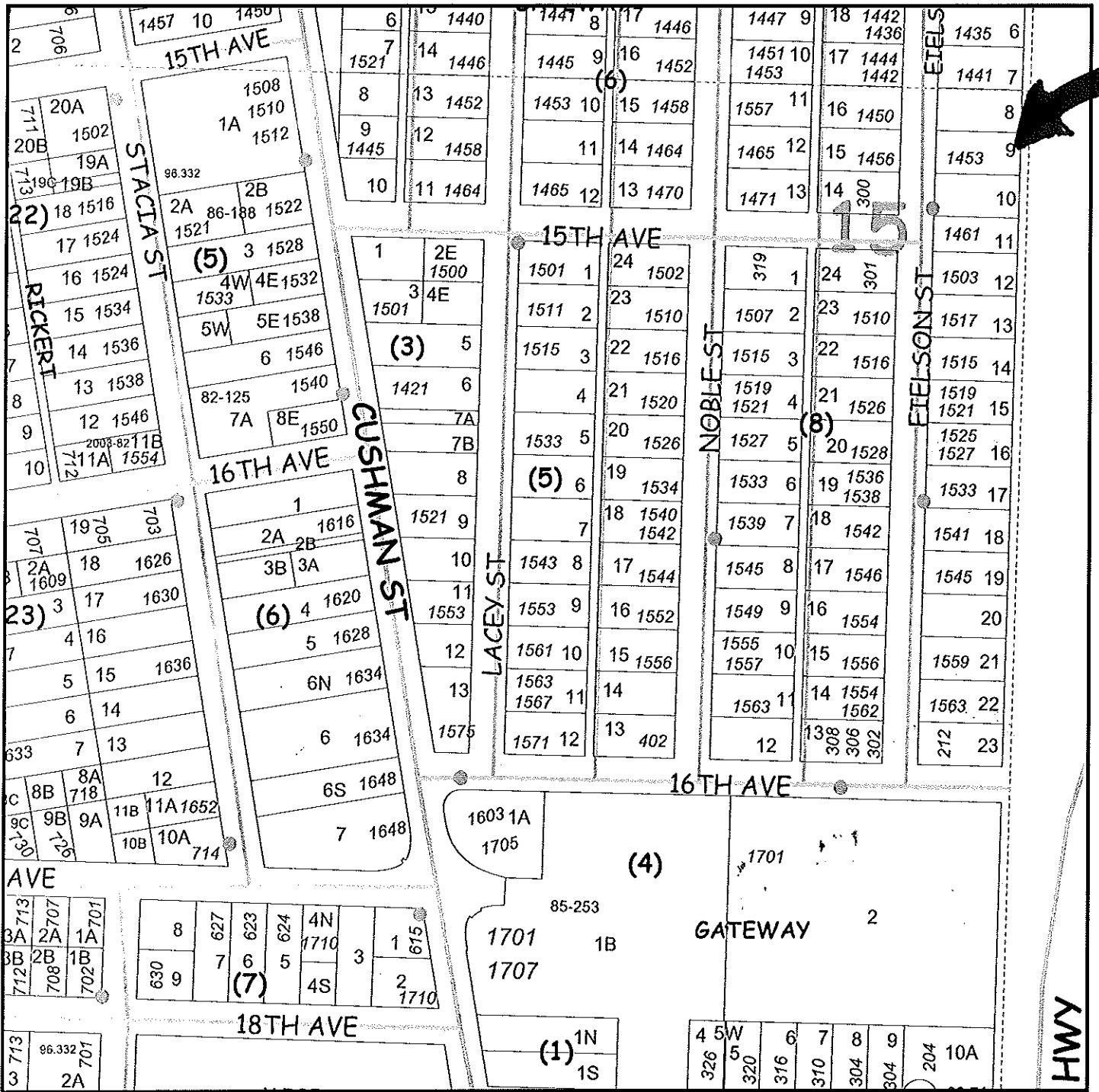
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Owner

SNOW ANDREA L SNOW BRADLEY G
840 4TH AVE
FAIRBANKS AK 99701

Legal

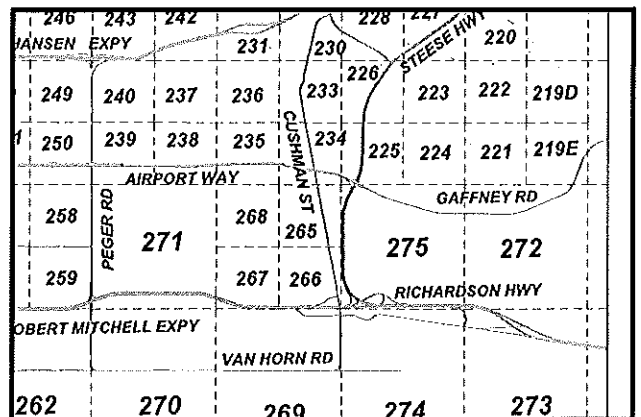
LOT 9 BLOCK 9 GATEWAY INST
102.797 12/17/46

Address 1453 EIELSON ST

Tax ID	FNSB MAP	ASM Book
66338	311E11	1 FAIRBANKS265
T R S	Zoning	Zip Code Area
FC01S001W15	MF	99701
Land App	Bldg Appr	SQ FT / ACRE
12240	186243	7200 0.17
Mill Rate	Primary Use	Tax Year
17.235	RESIDENTIAL	2010
Est Taxes	Year Bullt	Tax Status
3421	1938	TAXABLE

Census Tract	3
Census Blk Grp	3001
Elem School	JOY
Middle School	RYAN
High School	LATHROP
Road Service	FAIRBANKS
Fire Service	FAIRBANKS
Latitude	64.8342999
Longitude	-147.7111498
MLS Area	20
Voting Dist	31-350
Legislature	P31
Flood Zone	X500
Elevation	400

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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 9 Block 9 Gateway Subdivision

Property Address/City: 1453 Eielson Street, Fairbanks, Alaska 99701

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: _____

9 / / 11
Seller's Initials Date

1453 Eielson St, Fairbanks, AK 99701
Property Address

/ /
Buyer's Initials Date

1453 EIELSON ST., FAIRBANKS, AK 99701

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

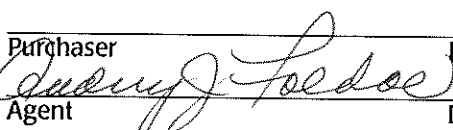

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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	9/20/11 Date	_____ Purchaser	_____ Date
 Agent	_____ Date	_____ Agent	_____ Date