



LISTING PACKAGE

DATE: October 14, 2010

LP2010-2231

PREPARED FOR:

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

PROPERTY OWNER:

~~SMITH~~ BANK OF NEW YORK MELLON
ET AL

STREET ADDRESS:

5211 & 5201 Fouts Avenue

LEGAL DESCRIPTION:

Lots 19 And 20, Block 12, SMITH SUBDIVISION,
Instrument No. 139.947

Thank you for using Yukon Title Company, Inc.


Cathy Shuttleworth
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:

(As to Lot 19)

PAN No.	:	0153095	Tax Amount*	:	\$114.38
Land	:	\$6,825	Misc. Improvement	:	\$0
Building	:	\$0	Total Assessed Value	:	\$6,825

*Taxes for 2010 are FULLY PAID.

(As to Lot 20)

PAN No.	:	0153109	Tax Amount*	:	\$3,708.50
Land	:	\$6,825	Misc. Improvement	:	\$0
Building	:	\$214,446	Total Assessed Value	:	\$221,271

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	16.7600
PARCEL SIZE	:	0.1790 Acres/7,800 Sq. Feet
ZONING	:	RE-2 (Rural Estate) See attached information sheet
STRUCTURE AGE/YR BUILT	:	35 Years/1975 (As to Lot 20)
FIRE DISTRICT	:	University
ROAD SERVICE AREA	:	Smith Ranch
SCHOOLS	:	University Park Elementary Ryan Middle West Valley High
MLS AREA	:	25
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500, A
LONGITUDE	:	-147.8744 (As to Lot 19) -147.8740 (As to Lot 20)
LATITUDE	:	64.8307 (As to Both Lots)

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 Instrument No. 2005-014904-0 to ROBERT W. STEEL~~

2. ~~Deed of Trust recorded as Instrument No. 2006-017659-0~~

~~Deed of Trust Assignment recorded as Instrument No. 2010-000100-0~~

~~Notice of Default recorded as Instrument No. 2010-005926-0~~

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

Property Summary

[back to Search Page](#)

PAN 0153109	PROPERTY PHYSICAL DESCRIPTION LOT 20 BLOCK 12 SMITH PREVIOUSLY ASSESSED AS LOT 20 BLOCK 12 SMITH RANCH	TWN-RNG 1S 2W
NEIGHBORHOOD 1040Smith & Broadmoor	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0760Smith Ranch Service Area	MOST RECENT MILLAGE RATE 16.8060	STATUS TAXABLE
FIRE SERVICE AREA UNIVERSITY FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
1 7800Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
CERTIFICATEHOLDERS CWABS INC ASSET BACKED CERT SERIES 2006-18,	OWNERSHIP	5201 FOOTS 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	11/1/2010			2010-020589-0
Deed of Trust	7/11/2006			2006-017659-0
Warranty Deed	7/22/2005			2005-014904-0
Multi-Parcel Deed of Trust	7/22/2005			2005-014905-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$12,675.00	\$224,658.00	\$237,333.00	\$237,333.00
2010	\$6,825.00	\$214,446.00	\$221,271.00	\$221,271.00
2009	\$6,825.00	\$209,248.00	\$216,073.00	\$216,073.00
2008	\$6,825.00	\$209,248.00	\$216,073.00	\$216,073.00
2007	\$6,825.00	\$210,547.00	\$217,372.00	\$217,372.00
2006	\$5,850.00	\$200,540.00	\$206,390.00	\$206,390.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 06/29/11 03:59 AM)

If taxes are delinquent interest calculation date is: 9/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$3,988.62	\$0.00	\$0.00	\$3,988.62	\$0.00	\$3,988.62
2010	\$3,708.50	\$0.00	\$0.00	\$3,708.50	\$3,708.50	\$0.00
2009	\$3,537.76	\$0.00	\$0.00	\$3,537.76	\$3,537.76	\$0.00
2008	\$3,506.20	\$0.00	\$0.00	\$3,506.20	\$3,506.20	\$0.00
2007	\$3,445.76	\$0.00	\$0.00	\$3,445.76	\$3,445.76	\$0.00

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

Property Summary

[back to Search Page](#)

PAN 0153095	PROPERTY PHYSICAL DESCRIPTION LOT 19 BLOCK 12 SMITH PREVIOUSLY ASSESSED AS LOT 19 BLOCK 12 SMITH RANCH	TWN-RNG 1S 2W
NEIGHBORHOOD 1040Smith & Broadmoor	BUSINESS	PROPERTY CLASS Vacant Land
MILLAGE GROUP 0760Smith Ranch Service Area	MOST RECENT MILLAGE RATE 16.8060	STATUS TAXABLE
FIRE SERVICE AREA UNIVERSITY FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA
Parcel
1 7800Square Feet

OWNER	ADDRESS
NAME CERTIFICATEHOLDERS CWABS INC ASSET BACKED CERT SERIES 2006-18,	SITUS ADDRESS 5211 FOUTS AVE
INTEREST OWNERSHIP	

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Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Trustees Deed	11/1/2010			2010-020589-0
Warranty Deed	7/22/2005			2005-014904-0
Multi-Parcel Deed of Trust	7/22/2005			2005-014905-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$12,675.00	\$0.00	\$12,675.00	\$12,675.00
2010	\$6,825.00	\$0.00	\$6,825.00	\$6,825.00
2009	\$6,825.00	\$0.00	\$6,825.00	\$6,825.00
2008	\$6,825.00	\$0.00	\$6,825.00	\$6,825.00
2007	\$6,825.00	\$0.00	\$6,825.00	\$6,825.00
2006	\$5,850.00	\$0.00	\$5,850.00	\$5,850.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 06/29/11 03:59 AM)

If taxes are delinquent interest calculation date is: 9/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$213.00	\$0.00	\$0.00	\$213.00	\$0.00	\$213.00
2010	\$114.38	\$0.00	\$0.00	\$114.38	\$114.38	\$0.00
2009	\$111.74	\$0.00	\$0.00	\$111.74	\$111.74	\$0.00
2008	\$110.74	\$0.00	\$0.00	\$110.74	\$110.74	\$0.00
2007	\$108.18	\$0.00	\$0.00	\$108.18	\$108.18	\$0.00

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

Building Details for PAN 0153109

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1975 SFR DLB/Split Entry Residential

Amenities

QUANTITY

2

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

SECTIONID

FOOTPRINT

STORIES

PERIMETER

INTERIORDESC

WALLTYPE

1 2043

1

190

Main Area

2x4cust/2x6 Std

2 960

1

124

Basement W/FINISH

Bsmt Wall

Secondary Sections

SECTIONID

FOOTPRINT

SECTIONDESC

3

810

Blk In Garage ADD

2043
960

3003

Alaska Street Master

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

Property

TAXID 153095	Map 304	Zoning RE-2	Primary Use VACANT LAND	Year Built 0	Lot Sq Ft 7800	Acres 0.18
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Legal

Property Owner

Owner 1
SKELF ROBERT W

First Name **Last Name**
ROBERT SKELF

Owner 2

Owner 3

Mailing
5201 FOUTS AVE

City **St** **Zip**
FAIRBANKS AK 99709

Other

Elementary School
UNIVERSITY PARK

Middle School
RYAN

High School
WEST VALLEY

Flood Zone X500.A

Legal

Subdivision
SMITH

Block **Lot**
12 19

Site Address
5211 FOUTS AVE

Business

Neighborhood
SMITH & BROADMOOR

Property Assessment

Land 10	Bldg 10	Total 10
6825	0	6825
Tax Status	Mill Rate	Est Taxes
TAXABLE	16.760	114

Road Service
SMITH RANCH

Fire Service
UNIVERSITY

Voter Precinct
30-470

Legislature
O30

Elevation
400

Forest Coverage
Cultural

Census Tract **Census Blk** **MLS**
10 1020 25

Latitude **Longitude**
64.83071927 -147.8744123

FNSB Planning Dist **Zip Code**
1 FAIRBANKS 99709

Ownership History

2009 Owner SKELF ROBERT W	09 Land 6825	09 Total 6825	09 Mill 16.373	2004 Owner FOUTS CYRUS R FOUTS NINI	04 Land 5850	04 Total 5850	04 Mill 17.5
2008 Owner SKELF ROBERT W	08 Land 6825	08 Total 6825	08 Mill 16.22	2003 Owner FOUTS CYRU	03 Land 5850	03 Total 5850	
2007 Owner SKELF ROBE	07 Land 6825	07 Total 6825	07 Mill 15.852	2002 Owner FOUTS CYRUS G R	02 Land 5850	02 Total 5850	
2006 Owner SKELF ROBERT W	06 Land 5850	06 Total 5850	06 Mill 16.65	2001 Owner FOUTS CYRUS G R	01 Land 5850	01 Total 5850	
2005 Owner SKELF ROBERT W	05 Land 5850	05 Total 5850	05 Mill 17.02	2000 Owner FOUTS CYRUS G R	00 Land 4388	00 Total 4388	

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Alaska Street Master

<http://www.fairbanksalaskastreetmaster.com> - 907.243.0477

Property

TAXID 153109	Map 304	Zoning RE-2	Primary Use RESIDENTIAL	Year Built 1975	Lot Sq Ft 7800	Acres 0.18
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Legal

Property Owner

Owner 1
SKELF ROBERT W

First Name **Last Name**
ROBERT SKELF

Owner 2

Owner 3

Mailing

5201 FOUTS AVE

City **St** **Zip**
FAIRBANKS AK 99709

Other

Elementary School
UNIVERSITY PARK

Middle School
RYAN

High School
WEST VALLEY

Flood Zone A,X500

Legal

Subdivision
SMITH

Block **Lot**
12 20

Site Address
5201 FOUTS AVE

Site Address - Assessing

Business

Neighborhood

SMITH & BROADMOOR

Property Assessment

Land 10 6825	Bldg 10 214446	Total 10 221271
Tax Status TAXABLE	Mill Rate 16.760	Est Taxes 3709

Road Service
SMITH RANCH

Fire Service
UNIVERSITY

Voter Precinct
30-470

Legislature
O30

Elevation
400

Forest Coverage
Cultural

Census Tract **Census Blk** **MLS**
10 1020 25

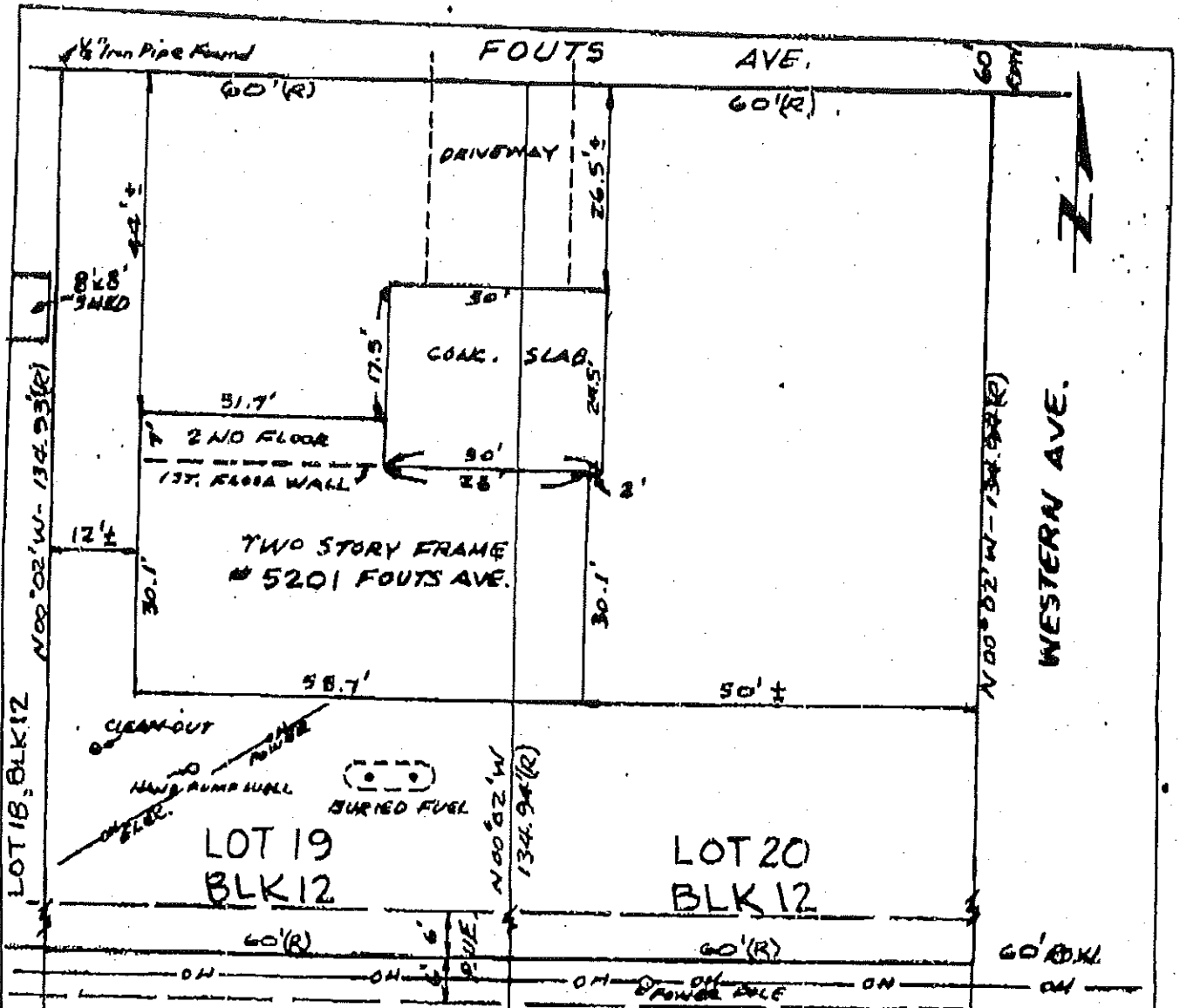
Latitude **Longitude**
64.83071918 -147.874034

FNSB Planning Dist **Zip Code**
1 FAIRBANKS 99709

Ownership History

2009 Owner SKELF ROBERT W	09 Land 6825	09 Total 216073	09 Mill 16.373	2004 Owner FOUTS CYRUS R FOUTS NINI	04 Land 5850	04 Total 171949	04 Mill 17.5
2008 Owner SKELF ROBERT W	08 Land 6825	08 Total 216073	08 Mill 16.22	2003 Owner FOUTS CYRU	03 Land 5850	03 Total 160123	
2007 Owner SKELF ROBE	07 Land 6825	07 Total 217372	07 Mill 15.852	2002 Owner FOUTS CYRUS G R	02 Land 5850	02 Total 156890	
2006 Owner SKELF ROBERT W	06 Land 5850	06 Total 206390	06 Mill 16.65	2001 Owner FOUTS CYRUS G R	01 Land 5850	01 Total 153144	
2005 Owner SKELF ROBERT W	05 Land 5850	05 Total 193021	05 Mill 17.02	2000 Owner FOUTS CYRUS G R	00 Land 4388	00 Total 152203	

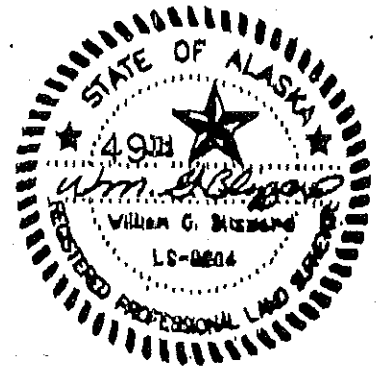
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SURVEYOR'S CERTIFICATE

I hereby certify that the buildings and other visible improvements are entirely within the boundary of the parcel hereon described and that there are no encroachments upon the premises by improvements on the adjoining premises, and that there is no visible evidence of any easements crossing any part of said parcel, except as may be otherwise shown above.

William G. Blizzard
 William G. Blizzard, PLS
 Professional Land Surveyor LS-8204



"FOR TITLE INSURANCE PURPOSES ONLY"

Blizzard Alaska Surveys		PLOT PLAN INST. No. (6-19-03) 139.947	
5188 Chena Hot Springs Road Fairbanks, AK. 99712 (907) 488-9526		LOTS 19 & 20, BLOCK 12, SMITH RANCH SUB.	
DATE: 7-01-2006	SCALE: 1" = 20'	DWN BY: W&B CKD BY:	PROJECT NO: 620
FOR: ROBERT W. SKELF 5201 FOUTS AVE. FAIRBANKS, AK. 99709-4834		SHEET NO. 1 of 1	

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.

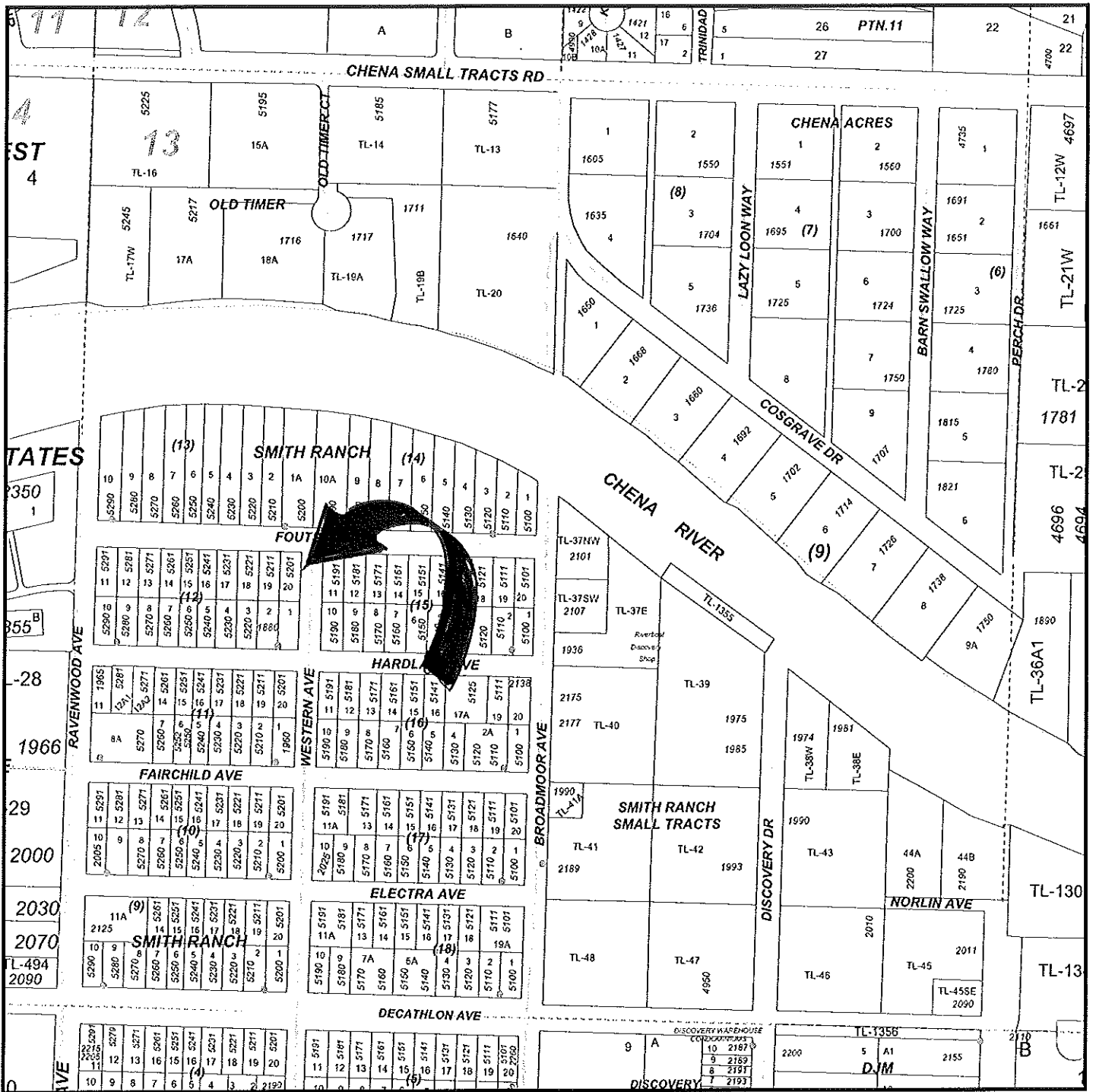
E. Parking. See Chapter 18.50 FNSBC.

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 2010-36, passed August 12, 2010.

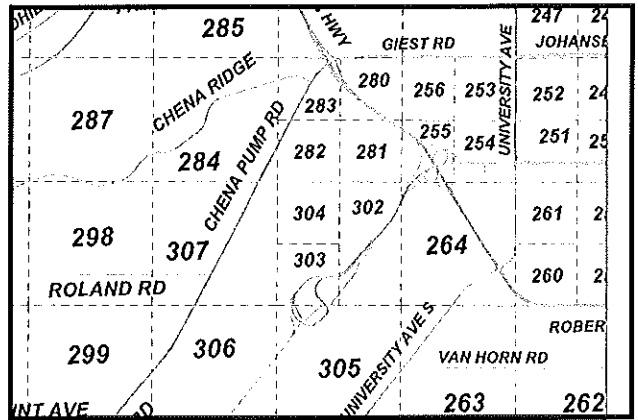
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Borough Website: <http://www.co.fairbanks.ak.us/>
Borough Telephone: (907) 459-1401
Code Publishing Company



Owner	SKELF ROBERT W 5201 FOUTS AVE FAIRBANKS AK 99709	Census Tract	10
Legal	LOT 20 BLOCK 12 SMITH PREVIOUSLY ASSESSED AS LOT 20 BLOCK 12 SMITH RANCH	Census Blk Grp	1020
Address	5201 FOUTS AVE	Elementary School	UNIVERSITY PARK
Tax ID	FNSB MAP 153109	Middle School	RYAN
TRS	Zoning RE-2	High School	WEST VALLEY
F001S002W13	Bldg Appr 6825	Road Service	SMITH RANCH
Land App	214446	Fire Service	UNIVERSITY
Mill Rate	Primary Use RESIDENTIAL	Latitude	64.83071918
Est Taxes	Year Built 1975	Longitude	-147.874034
	Tax Status TAXABLE	MLS Area	25
		Voting Dist	30-470
		Legislature	O30
		Flood Zone	A,X500
		Elevation	400

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5201 + 5211 Fouts Ave, Fairbanks, AK 99709

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

Handwritten signatures and date 6/29/11 are present in the Agent and Purchaser rows.



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 19 and 20 Block 12 Smith Ranch Subdivision

Property Address/City: 5211 & 5201 Fouts Avenue, Fairbanks, Alaska 99709

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: _____

Seller's Initials: 7 / / 11 Date: 5211 & 5201 Fouts Ave, Fairbanks, AK 99701 Buyer's Initials: / / Date