



FAIRBANKS TITLE AGENCY, INC.

Complete
Title & Escrow
Services

Community Is Our Business

714 Third Ave. Fairbanks, AK 99701

Phone: 907.456.6626 ♦ Fax: 907.457.7676 ♦ Email: team@fairbankstitle.com

Website: www.fairbankstitle.com

LISTING PACKAGE

December 15, 2010

LP- 11142

PREPARED ESPECIALLY FOR

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

REGARDING

Wells Fargo Bank, N.A.

LEGAL DESCRIPTION

Lot 64, Section 14, T1S, R2W, Fairbanks Meridian

STREET ADDRESS

2502 Linda Lane Fairbanks Alaska 99709

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: 0174661

2010 TAX AMOUNT: \$4,474.84 Paid - See Property Summary

2010 MILL RATE: 14.5760

LAND: \$21,146.00

STRUCTURES: \$276,562.00

2010 TOTAL ASSESSED VALUE: \$297,708.00

ZONING: GU-1 General Use District

PARCEL SIZE: Square Feet: 63,598
Acres: 1.460

YEAR BUILT: 1989

EMERGENCY RESPONDER: Fire: Chena Goldstream
Ambulance: Chena Goldstream

ROAD SERVICE AREA: None

SCHOOLS: Elementary: Woodriver
Middle: Ryan
High School: West Valley

MAP NUMBER: 312F4

MLS AREA: 30

FLOOD DETERMINATION: Zone X500, X

Provided courtesy of your Fairbanks Title Team

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INFORMATION FROM FAIRBANKS TITLE AGENCY RECORDS

Trustee's Deed Recorded as Instrument Number 2010-024011

No Deeds of Trust or assignments found

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

FNSB Tax Lot Map

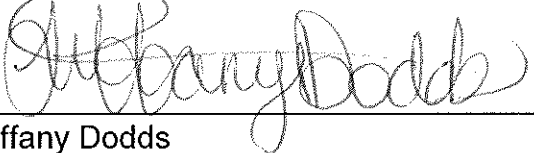
No As-Built Survey available

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](#)

PAN 0174661	PROPERTY PHYSICAL DESCRIPTION LOT 64 SECTION 14 T1S-R2W	TWN-RNG 1S 2W
NEIGHBORHOOD 1101 Chena Ridge	BUSINESS Klondike Auto	PROPERTY CLASS Commercial
MILLAGE GROUP 2201 CHENA GOLDSTREAM FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 14.5760	STATUS TAXABLE
FIRE SERVICE AREA CHENA GOLDSTREAM FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA
Parcel
1 63597.6 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
XXXXXXXXXX	OWNERSHIP	2502 LINDA LN

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	3/20/2006			2006-005575-0
Quit Claim Deed	8/30/2004			2004-019387-0
Deed of Trust	8/30/2004			2004-019388-0
Deed of Trust	8/13/2004			2004-017956-0
Deed of Trust	8/1/2002			2002-015476-0
Deed of Trust	7/13/2000	1207	20	
Trust	9/9/1997	1023	701	
Quit Claim Deed	9/9/1997	1023	708	
Deed of Trust	3/21/1997	994	722	
Representatives Deed	1/31/1996	938	25	
Warranty Deed	12/7/1995	931	631	1995-022995-0
Deed of Trust	2/6/1989	608	403	1989-002284-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$21,146.00	\$276,562.00	\$297,708.00	\$297,708.00
2009	\$21,146.00	\$284,376.00	\$305,522.00	\$305,522.00
2008	\$21,146.00	\$292,591.00	\$313,737.00	\$313,737.00
2007	\$21,146.00	\$288,034.00	\$309,180.00	\$309,180.00
2006	\$21,146.00	\$271,128.00	\$292,274.00	\$292,274.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 12/09/10 04:00 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	\$4,339.38	\$0.00	\$0.00	\$4,339.38	\$4,339.38	\$0.00
2009	\$4,352.76	\$0.00	\$0.00	\$4,352.76	\$4,352.76	\$0.00
2008	\$4,474.84	\$0.00	\$0.00	\$4,474.84	\$4,474.84	\$0.00
2007	\$4,692.72	\$0.00	\$0.00	\$4,692.72	\$4,692.72	\$0.00
2006	\$4,668.78	\$0.00	\$0.00	\$4,668.78	\$4,668.78	\$0.00

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

Building Details for PAN 0174661

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1989

SFR

Standard

Residential

Amenities

QUANTITY

2

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

SECTIONID

FOOTPRINT

STORIES

PERIMETER

INTERIORDESC

WALLTYPE

1

1776

1

204

Main Area

2x6 CUS Siding

2

1462

1

204

Secondary L.A.

2x6 CUS Siding

Secondary Sections

SECTIONID

FOOTPRINT

SECTIONDESC

3

48

Closed Por Finished

*2nd Building not shown
Approx 1200 square feet*

Alaska Street Master

<http://www.fairbanksstreetmaster.com> 907-228-0477

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
174661	307	GU-1	COMMERCIAL	1989	63597.6	1.46

Legal

LOT 64 SECTION 14 T1S-R2W

Property Owner

Owner 1

PELNO ROBERT S

First Name

ROBERT

Last Name

PELNO

Legal

Subdivision

1S 2W

Block

14

Lot

64

Owner 2

Site Address

2502 LINDA LN

Business

Klondike Auto

Neighborhood

CHENA RIDGE

Owner 3

Mailing

PO BOX 61164

Property Assessment

City	St	Zip
FAIRBANKS	AK	99706

Site Address - Assessing

Land 10	Bldg 10	Total 10
21146	276562	297708

Tax Status	Mill Rate	Est Taxes
TAXABLE	14.576	4339

Other

Elementary School

WOODRIVER

Road Service

Forest Coverage

Cultural

Middle School

RYAN

Fire Service

CHENA GOLDSTREAM SOUTH

Census Tract

9

Census Blk

1006

MLS

30

High School

WEST VALLEY

Voter Precinct

29-455

Legislature

O29

Latitude

64.82607598

Longitude

-147.8941361

Flood Zone X500.X

Elevation
400

FNSB Planning Dist
2 CHENA RIDGE

Zip Code
99709

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
PELNO ROBERT S	21146	305522	14.247	PELNO ROBERT S	17489	178446	16.83
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
PELNO ROBERT S	21146	313737	14.26	PELNO FAMI	16027	173206	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
PELNO ROBE	21146	309180	15.178	PELNO FAMILY TRUST	16027	164285	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
PELNO ROBERT S	21146	292274	15.97	PELNO FAMILY TRUST	13467	156357	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
PELNO ROBERT S	17489	259640	16.35	PELNO FAMILY TRUST	13467	156782	

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.

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.

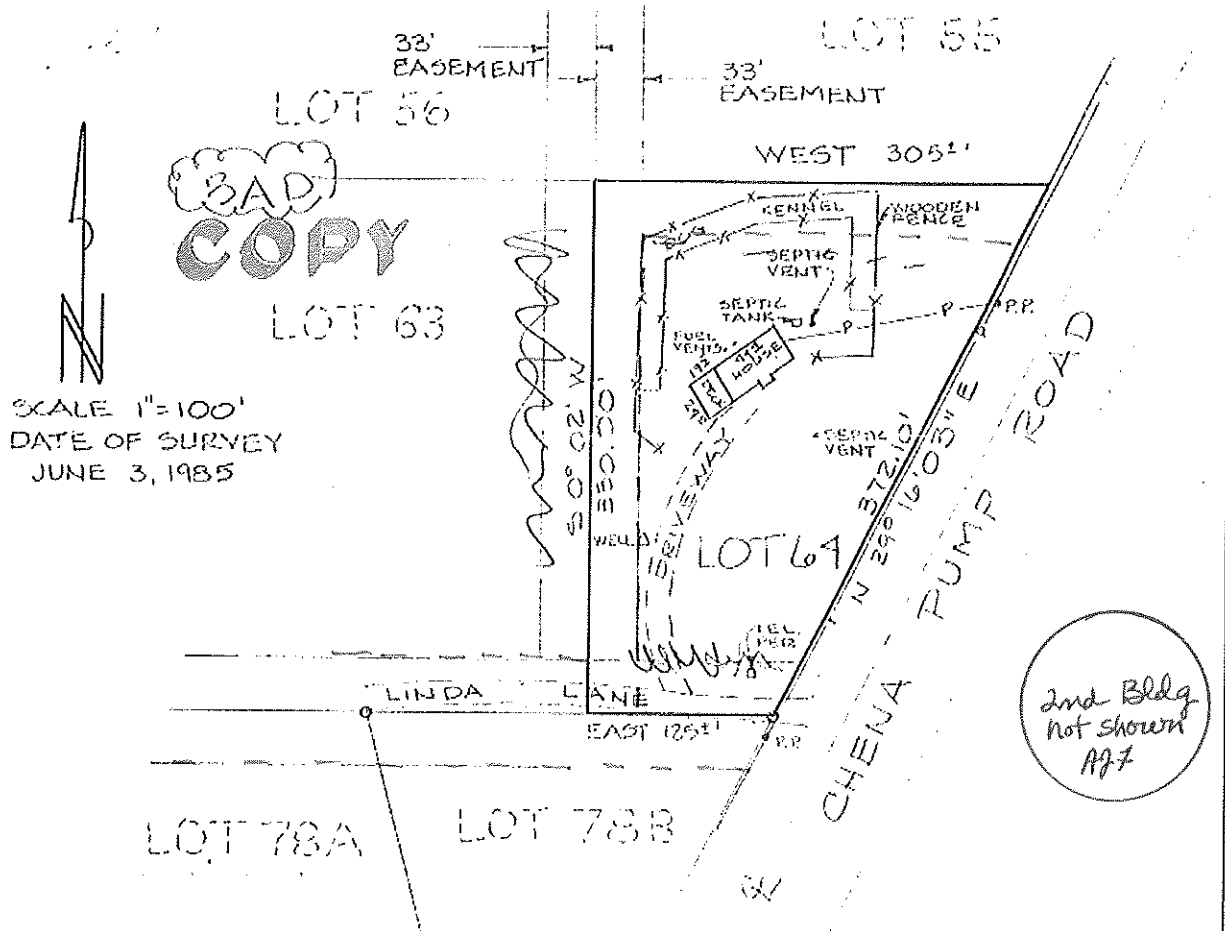
C. Building Height. Unlimited.

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

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



SCALE 1"=100'
 DATE OF SURVEY
 JUNE 3, 1985

BAD COPY

NOTES

1. 0 PROPERTY COR. FOUND
2. BEARINGS, DISTANCES & EASEMENTS SHOWN ARE FROM THE PLAT OF RECORD. NO OTHER RECORD WAS RESEARCHED FOR THIS INSPECTION.

FOR TITLE INSURANCE PURPOSES ONLY

I, Richard C. Heieren, a registered land surveyor in the State of Alaska, hereby certify that I am familiar with the improvements located within Gov't Lot 64, Small Tracts, Sec. 14 Fairbanks, Alaska, and that these improvements lie wholly within the property lines, and do not overlap onto the property 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. Liability of this survey is limited to the relationship of improvements to the existing monumentation found and does not extend to the accuracy of said monumentation. Liability of this survey is limited to the amount of the fee charged.

Richard C. Heieren, Land Surveyor

PLOT PLAN

GOV'T LOT 64,
 SM. TRACTS,
 SEC. 14
 (PLAT APPROVED 5-4-53)

7-12-93
 Paul Anki - S.I. II AK
 Dept Trans. Engineering
 Right of Way - 50' from
 Center line

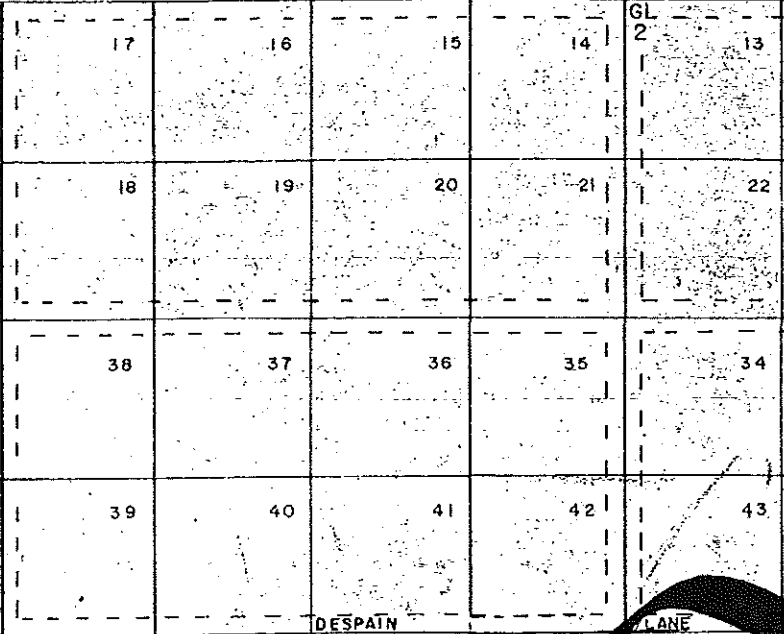
RCH AND ASSOCIATES
 P. O. Box 82051
 FAIRBANKS, ALASKA 99708
 (907) 451-7411

1197.8' to 9'

33 Section Line Easement

TrC

EASTSIDE



TL15C9

SUB

DESPAIN

LANE

W augstroe Sub #99-5

TL1404

W

E

LINDA

LANE

N 200' (BK 409, P 927)

S 130'

ALICE

SUB

W 83'

E 83'

84A

84B

79-22W

87

13

ROLAND

ROAD

L 40

GL 6

Twin Lakes

Phase I

TL1406

99-47

TL1408

TL1400

CHARLTON

CHARLTON CIRCLE

SUB

3

4

1/4 COR

14 96

465.20



PUMP

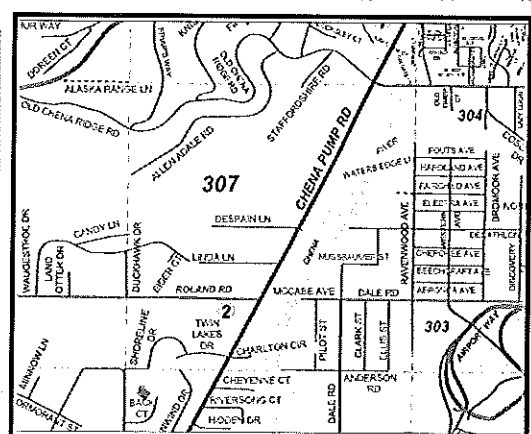
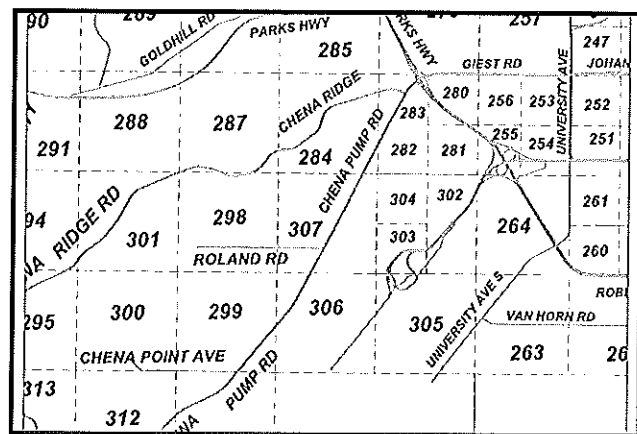
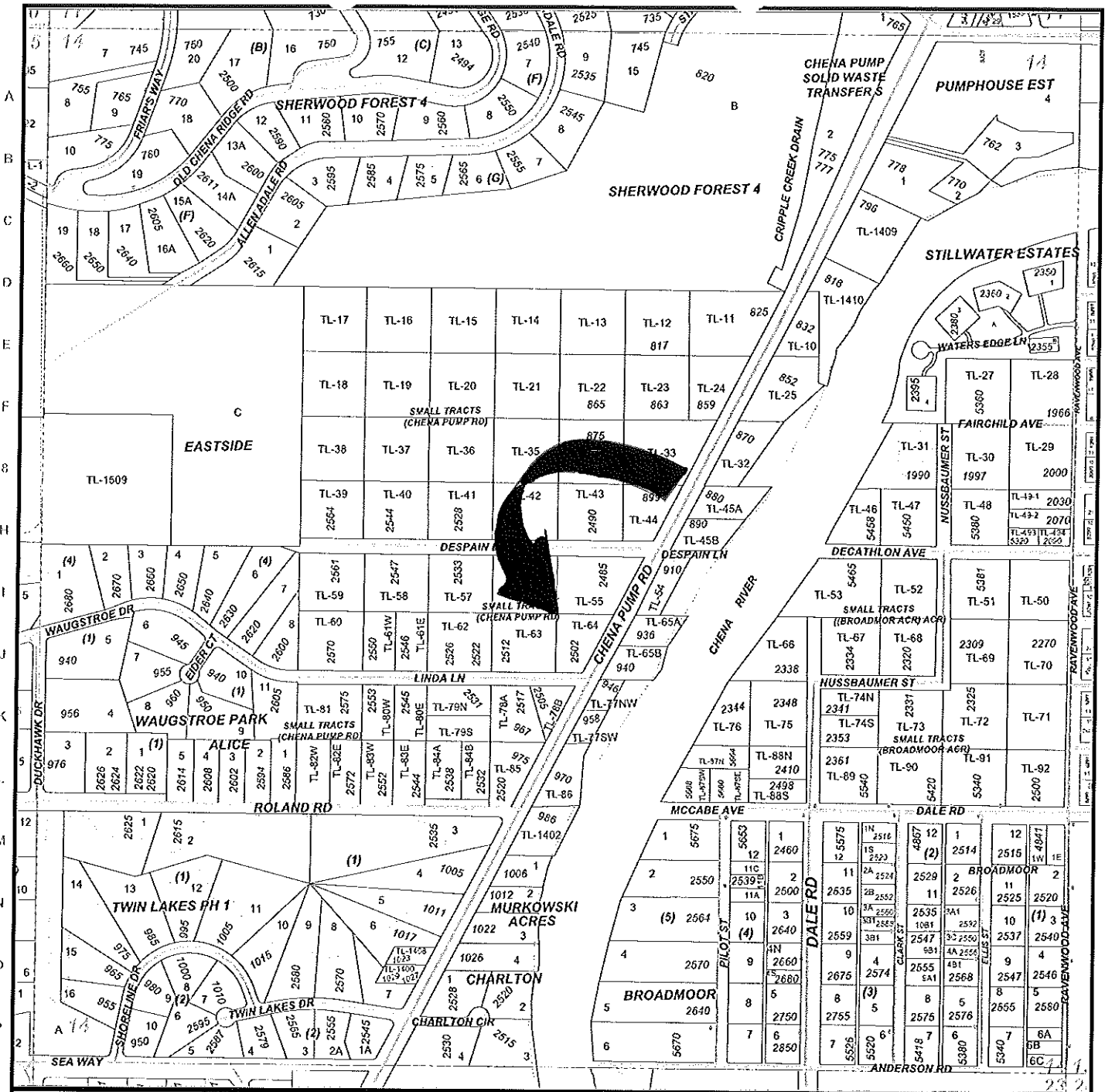
CHENA

CHENA

MILKOWSKI

3 Acres

100'



1S - 2W
Community
Chena Ridge
312F4
307
 (C) Copyright 2010
 Alaska Street Master
 P.O. Box 143225
 Anchorage, AK 99514
 907-243-0477

Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
116424	ANDERSEN TODD WILLIAM	ALICE	01	2586 ROLAND RD
116432	CROAN MATHEW	ALICE	02	2594 ROLAND RD
116441	BOYLE ANDREW M	ALICE	03	2602 ROLAND RD
116459	MOSS LOYD M	ALICE	04	2608 ROLAND RD
116467	SHILLING JOHN A LVNG	ALICE	05	2614 ROLAND RD
119997	JORDAN BRYAN S	BROADMOOR	02 01	2514 ELLIS ST
120006	RUFLI TED J	BROADMOOR	02 02	2526 ELLIS ST
120014	RILL CHARLOTTE W	BROADMOOR	02 03A1	2532 ELLIS ST
120031	FARNELL CHRISTOPHER	BROADMOOR	02 03C	2550 ELLIS ST
120057	ZOOK TIMOTHY S	BROADMOOR	02 04B1	2568 ELLIS ST
120073	ANDERSON TURY G	BROADMOOR	02 05	2576 ELLIS ST
120103	DEHNER RAYMOND L	BROADMOOR	02 08	2575 CLARK ST
120171	BOUCHER BILL	BROADMOOR	02 11	2529 CLARK ST
120189	MURRA KATIE A	BROADMOOR	02 12	4867 DALE RD
120197	BRYANT ROY D	BROADMOOR	03 01N&	2516 CLARK ST
120219	KOFSTAD DUANE J	BROADMOOR	03 02A	2524 CLARK ST
120227	MILLER EDWARD A SR	BROADMOOR	03 02B	2552 CLARK ST
120235	PAINTER GEORGE R	BROADMOOR	03 03A	2560 CLARK ST
120243	E & K ENTERPRISES LLC	BROADMOOR	03 03B1	2568 CLARK ST
120260	E & K ENTERPRISES LLC	BROADMOOR	03 04	2574 CLARK ST
120278	STOKER SAM W	BROADMOOR	03 05	
120308	CURTIS JUNE M	BROADMOOR	03 08	2755 DALE RD
120316	STACY BENJAMIN	BROADMOOR	03 09	2675 DALE RD
120324	BURNS ROGER B TRUST	BROADMOOR	03 10	2559 DALE RD
120332	RUCKMAN JAY W	BROADMOOR	03 11	2535 DALE RD
120341	COOK MORRIS L	BROADMOOR	03 12	5575 DALE RD
120359	ERICKSON DALE E	BROADMOOR	04 01	2460 DALE RD
120367	CHRISTENSEN ROD C	BROADMOOR	04 02	2500 DALE RD
120375	FAIRBANKS NORTH STAR	BROADMOOR	04 03	2640 DALE RD
120383	BURNS ROGER B	BROADMOOR	04 04N&	2660 DALE RD