



LISTING PACKAGE

DATE: August 24, 2010

LP2010-1972

PREPARED FOR:

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

PROPERTY OWNER:

THE SECRETARY OF VETERANS
AFFAIRS

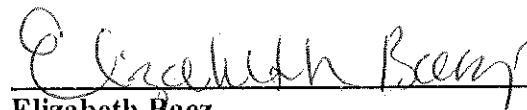
STREET ADDRESS:

2705 Park Way

LEGAL DESCRIPTION:

Lot 1B1, Block 4, HIGHWAY PARK
SUBDIVISION, Plat No. 99-3

Thank you for using Yukon Title Company, Inc.

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

Elizabeth Bacz
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

This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

LISTING PACKAGE

A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

PAN No.	:	0299260	Tax Amount	:	\$1,830.92
Land	:	\$9,299	Misc. Improvement	:	\$0
Building	:	\$108,271	Total Assessed Value	:	\$117,570

MIL RATE	:	15.5730
PARCEL SIZE	:	0.2541 Acres/11,070 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	5 Years/2005
FIRE DISTRICT	:	City of North Pole
ROAD SERVICE AREA	:	City of North Pole
SCHOOLS	:	North Pole Elementary North Pole Middle North Pole High
MLS AREA	:	60
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.3711
LATITUDE	:	64.7588

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. 2010-013807-0 to: THE SECRETARY OF VETERANS AFFAIRS, and his successors in office as such
2. Building Energy Efficiency Standard Certification recorded as Instrument No. 2006-022212-0.
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 0299260	PROPERTY PHYSICAL DESCRIPTION LOT 1B1 BLOCK 4 HIGHWAY PARK OUT OF LOT 1B BK 4 HIGHWAY PARK #1	TWN-RNG 2S 2E
NEIGHBORHOOD 0200 North Pole City	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0238 HIGHWAY PARK & SEC 4 9 & 15 2S-2E	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 11070 Square Feet		

OWNER	ADDRESS
NAME SECRETARY OF VETERANS AFFAIRS,	SITUS ADDRESS 2705 PARK WAY
INTEREST OWNERSHIP	

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 #
Warranty Deed	8/3/2010			2010-013807-0
Trustees Deed	7/27/2010			2010-013440-0
Warranty Deed	6/11/2008			2008-011743-0
Deed of Trust	6/11/2008			2008-011744-0
Deed of Trust	8/30/2006			2006-022215-0
Warranty Deed	8/30/2006			2006-022214-0
Warranty Deed	7/27/2005			2005-015284-0
Multi-Parcel Deed of Trust	7/27/2005			2005-015285-0
Ordinance Number	6/18/2002		12	2002-012219-0
Survey	12/28/2001			2001-026534-0
Replat	2/1/1999			
Quiet Title	6/9/1997	1007	113	
Easement(s)	12/23/1996	985	495	
Quit Claim Deed	11/25/1996	980	631	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$9,299.00	\$108,271.00	\$117,570.00	\$117,570.00
2009	\$9,299.00	\$114,544.00	\$123,843.00	\$123,843.00
2008	\$9,299.00	\$117,913.00	\$127,212.00	\$127,212.00
2007	\$9,299.00	\$118,147.00	\$127,446.00	\$127,446.00
2006	\$9,299.00	\$103,123.00	\$112,422.00	\$112,422.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 08/24/10 03:58 AM)

If taxes are delinquent interest calculation date is: 9/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$1,830.92	\$0.00	\$0.00	\$1,830.92	\$0.00	\$1,830.92
2009	\$1,895.66	\$0.00	\$0.00	\$1,895.66	\$1,895.66	\$0.00
2008	\$1,957.80	\$0.00	\$0.00	\$1,957.80	\$1,957.80	\$0.00
2007	\$2,081.82	\$0.00	\$0.00	\$2,081.82	\$2,081.82	\$0.00
2006	\$1,919.38	\$0.00	\$0.00	\$1,919.38	\$1,919.38	\$0.00

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

Building Details for PAN 0299260

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 2005

Manufactured SFR Chalet or Gambrel Residential

Amenities

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

QUANTITY

1

SECTIONID

1

FOOTPRINT

572

352

STORIES

2

PERIMETER

96

INTERIORDESC

Main Area

WALLTYPE

2x6 CUS Siding

upper floor

Alaska Street Master

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

Property

TAXID 299260	Map 142	Zoning GU-1	Primary Use RESIDENTIAL	Year Built 2005	Lot Sq Ft 11070	Acres 0.25
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Legal

Property Owner

Owner 1
BALLINGER BRIAN MICHAEL

Legal

LOT 1B1 BLOCK 4 HIGHWAY PARK
OUT OF LOT 1B BK 4 HIGHWAY
PARK #1

First Name BRIAN	Last Name BALLINGER
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Subdivision
HIGHWAY PARK

Owner 2

Block 04	Lot 01B1
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Site Address
2705 PARK WAY

Business

Owner 3

Neighborhood
NORTH POLE CITY

Mailing
2705 PARK WAY

Property Assessment

City NORTH POLE	St AK	Zip 99705
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Site Address - Assessing

Land 10 9299	Bldg 10 108271	Total 10 117570
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Tax Status TAXABLE	Mill Rate 15.573	Est Taxes 1831
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Other

Elementary School
NORTH POLE

Road Service
NORTH POLE

Forest Coverage
Cultural

Middle School
NORTH POLE

Fire Service
NORTH POLE

Census Tract 16	Census Blk 2012	MLS 60
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High School
NORTH POLE

Voter Precinct
34-170

Legislature
Q34

Latitude 64.75887549	Longitude -147.371121
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Flood Zone X500

Elevation
400

FNSB Planning Dist
9 NORTH POLE

Zip Code
99705

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
BALLINGER BRIAN MICHAEL	9299	123843	15.307	WEAVER LAURA	7472	7472	17.78
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
BALLINGER BRIAN MICHAEL	9299	127212	15.39	WEAVER LAU	5260	5260	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
SHEPHERD C	9299	127446	16.335	WEAVER LAURA M THERRIA	5260	5260	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
SHEPHERD COLE W	9299	112422	17.07	WEAVER LAURA M THERRIA	2630	2630	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
ALASKA INLAND PROPERTIES INC	8302	8302	17.38	WEAVER LAURA M THERRIA	2630	2630	

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 2010-36, passed August 12, 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/>
 Telephone number: (907) 459-1401
 Code Publishing Company



2006-022212-0

Recording Dist: 401 - Fairbanks
8/30/2006 8:53 AM Pages: 1 of 4

A
L
A
S
K
A



CC

Building Energy Efficiency Standard (BEES) Certification

Owner of Record **Alaska Inland Properties , Inc**

Building is located at **2705 Park Way** **North Pole, AK 99705**
(street) (city)

Legal Description is: **Lot 8 Block 4 Highway Park** Fairbanks Recording District, 4th Judicial District,
State of Alaska (including recording district) Plat #99-3 Records of the

Property is Located in Region: 1 2G 2A 3 4 5

Home Energy Rating Certificate is attached hereto.

Above Property is:

New Construction Existing Construction: Date Construction Began: 8/2005
(Defined as installation of the foundation)

BEES Thermal Compliance Statement:

Prescriptive Method Performance Method Budget Method

Energy Rating Method: Rating: **4 Star +** Rating software & version: **AKWarm 1.03d**
Rater's Name: **Terry Duszynski**

I hereby **certify** that using the method indicated above I have determined that the structure located on the above described property complies with the thermal requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater ICC Inspector Builder Architect Engineer Owner

My BEES Compliance Certification # **26** Expiration Date: **2/1/2008**

Name: **Terry Duszynski** Signature: [Signature] Date: 5/8/2006

BEES Ventilation Compliance Statement: Option I Option II

I hereby **certify** that using the method indicated above I have determined that the structure located on the above described property complies with the ventilation requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater ICC Inspector Mechanical Contractor Builder Architect Engineer Owner

My BEES Compliance Certification # **1503** Expiration Date: **2/1/08**

Name: **ALASKA INLAND PROPERTIES** Signature: [Signature] Date: 8/29/06
Christopher R Stagdon



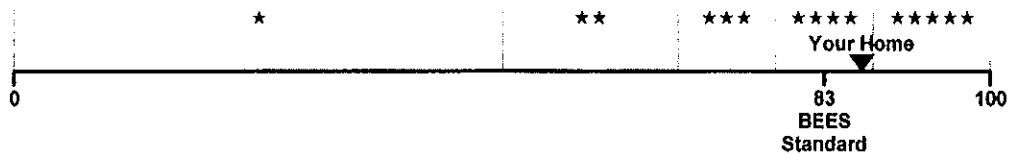
HOME ENERGY RATING CERTIFICATE

The Home Located At:
2705 Park Drive
North Pole, Alaska

Has Been Energy-Rated As:

★ ★ ★ ★ +
Four Stars Plus

Overall Efficiency of Home
86.8 points



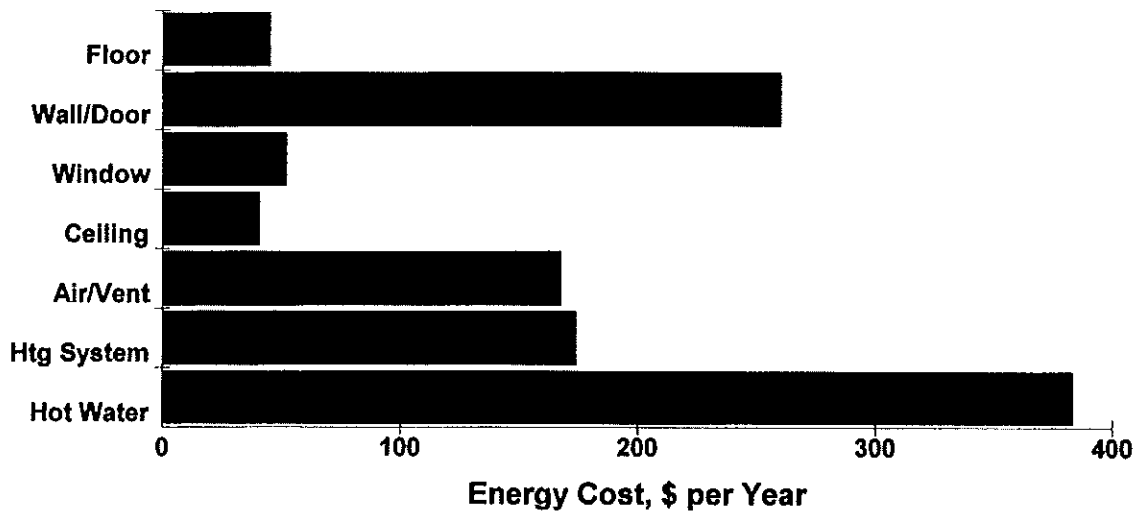
Projected Annual Energy Costs

\$1,887 per year

Amount of CO2 Produced by the Home

26,621 pounds per year

BREAKDOWN OF HEATING COSTS



Client: Alaska Inland Properties Rater: Terry Duszynski, Duszynski & Associates

Date: 5/8/06

Rater's City: Fairbanks, Alaska 99708
ver. 1.03d, library: 3/15/2005

Phone: 907-479-3324

FAX: 907-479-9319



ENERGY COST AND FEATURES REPORT

Property: Alaska Inland Properties
2705 Park Drive
North Pole, Alaska

Rater: Terry Duszynski
Duszynski & Associates
P.O. Box 83149
Fairbanks, Alaska 99708

House: Single Family
Living Floor Area: 840 square feet
No Attached Garage

Rating: BEES
ID: TLD5/8/05

The measured air tightness of this home indicates that it may not provide sufficient ventilation air (for acceptable indoor quality) as defined by ASHRAE 62-89, without adequate mechanical ventilation equipment. If whole house mechanical ventilation equipment has been installed, it is recommended that it be properly maintained and operated. If no whole house mechanical ventilation equipment has been installed, it is strongly recommended that the homeowner consider an investment in this improvement. (A test of the building's ventilation air rate would help determine the importance of a mechanical ventilation system in this home.)

ENERGY FEATURES

Envelope Efficiency

Floor Insulation	R-44
Wall/Door Insulation	R-15.1
Ceiling Insulation	R-49
Window R-Value	R-3.1
Window to Wall Ratio, Living Space	7.0%
South Facing Window Area	38 square feet
Air Leakage	3.3 Air Changes per Hour at 50 Pascals 0.19 Air Changes per Hour Natural

Space Heating System

System Efficiency	85%
Fuel Type	#2 Oil
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	None

Water Heater

Efficiency	61%
Location	Conditioned Space
Fuel Type	#2 Oil

Ventilation

System Type	Continuous Ventilation without Heat Recovery
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Other

Number of Occupants	3
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliances Use	Average

ESTIMATED ENERGY USE

Space Heating	██	\$741
Water Heating	████████████████████████████████████	\$384
Lights and Appliances	██	\$762



Space Heating	587 kWh of Electricity, 332 gallons of #2 Oil
Water Heating	191 gallons of #2 Oil
Lights and Appliances	6,028 kWh of Electricity

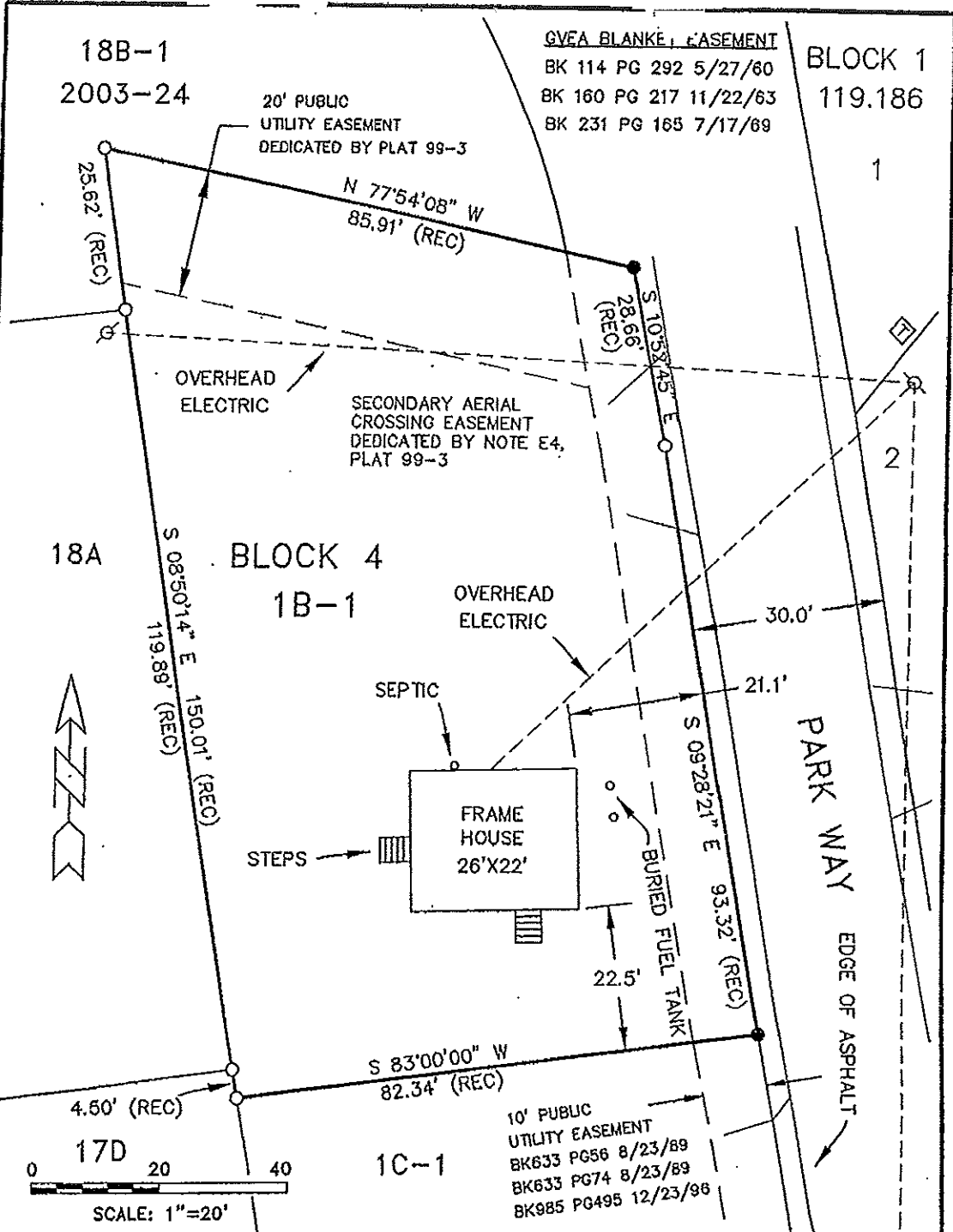
Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.

ver. 1.03d, library: 3/15/2005

Return To:
Cole W Shepherd
PO Box 35503
Fort Wainwright, AK 99703

E28146 FTA 67497





SUBDIVISION: HIGHWAY PARK SUBDIVISION NO. 4
 PARCEL: LOT 1B-1, BLOCK 4
 OWNER: ALASKA INLAND PROPERTIES, INC.
 ADDRESS: P.O. Box 83077
 FAIRBANKS, AK 99708
 DATE: NOVEMBER 26, 2005

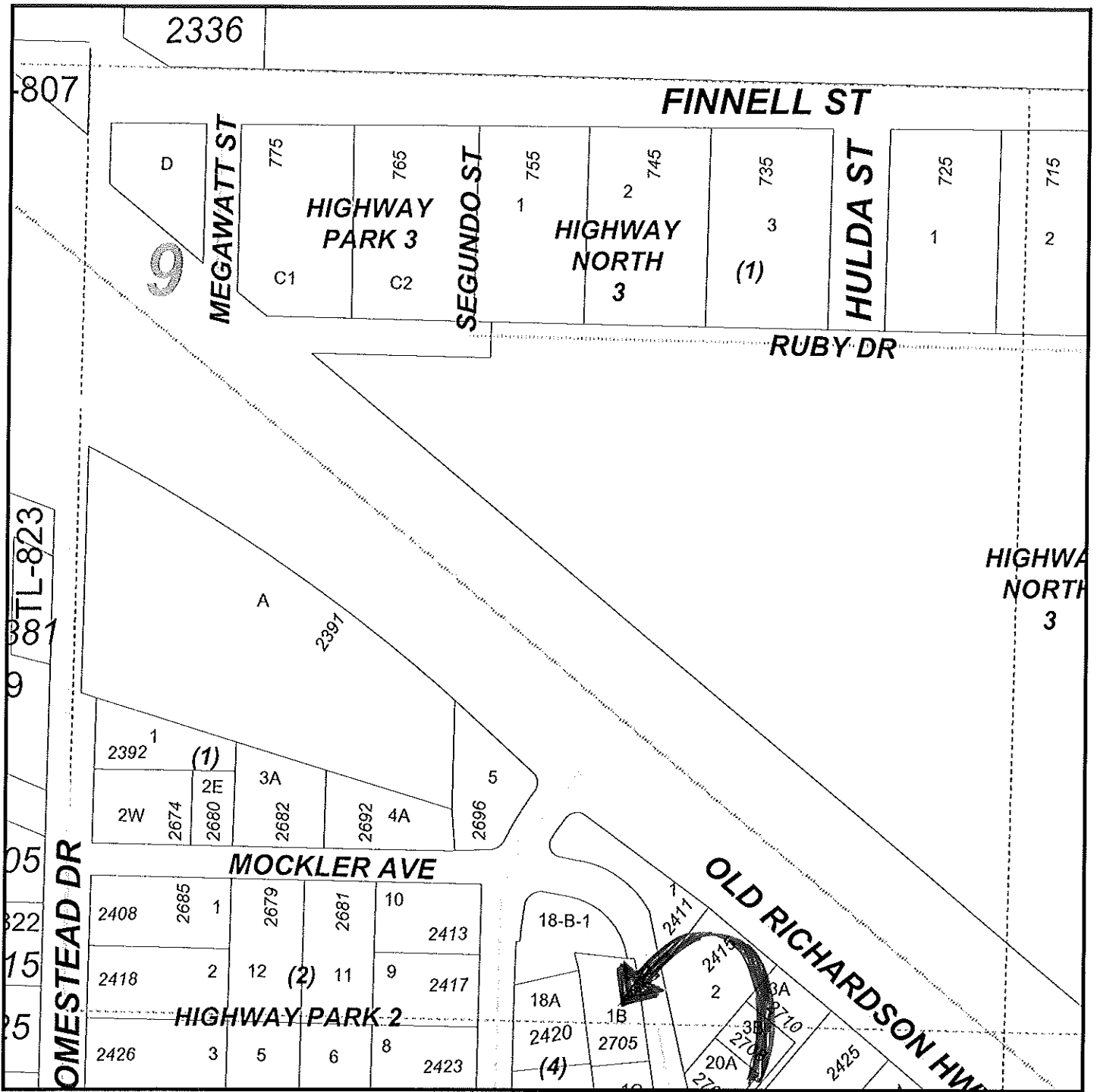
LEGEND

- SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT OF RECORD
- TELEPHONE PEDESTAL
- ⊖ POWER POLE
- (REC) RECORD DIMENSION



I CERTIFY THAT THIS SURVEY REPRESENTS THE CONDITIONS FOUND AT THE TIME OF THE SURVEY. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION SHOWN SHOULD NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS. THIS SURVEY IS PREPARED IN ACCORDANCE WITH THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS MORTGAGE LOCATION SURVEY STANDARDS.

Timothy L. Sprout
 TIMOTHY L. SPROUT, PLS P.O. BOX 81730, FAIRBANKS, AK 99708



Owner

BALLINGER BRIAN MICHAEL
2705 PARK WAY
NORTH POLE AK 99705

Legal

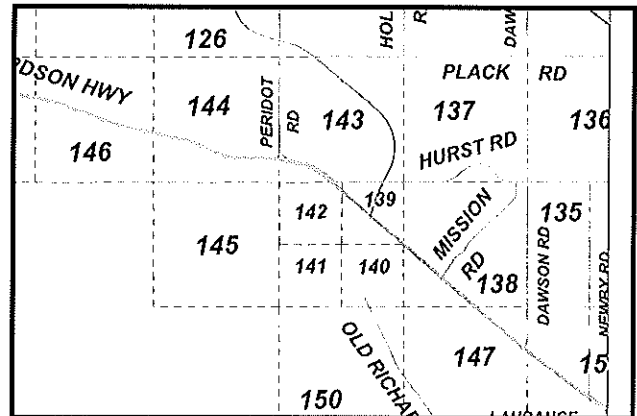
LOT 1B1 BLOCK 4 HIGHWAY PARK OUT
OF LOT 1B BK 4 HIGHWAY PARK #1

Address 2705 PARK WAY

Tax ID	FNSB MAP	ASM Book
299260	222B34	9 NORTH POLE142
T R S	Zoning	Zip Code Area
F002S002E09	GU-1	99705
Land App	Bldg Appr	SQ FT / ACRE
9299	108271	11070 0.25
Mill Rate	Primary Use	Tax Year
15.573	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
1831	2005	TAXABLE

Census Tract	16
Census Blk Grp	2012
Elem School	NORTH POLE
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	NORTH POLE
Fire Service	NORTH POLE
Latitude	64.75887549
Longitude	-147.371121
MLS Area	60
Voting Dist	34-170
Legislature	Q34
Flood Zone	X500
Elevation	400

(C) Copyright 2009 - Alaska Street Master 907-243-0477 - www.alaskastreetmaster.com





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 1B1, Block 4 Highway Park Subdivision

Property Address/City: 2705 Park Way, 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: _____

9 / / 10 2705 Park Way, North Pole, AK 99705 / /
Seller's Initials Date Property Address Buyer's Initials Date
08-4229 (Rev. 7/08)