



## LISTING PACKAGE

DATE: December 14, 2010

LP2010-2474

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

PROPERTY OWNER:

~~XXXXXXXXXX~~ **GMAC/ADVENT**

STREET ADDRESS:

877 Faultline Avenue

LEGAL DESCRIPTION:

Lot 11, Block 15, CLEAR CREEK PARK  
SUBDIVISION, Instrument No. 159.433

Thank you for using Yukon Title Company, Inc.

A handwritten signature in cursive script, appearing to read 'M. Robitaille', is written over a horizontal line.

**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.	:	0292575	Tax Amount*	:	\$1,484.72
Land	:	\$7,154	Misc. Improvement	:	\$0
Building	:	\$97,302	Total Assessed Value	:	\$104,456

\*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.2140
PARCEL SIZE	:	0.355 Acres/15,485 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	47 Years/1963
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Ticasuk Brown Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	A
LONGITUDE	:	-147.5628
LATITUDE	:	64.8164

## LISTING PACKAGE

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

1. ~~Instrument of Deed recorded as Instrument No. 2007-002411-0 to CLARENCE  
[REDACTED]~~
2. ~~Deed of Trust recorded as Instrument No. 2007-002412-0~~  
~~Deed of Trust Assignment recorded as Instrument No. 2010-007270-0.~~  
~~Substitution of Trust recorded as Instrument No. 2010-007270-0.~~  
~~Notice of Default recorded as Instrument No. 2010-007270-0.~~  
~~Notice of Default recorded as Instrument No. 2010-015621-0.~~
3. ~~Deed of Trust recorded as Instrument No. 2007-002413-0~~
4. As Built Survey
5. Covenants, Conditions and Restrictions recorded in Book 93 at Page 367.
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 0292575	PROPERTY PHYSICAL DESCRIPTION LOT 11 BLOCK 15 CLEAR CREEK PARK	TWN-RNG 1S 1E
NEIGHBORHOOD 2004 Bradley-Clear Creek	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0977 NORTH STAR FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 14.2140	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE S A		ADDITIONAL INFORMATION <a href="#">Building Details</a> <a href="#">View Property Location</a>

## LAND AREA

Parcel  
1 15485 Square Feet

## OWNER

<b>NAME</b>	<b>INTEREST</b>
DEUTSCHE BANK TRUST COMPANY AMERICAS,	OWNERSHIP

## ADDRESS

**SITUS ADDRESS**  
877 FAULTLINE 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	1/20/2011			2011-001044-0
Warranty Deed	2/5/2007			2007-002411-0
Deed of Trust	2/5/2007			2007-002412-0
Deed of Trust	2/5/2007			2007-002413-0
Warranty Deed	8/4/2003			2003-018913-0
Deed of Trust	8/4/2003			2003-018914-0
Quit Claim Deed	5/19/2003			2003-011817-0
Warranty Deed	2/1/1989	609	808	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$7,154.00	\$97,302.00	\$104,456.00	\$104,456.00
2009	\$7,154.00	\$100,336.00	\$107,490.00	\$107,490.00
2008	\$7,154.00	\$91,171.00	\$98,325.00	\$98,325.00
2007	\$5,723.00	\$89,434.00	\$95,157.00	\$95,157.00
2006	\$4,292.00	\$85,449.00	\$89,741.00	\$71,793.00

[Pay Property Taxes by credit card](#)

## Tax History (Updated: 02/25/11 04:01 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	\$1,484.72	\$0.00	\$0.00	\$1,484.72	\$1,484.72	\$0.00
2009	\$1,493.90	\$0.00	\$0.00	\$1,493.90	\$1,493.90	\$0.00
2008	\$1,370.94	\$0.00	\$0.00	\$1,370.94	\$1,370.94	\$0.00
2007	\$1,422.48	\$0.00	\$0.00	\$1,422.48	\$1,422.48	\$0.00
2006	\$1,140.58	\$0.00	\$0.00	\$1,140.58	\$1,140.58	\$0.00

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

# Building Details for PAN 0292575

## Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
View_Details 1	1963	SFR	Standard	Residential

## Amenities

QUANTITY	DESCRIPTION
1	3-Fix. Bath_SFR

## Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1092	1	136	Main Area	2x4 STD Siding

## Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	1092	Resl Bsm/ unfinished

# Alaska Street Master

http://www.alaskastreetmaster.com - 907-228-0477

## Property

<b>TAXID</b>	<b>Map</b>	<b>Zoning</b>	<b>Primary Use</b>	<b>Year Built</b>	<b>Lot Sq Ft</b>	<b>Acres</b>
292575	102	GU-1	RESIDENTIAL	1963	15485	0.36

## Legal

LOT 11 BLOCK 15 CLEAR CREEK PARK

## Property Owner

**Owner 1**  
TEGOSEAK CLARENCE

**Legal**  
**Subdivision**  
CLEAR CREEK PARK

**First Name** CLARENCE  
**Last Name** TEGOSEAK

**Block** 15  
**Lot** 11

**Owner 2**  
TEGOSEAK DEBRA

**Site Address**  
877 FAULTLINE AVE

## Business

**Owner 3**

**Neighborhood**  
BRADWAY-CLEAR CREEK

## Mailing

877 FAULTLINE AVE

**City** NORTH POLE  
**St** AK  
**Zip** 99705

**Site Address - Assessing**

## Property Assessment

<b>Land 10</b>	<b>Bldg 10</b>	<b>Total 10</b>
7154	97302	104456
<b>Tax Status</b>	<b>Mill Rate</b>	<b>Est Taxes</b>
TAXABLE	14.214	1485

## Other

**Elementary School**  
TICASUK BROWN

**Road Service**

**Forest Coverage**  
Cultural

**Middle School**  
NORTH POLE

**Fire Service**  
NORTH STAR

**Census Tract** 14  
**Census Blk** 4013  
**MLS** 50

**High School**  
NORTH POLE

**Voter Precinct**  
32-160

**Legislature** P32  
**Latitude** 64.81643705  
**Longitude** -147.5628896

**Flood Zone** A

**Elevation** 400  
**FNSB Planning Dist** 13C FT. WAINWRIGHT /  
**Zip Code** 99705

## Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
TEGOSEAK CLARENCE	7154	107490	13.898	GWIZDAK STANLEY B JR	3434	69084	16.68
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
TEGOSEAK CLARENCE	7154	98325	13.94	GWIZDAK ST	3434	44934	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
TEGOSEAK C	5723	95157	14.949	TAYLOR ROGER D	3148	44302	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
TEGOSEAK CLARENCE	4292	89741	15.74	TAYLOR ROGER D	3148	47079	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
GWIZDAK STANLEY B JR	3720	82720	16.12	TAYLOR ROGER D	3148	47079	

\*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.\*

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**Chapter 18.44**  
**GU-1 GENERAL USE DISTRICT**

**Sections:**

- 18.44.010 Intent.
- 18.44.020 Use regulations.
- 18.44.030 Standards.

**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. Large scale development;
4. Nuclear power plant;
5. Petrochemical plant;
6. Petroleum refinery and storage;
7. Residential cluster development;
8. Sanitary landfill;
9. 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. 2006-82 § 7, 2007; 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.

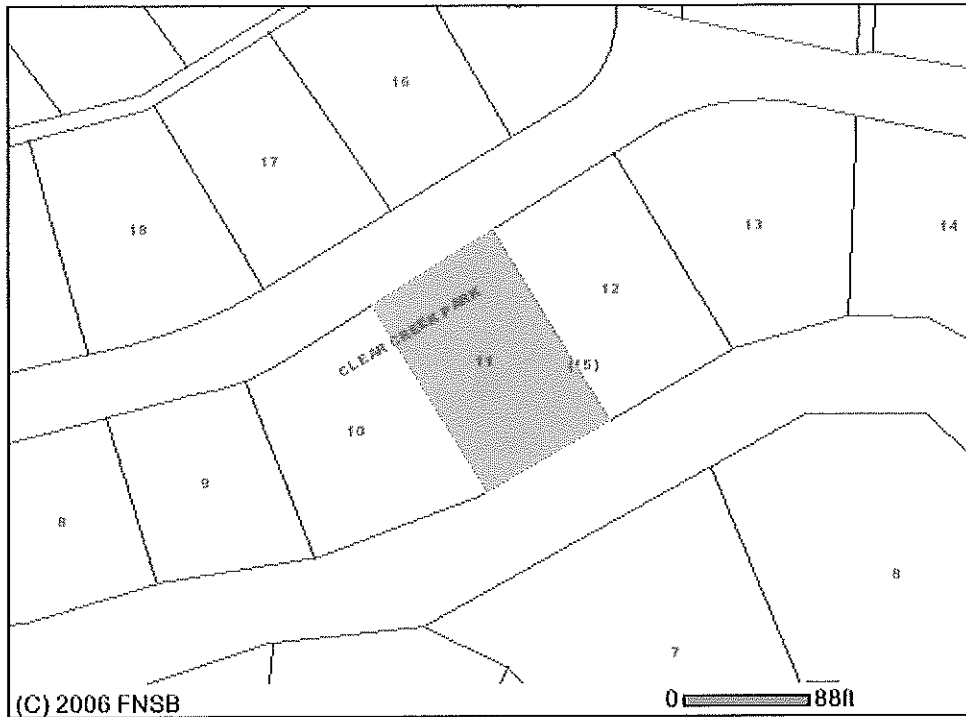
1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

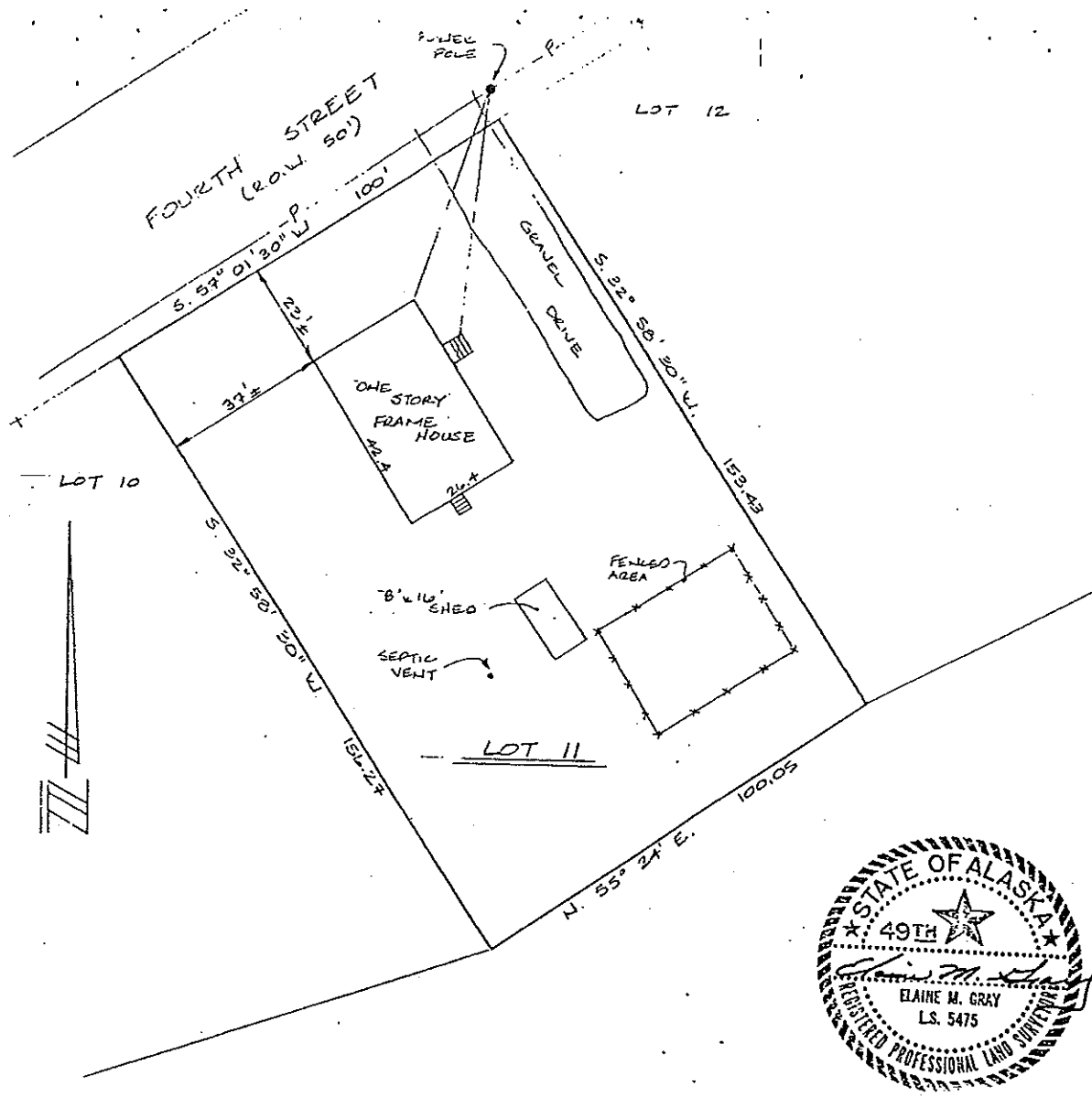
B. Required Yards for All Buildings. Front, side and rear yards shall not be required.

C. Building Height. Unlimited.

D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

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MORTGAGE LOAN INSPECTION PLOT PLAN

DESCRIPTION: LOT 11, BLOCK 15, CLEAR CREEK PARK SUBDIVISION

MORTGAGEE: RAINIER MORTGAGE

INSPECTED: 12 DEC 1984

MORTGAGOR OR OWNER: STEPHEN LAURANCE

DRAWN: 13 DEC 1984 BY: KLF  
SCALE: 1"=30'

CERTIFICATION STATEMENT

This inspection plat is made for and at the instance of  
RAINIER MORTGAGE

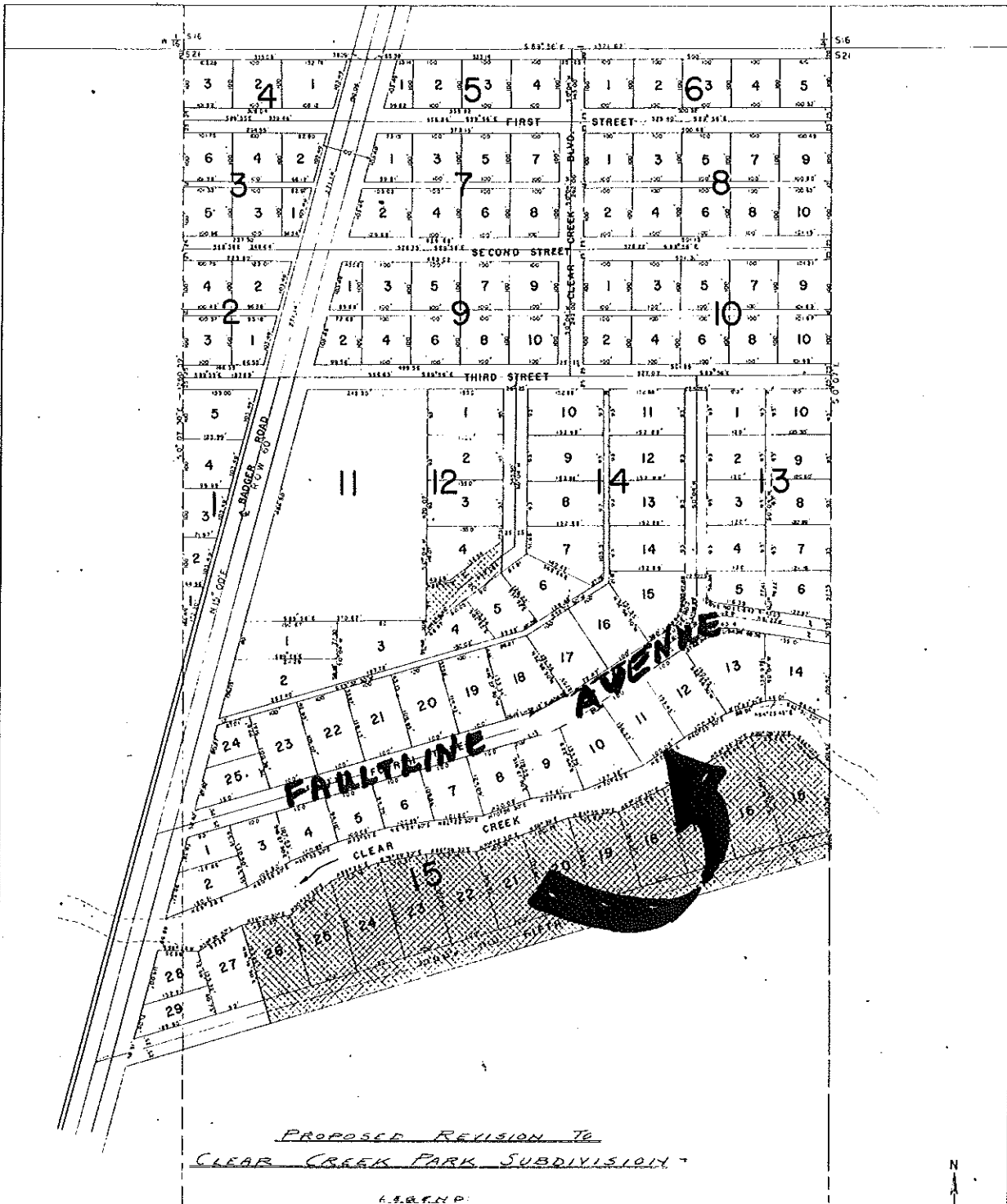
I, Elaine M. Gray, a Registered Land Surveyor in the State of Alaska, hereby certify to the above that I am familiar with the above described property and that the improvements located thereon lie wholly within the property lines and do not overlap onto the property lying adjacent thereto, that no improvements on the property lying 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. I further certify this mortgagee's inspection was prepared for identification purposes only for the mortgagee in connection with a new mortgage and is not intended or represented to be a land or property line survey; that no property corners were set, and is not to be used or relied upon for the establishment of any fence, building, or other improvement lines.

*Elaine M. Gray*  
ELAINE M. GRAY, Registered Land Surveyor

**E**llerbe.

601 College Road

Fairbanks, Alaska



PROPOSED REVISION TO  
CLEAR CREEK PARK SUBDIVISION

A.S.R.E.N.P.  
ALASKA STATE REGISTERED ENGINEER  
1911 AND 1913

1911-1913

**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.



LOCATED IN THE NW 1/4 OF SEC. 21  
T 15 S, R 11 E, FBX MERIDIAN

SURVEYED & DRAWN BY  
THE ALASKA ARCHITECTURAL & ENGINEERING CO.  
FAIRBANKS, ALASKA

FEB 1955

SCALE 1"=100'

**CURVE DATA**

NO	STREET		INSIDE CURVES		OUTSIDE CURVES	
	T	D	T	D	T	D
1.			50	19'10"	87'26"	
2.	6333	49°00'	58'56'30"	518	47°00'	56'58'30"
3.	7029	11°51'08"	16°31'	66.66	12°30'	16°31'
4.	69.06	56°51'	41°36'30"	49.56	43°35'	41°36'30"

**CLEAR CREEK PARK  
SUBDIVISION  
PORTIONS A & B**

159,433  
L. J. ...  
L. J. ...

159,433  
Clear Creek Park Subd.  
Part of S. 21, T. 15 S., R. 11 E., FBX Meridian



ADDRESS:

877 Faultline Ave, North Pole, AK 99705

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

*Cindy Tolson* 2-25-11



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 11 Block 15 Clear Creek Park Subdivision

Property Address/City: 877 Faultline Avenue, 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: \_\_\_\_\_

3 / / 11
Seller's Initials Date

877 Faultline Ave, North Pole, AK 99705
Property Address

/ /
Buyer's Initials Date