



LISTING PACKAGE

DATE: June 30, 2011

LP2011-1471

PREPARED FOR:

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

PROPERTY OWNER:

BISHOP FAMILY 2000 TRUST

STREET ADDRESS:

1701 Second Avenue

LEGAL DESCRIPTION:

**Unit H-27, AMENDED RIVER VIEW VILLAS
CONDOMINIUMS, Plat No. 84-10**

Thank you for using Yukon Title Company, Inc.

A handwritten signature in cursive script that reads 'Rebekah Puchek'.

**Rebekah Puchek
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:

2011 Assessed Value:

| | | | | | |
|----------|---|-----------|----------------------|---|------------|
| PAN No. | : | 0380423 | Tax Amount* | : | \$2,142.14 |
| Land | : | \$0 | Misc. Improvement | : | \$0 |
| Building | : | \$125,000 | Total Assessed Value | : | \$125,000 |

*The first half of taxes for 2011 are due September 1, 2011; the second half of taxes are due November 1, 2011.

| | | | |
|------------------------|---|--|--------------------------------|
| MIL RATE | : | 17.1370 | |
| PARCEL SIZE | : | N/A | |
| ZONING | : | TF (Two-Family Residential) | See attached information sheet |
| STRUCTURE AGE/YR BUILT | : | 28 Years/1983 | |
| FIRE DISTRICT | : | City of Fairbanks | |
| ROAD SERVICE AREA | : | City of Fairbanks | |
| SCHOOLS | : | Denali Elementary Ryan Middle Lathrop High | |
| MLS AREA | : | 10 | |
| RECORDING DISTRICT | : | 401 | |
| FLOOD ZONE | : | X500 | |
| LONGITUDE | : | -147.7446 | |
| LATITUDE | : | 64.8440 | |

- B. There is no As Built Survey available

LISTING PACKAGE

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

1. Last Deed of Record recorded in Book 877 at Page 677, Book 1254 at Page 644 and as Instrument No. 2005-015214-0 to: **ROBERT T. BISHOP and SHAWNEE L. BISHOP, Trustees of BISHOP FAMILY 2000 TRUST**
2. Deed of Trust recorded as Instrument No. 2005-015216-0.
3. Covenants, Conditions and Restrictions.
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 0380423 | PROPERTY PHYSICAL DESCRIPTION UNIT H27 RIVER VIEW VILLAS CONDOMINIUMS PLAT 83-223 10/20/83 OUT OF TL-920,921,927 & 928 SEC 9 T1S-R1W | TWN-RNG 1S 1W |
| NEIGHBORHOOD 0140 Townsite-Weeks Field | BUSINESS | PROPERTY CLASS Resi-Condo |
| MILLAGE GROUP 0118 RIVERVIEW VILLAS | MOST RECENT MILLAGE RATE 17.1370 | STATUS TAXABLE |
| FIRE SERVICE AREA CITY OF FAIRBANKS | IS SUBORDINATE OF: <u>532576</u> | ADDITIONAL INFORMAT Building Details View Property Location |

LAND AREA
Parcel
1 1 Condominium Unit

| | | |
|---------------------------|-----------------|----------------------|
| OWNER | | ADDRESS |
| NAME | INTEREST | SITUS ADDRESS |
| BISHOP FAMILY 2000 TRUST, | OWNERSHIP | 1701 SECOND 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 # |
|-----------------|-------------|-------------|------------|----------------------|
| Quit Claim Deed | 7/26/2005 | | | <u>2005-015214-0</u> |
| Deed of Trust | 7/26/2005 | | | <u>2005-015215-0</u> |
| Deed of Trust | 7/26/2005 | | | <u>2005-015216-0</u> |
| Warranty Deed | 3/22/2001 | <u>1245</u> | <u>644</u> | <u>2001-005409-0</u> |
| Warranty Deed | 10/14/1994 | <u>877</u> | <u>677</u> | <u>1994-022990-0</u> |
| Covenants | 10/20/1983 | <u>335</u> | <u>608</u> | |

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

| YEAR | LAND | STRUCTURES, ETC. | TOTAL | TAXABLE AMOUNT |
|------|--------|------------------|--------------|----------------|
| 2011 | \$0.00 | \$125,000.00 | \$125,000.00 | \$125,000.00 |
| 2010 | \$0.00 | \$139,000.00 | \$139,000.00 | \$139,000.00 |
| 2009 | \$0.00 | \$130,000.00 | \$130,000.00 | \$130,000.00 |
| 2008 | \$0.00 | \$125,000.00 | \$125,000.00 | \$125,000.00 |
| 2007 | \$0.00 | \$120,000.00 | \$120,000.00 | \$120,000.00 |
| 2006 | \$0.00 | \$105,000.00 | \$105,000.00 | \$105,000.00 |

[Pay Property Taxes by credit card](#)

Tax History (Updated: 06/30/11 03:59 AM)

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

| YEAR | TAX LEVIED | TAXES EXEMPTED | FEES | TOTAL DUE | TOTAL PAID | NET I |
|------|------------|----------------|--------|------------|------------|-----------|
| 2011 | \$2,142.14 | \$0.00 | \$0.00 | \$2,142.14 | \$0.00 | \$2,142.1 |
| 2010 | \$2,395.68 | \$0.00 | \$0.00 | \$2,395.68 | \$2,395.68 | \$0.00 |
| 2009 | \$2,224.68 | \$0.00 | \$0.00 | \$2,224.68 | \$2,224.68 | \$0.00 |
| 2008 | \$2,159.76 | \$0.00 | \$0.00 | \$2,159.76 | \$2,159.76 | \$0.00 |
| 2007 | \$2,256.36 | \$0.00 | \$0.00 | \$2,256.36 | \$2,256.36 | \$0.00 |

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

Building Details for PAN 0380423

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1983

Condominium

Condominium

Residential

Amenities

QUANTITY

1
1
2

DESCRIPTION

2-Fix. Bath_SFR
3-Fix. Bath_SFR
Bedroom

Primary Details

| SECTIONID | FOOTPRINT | STORIES | PERIMETER | INTERIORDESC | WALLTYPE |
|-----------|-----------|---------|-----------|--------------|----------------|
| 1 | 550 | 2 | 94 | Main Area | 2x4cus/2x6 Std |

550 main
550 up

1100

Alaska Street Master

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

Property

| | | | | | | |
|--------------|------------|---------------|--------------------|-------------------|------------------|--------------|
| TAXID | Map | Zoning | Primary Use | Year Built | Lot Sq Ft | Acres |
| 380423 | 237 | TF | RESI-CONDO | 1983 | | |

Legal

UNIT H27 RIVER VIEW VILLAS
 CONDOMINIUMS PLAT 83-223
 10/20/83 OUT OF TL-920,921,927 &
 928 SEC 9 T1S-R1W

Property Owner

Owner 1
 BISHOP FAMILY 2000 TRUST

Legal
Subdivision
 RIVER VIEW VILLA

| | |
|-------------------|--------------------------|
| First Name | Last Name |
| | BISHOP FAMILY 2000 TRUST |

| | |
|--------------|------------|
| Block | Lot |
| | H27 |

Owner 2

| |
|---------------------|
| Site Address |
| 1701 SECOND AVE H27 |

Business

Owner 3

Neighborhood
 TOWNSITE-WEEKS FIELD

Mailing
 PO BOX 523

| | | |
|-------------|-----------|------------|
| City | St | Zip |
| VALDEZ | AK | 99686 |

Site Address - Assessing

Property Assessment

| | | |
|-------------------|------------------|------------------|
| Land 10 | Bldg 10 | Total 10 |
| 0 | 139000 | 139000 |
| Tax Status | Mill Rate | Est Taxes |
| TAXABLE | 17.235 | 2396 |

Other

Elementary School
 DENALI

Road Service
 FAIRBANKS

Forest Coverage
 Cultural

Middle School
 RYAN

Fire Service
 FAIRBANKS

| | | |
|---------------------|-------------------|------------|
| Census Tract | Census Blk | MLS |
| 2 | 2001 | 10 |

High School
 LATHROP

Voter Precinct
 30-335

Legislature
 O30

| | |
|-----------------|------------------|
| Latitude | Longitude |
| -147.7446877 | 64.84404107 |

Flood Zone X500

Elevation
 400

FNSB Planning Dist
 1 FAIRBANKS

Zip Code
 99701

Ownership History

| 2009 Owner | 09 Land | 09 Total | 09 Mill | 2004 Owner | 04 Land | 04 Total | 04 Mill |
|--------------------------|---------|----------|---------|--------------------------|---------|----------|---------|
| BISHOP FAMILY 2000 TRUST | 0 | 130000 | 17.113 | BISHOP FAMILY 2000 TRUST | 0 | 90000 | 20.77 |
| 2008 Owner | 08 Land | 08 Total | 08 Mill | 2003 Owner | 03 Land | 03 Total | |
| BISHOP FAMILY 2000 TRUST | 0 | 125000 | 17.27 | BISHOP FAM | 0 | 83000 | |
| 2007 Owner | 07 Land | 07 Total | 07 Mill | 2002 Owner | 02 Land | 02 Total | |
| BISHOP FAM | 0 | 120000 | 18.803 | BISHOP FAMILY 2000 TRUST | 0 | 77000 | |
| 2006 Owner | 06 Land | 06 Total | 06 Mill | 2001 Owner | 01 Land | 01 Total | |
| BISHOP FAMILY 2000 TRUST | 0 | 105000 | 19.62 | BISHOP FAMILY 2000 TRUST | 0 | 76000 | |
| 2005 Owner | 05 Land | 05 Total | 05 Mill | 2000 Owner | 00 Land | 00 Total | |
| | | | 0 | BISHOP ROBERT T | 0 | 71000 | |

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Chapter 18.24
TF TWO-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.24.010 Intent.
- 18.24.020 Use regulations.
- 18.24.030 Standards.

18.24.010 Intent.

This district is intended for medium density residential development and other uses which maintain the medium density residential nature of the district in areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.24.020 Use regulations.

A. Permitted Uses. In the TF, two-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
2. Two-family attached dwellings.

B. Conditional Uses. In the TF, two-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10 and SF-5 districts. (Ord. 88-010 § 2, 1988)

18.24.030 Standards.

In the TF, two-family residential district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling 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.

B. Required Yards for Principal Buildings.

1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five feet;
3. Rear yard shall not be less than five feet.

C. Building Height. Unlimited.

D. Exceptions for 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).

EXHIBIT "B"

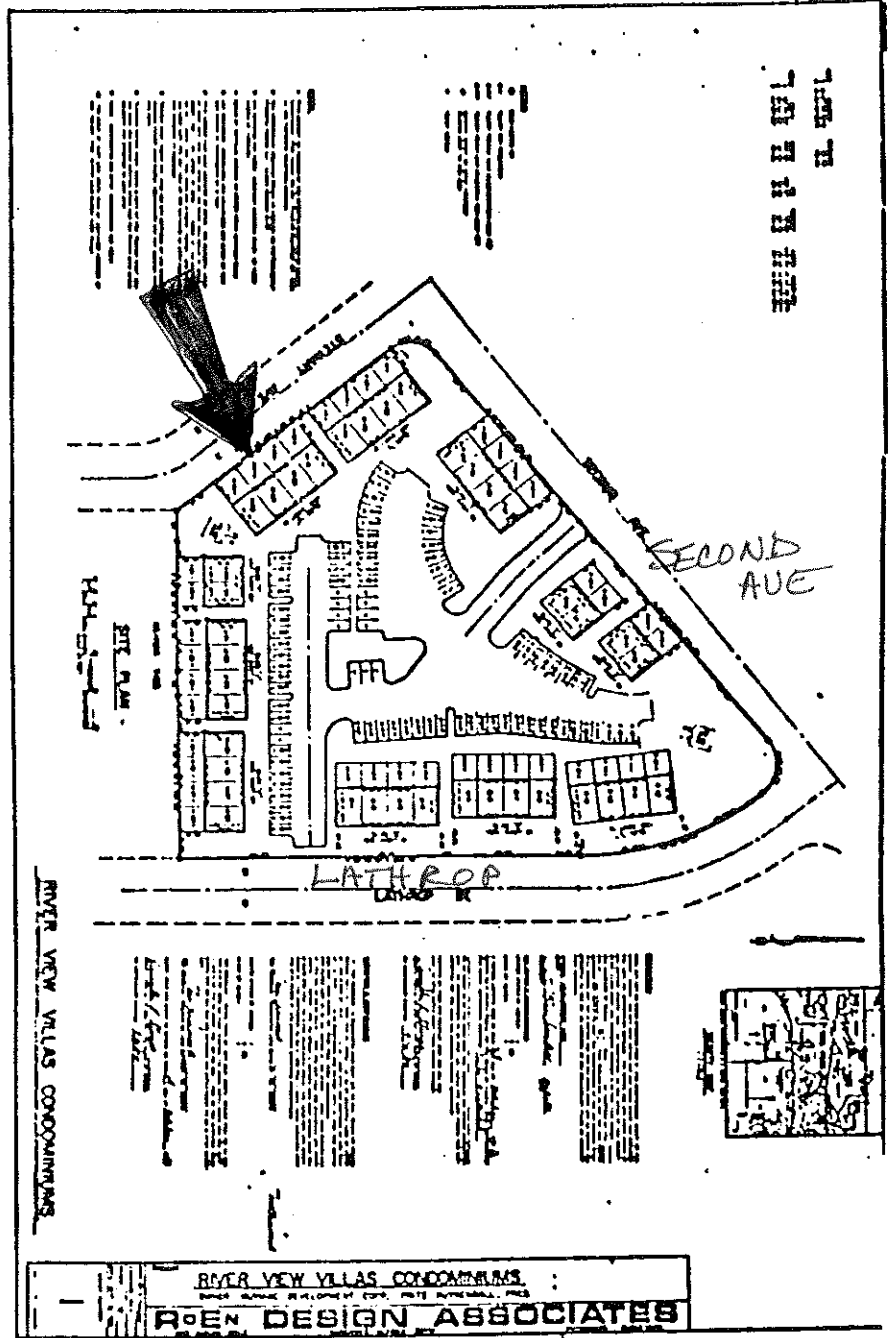
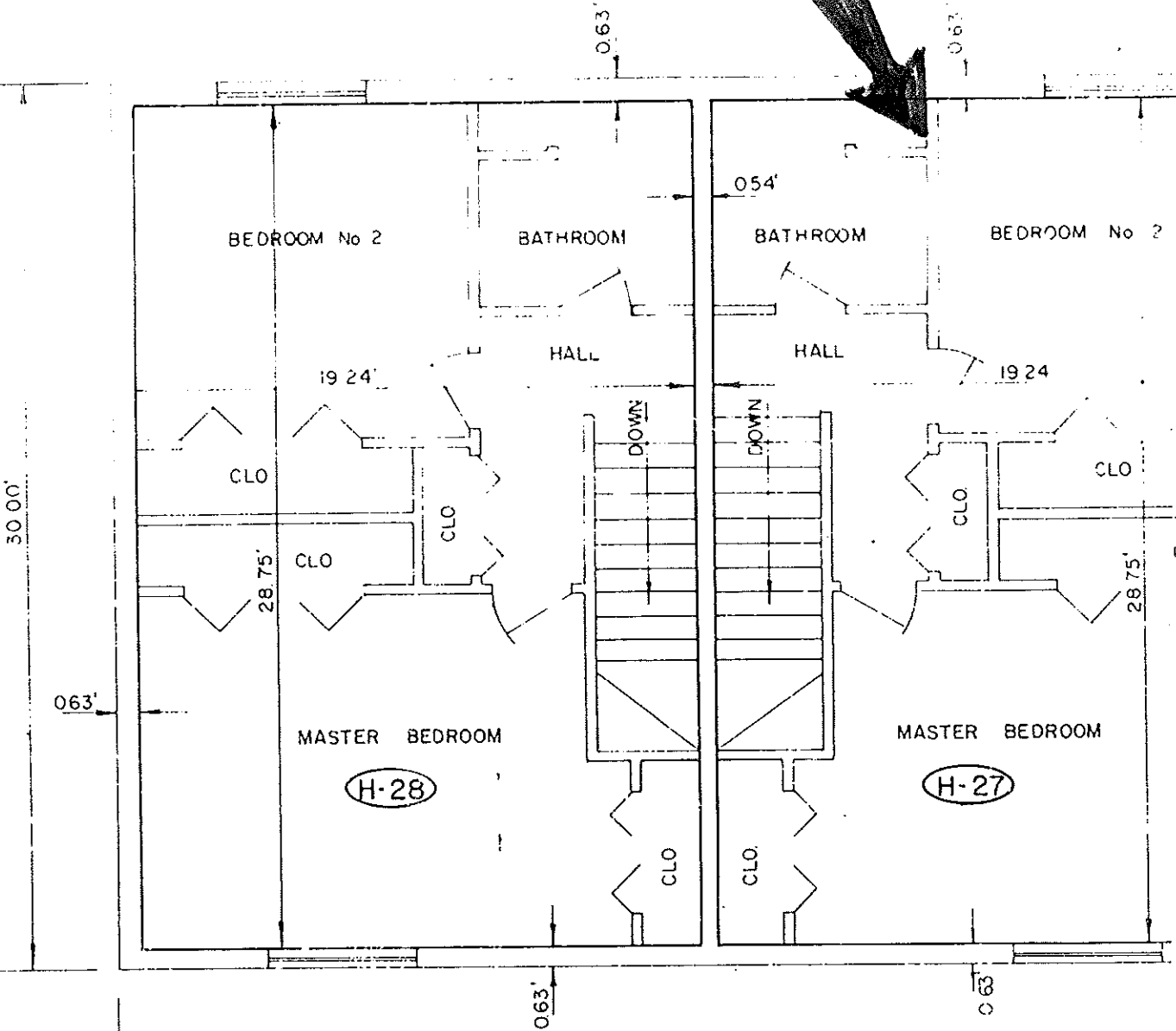


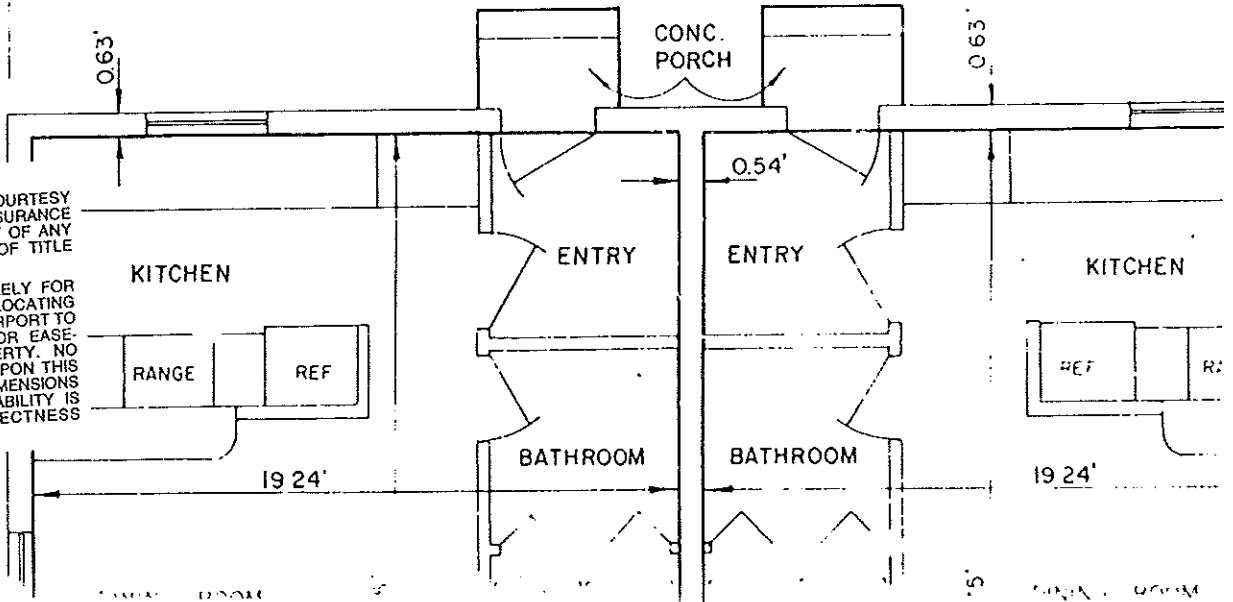
EXHIBIT "B"

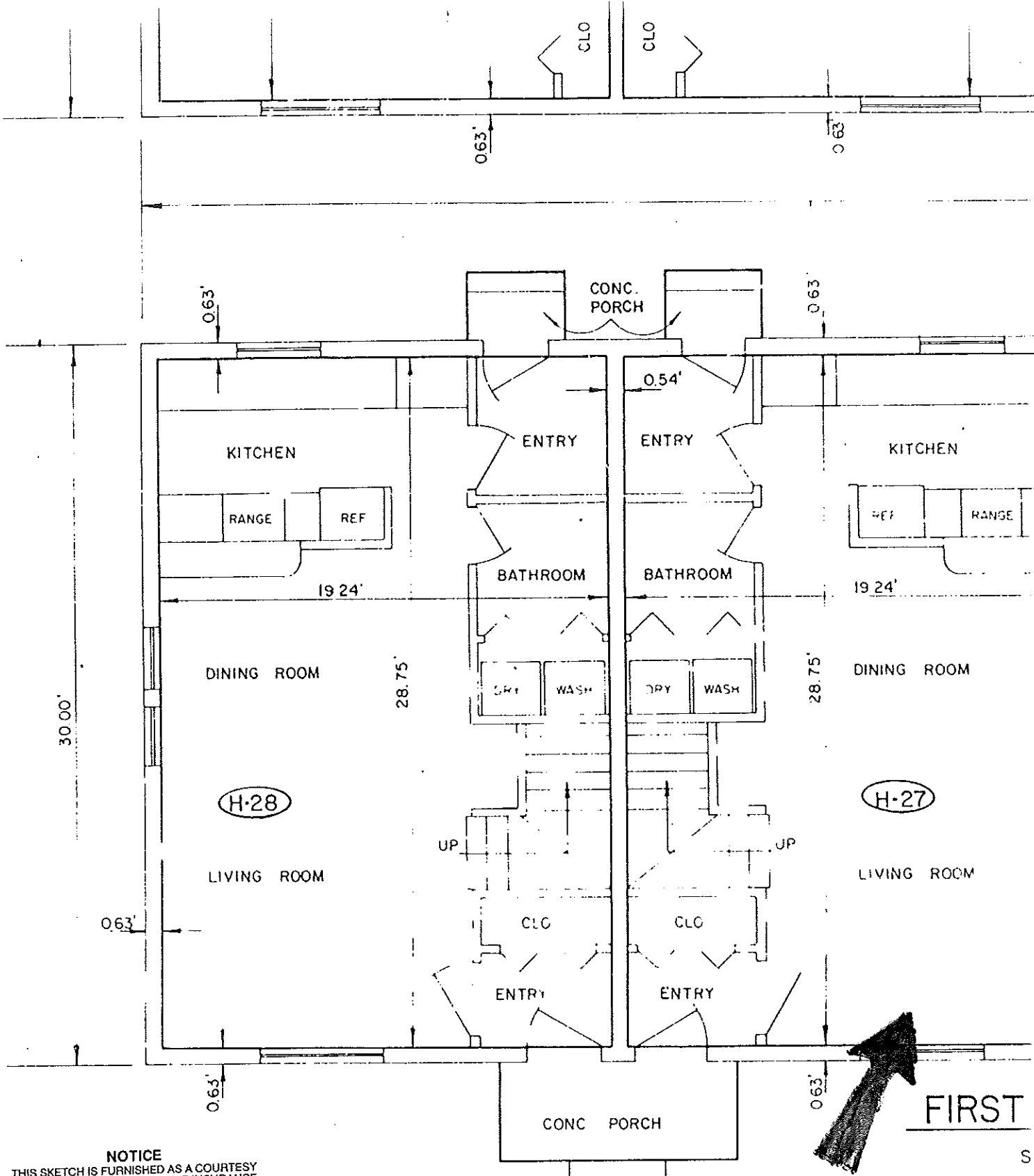


NOTICE

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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FIRST

building plans to site plan.

V Visitor parking

84-10

| |
|---------------------------------|
| RECORDED - FILED <u>34</u> |
| <u>FBKS.</u> REC. DIST. |
| DATE <u>1-26</u> , 19 <u>84</u> |
| TIME <u>4:20</u> <u>P</u> M |
| Requested by _____ |
| Address: <u>ATG</u> |

NOTES

1. This project is located on the property described as Kuymac Subdivision, Plat Number 83-184, filed on September 20, 1983, in the Fairbanks Recording district.
2. The condominium depicted hereon is subject to the "Horizontal Property Regime Act," Alaska Statute 34.07.
3. All building tie lines intersect property lines at right angles or radially.
4. Basis of vertical control is USC&GS North American Datum.
5. All distances, dimensions and elevations are given in feet and tenths or hundredths of a foot.
6. This condominium plan contains 38 units; the boundary lines of each unit are the interior surfaces (exclusive of paint, paper, wax, tile, enamel or other finishes) of its perimeter walls, floors, ceilings, doors and windows thereof, and the unit includes both the portions of the building so described and the airspace encompassed.
7. "Common Area" means all land and all portions of the property located within said Kuymac Subdivision and not located within any unit.
8. "Limited Common Area" means a part of the "Common Area" and includes designated parking areas and the fenced yard areas adjacent and attached to each unit.
9. Walks, landscaping and other improvements not shown.
10. The owner of each unit shall have an undivided interest in the "Common Area" within said Kuymac Subdivision.

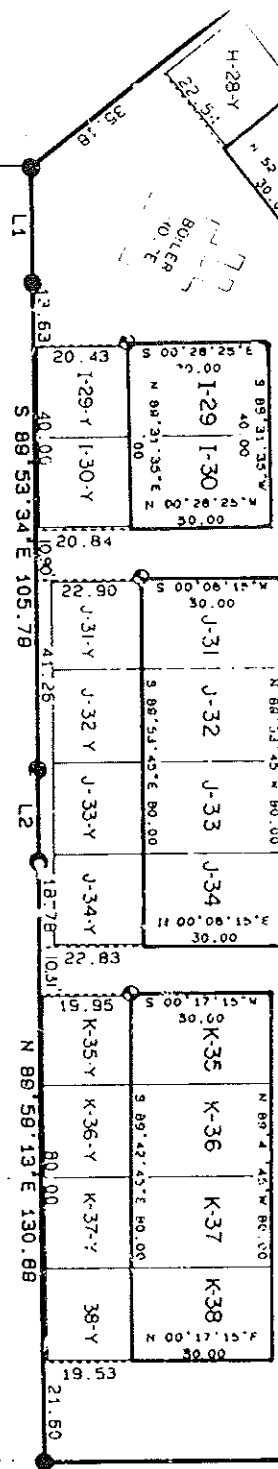
H-26
H-27
H-28
SEE SHEET 9

H-28-P
I-29-P
I-30-P
J-31-P
J-32-P
J-33-P
J-34-P
K-35-P
K-36-P
K-37-P
K-38-P

BLDG. "I"
(SEE SHEET 10)

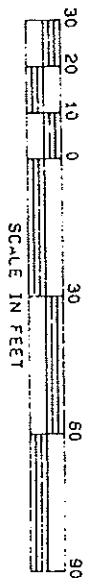
BLDG. "J"
(SEE SHEET 11)

BLDG. "K"
(SEE SHEET 12)



WEHNER SUBD

SITE PLAN



Note: This amended plat is being re-filed for the purpose of attaching the engineers certificate.

"AMENDED RIVER VIEW VI

WITHIN KUYM

ground and that the signs of the addressee are the divisions of the
Tom Hosodluk
Tom Hosodluk, Reg. P.E.

STAFF OF ALASKA

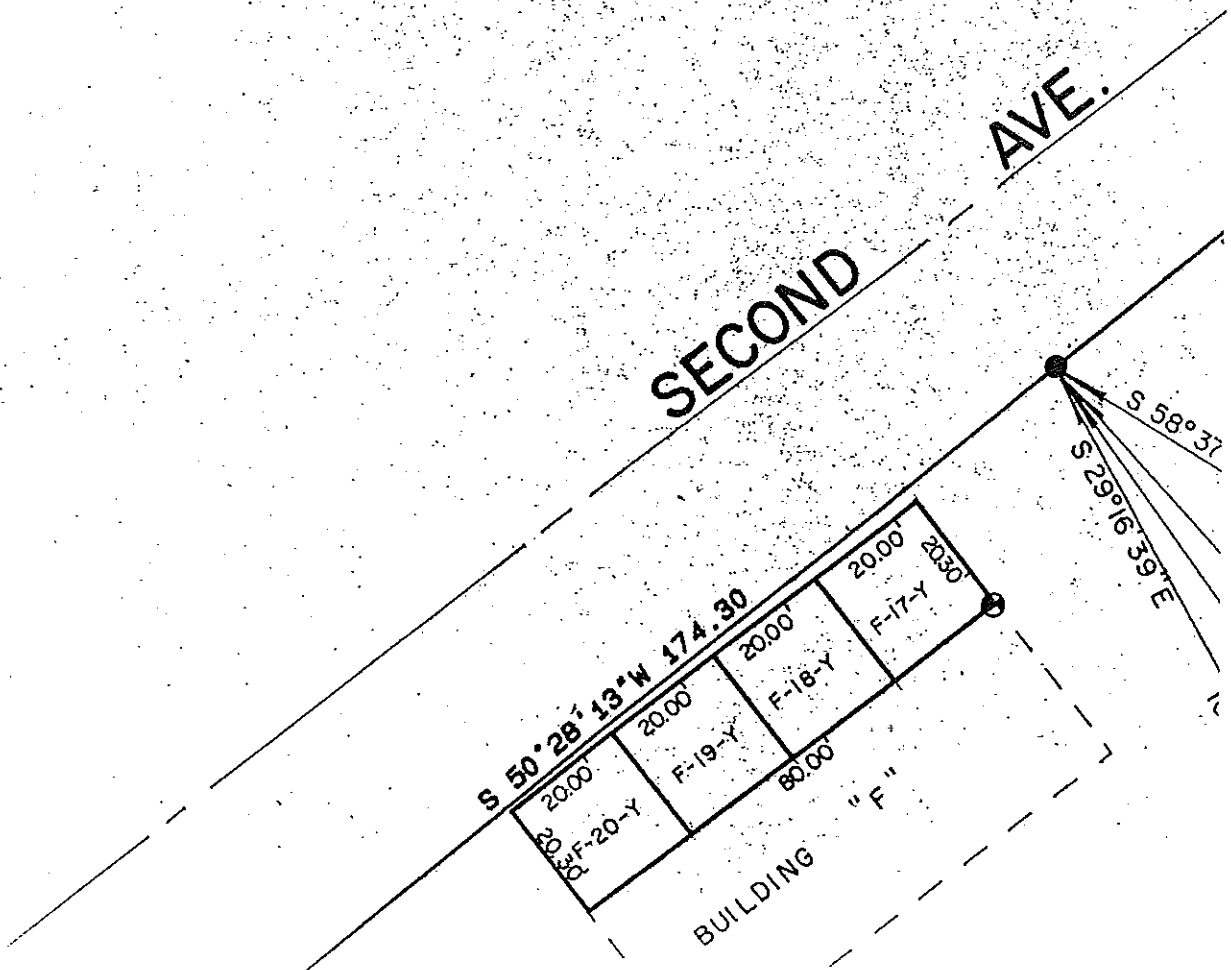
Tom Hosodluk, being registered land surveyor, file on the document and survey map

Tom Hosodluk
Tom Hosodluk, Reg. P.E.

Subscribed and sworn to before me this 1st day of July, 1964, at Anchorage, Alaska.
Paul J. ...
Notary Public in and for the State of Alaska

NOTES:

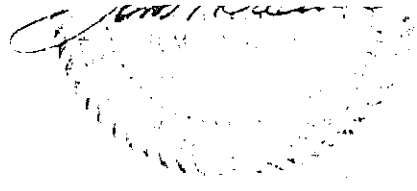
1. Parcels allotted for parking were determined by a survey which located head bolt heaters. There are two parking spaces within each parking parcel.
2. Yard dimensions were measured from building lines. All yard depths were measured perpendicular to building lines.



LATHROP ST.

83-184

25'



NOTES

- 1. Soils classification: Soils consist of Salchaket very fine sandy loam.
- 2. Flood data: Zone C, area of minimal flooding.
- 3. Easements 6-F & 7-F, and shaded area are dedicated by this plat.

CERTIFI
 I, Tom R
 under th
 this pl
 vision,
 the land
 of the
 Borough

EASEMENTS

- 1. A 30 foot radius key at each pole location as necessary for supportive devices.
- 2. The utility companies shall have the right to remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement. Such trees shall be identified by the utility.

CERTIFI
 I, the
 the Fair
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KUY
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 assesse
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 DATED _

AREA

Gross Area 134,874 Sq. Ft.
 Dedicated Area 2,003 Sq. Ft.
 Net Lot Area 132,871 Sq. Ft.

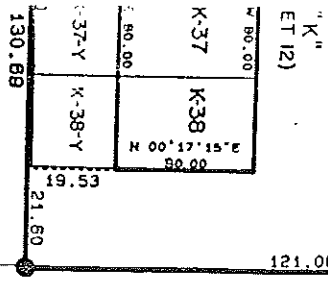
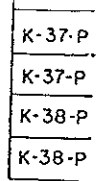
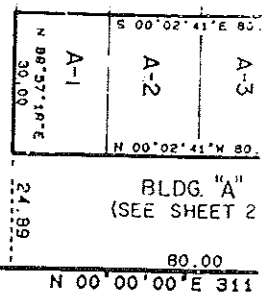
CERTIF
 I here
 been fo
 ning ar
 Ordinar
 Motion
 shown
 Record.
 DATED _
 Attest:

[Signature]
 Clerk

KL

9/11/84

OWNER



BLDG. "A"
(SEE SHEET 2)

LATH

SURVEYOR'S CERTIFICATE

I, Tom Rosadiuk, a Registered Land Surveyor in the State of Alaska, hereby certify that this building plan is an accurate copy of parts of the plans of this building as filed with and approved by the City of Fairbanks Building Department and further certify that the survey map and these plans for River View Villas Condominiums are based upon an actual survey of the property described herein, and of the buildings as built, that the bearings and distances are shown correctly hereon, and the property corners have been staked upon the ground and that the plans accurately depict the locations and dimensions of the apartments as built, and that I have fully complied with the provisions of the statutes governing condominiums.

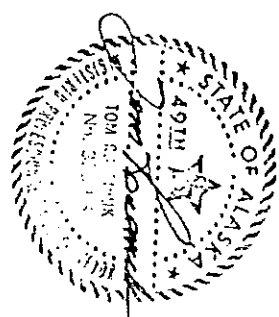
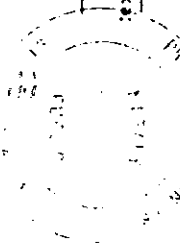
Tom Rosadiuk
Tom Rosadiuk, Registered Land Surveyor, No. 3239-S

UNITED STATES OF AMERICA)
STATE OF ALASKA) SS

Tom Rosadiuk, being first on oath duly sworn, states that he is the registered land surveyor signing the above certificate and the certificate on the accompanying survey map; that he has examined these plans and survey map and believes the certificate to be a true statement.

Tom Rosadiuk
Tom Rosadiuk, Registered Land Surveyor, No. 3239-S

Subscribed and sworn to before me this 4th day of October, 1983
Russell J. Wang
Notary Public in and for the State of Alaska
My Commission expires 9/1/84



Requested by ATG
Address: _____

is
part of
certificate.

RIVER VIEW VILLAS CONDOMINIUMS

"AMENDED"

WITHIN KUYMAC SUBDIVISION

RIVER VIEW VILLAS CO
OWNER: KUYMAC DEVELOPMENT CORP, FI

ROEN DESIGN
1028 AURORA DRIVE FAIRBANKS ALASKA

| | |
|------------------|----------------------|
| PROJECT: | RIVER VIEW VILLAS CO |
| DWN. BY: | K. Thompson |
| CHECKED: | P.H.S. |
| SCALE: | 1" = 30' |
| DATE: | SEPT. 30, 1983 |
| SHEET NUMBER: | 1 |
| OF 13 SHEETS | |
| PROJ. NO. 83-022 | |

BK 01245PG0645

EXHIBIT 'A'

Unit (H-27) of RIVER VIEW VILLAS CONDOMINIUMS identified in that certain Declaration Submitting Real Property to the Horizontal Property Regime Act recorded October 20, 1983 in Book 335, Page 608 (and Amendment(s) thereto recorded October 20, 1983 in Book 335, Page 645 and Book 335, Page 647 and recorded March 8, 1984 in Book 357, Page 516) and as shown on those certain Survey Maps and Floor Plans filed on October 20, 1983 as Plat Number 83-223 and Amended Plat filed January 26, 1984 as Plat Number 84-10; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

TOGETHER WITH an undivided 2.63158% interest in the common areas and the facilities appurtenant to said Condominium and as shown and described on said Floor Plans and Declaration.

AND TOGETHER WITH those certain Limited Common Areas and Facilities appurtenant to an reserved for the use of such unit to the exclusion of other units including but not necessarily limited to the exclusive right to use and occupy limited common area Parking Space 27 and Yark Area 27, as identified in said Declaration and shown on said Floor Plans. The use of said unit shall be for residential purposes and those other purposes set forth in said Declaration.

Said above described Unit and Common Areas and Facilities appurtenant to said Unit are situated upon the following described real property:

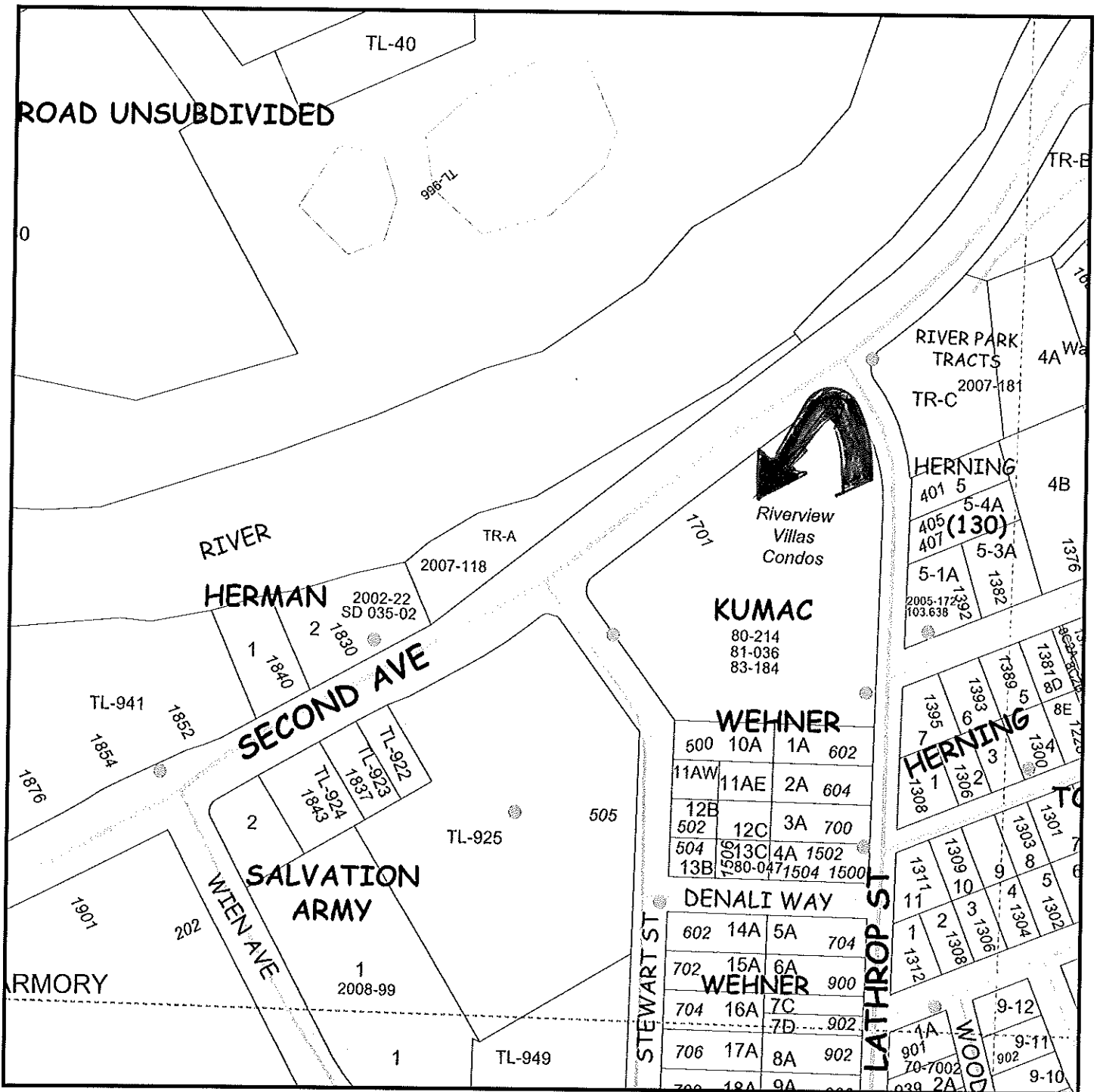
Kuymac Subdivision, according to the plat filed September 20, 1983 as Plat Number 83-184; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

005409
FAIRBANKS
RECORDING DISTRICT

1800
2001 HR 22 AM 11:17

REQUESTED BY
Robert Bishop





Owner
 BISHOP FAMILY 2000 TRUST
 PO BOX 523
 VALDEZ AK 99686

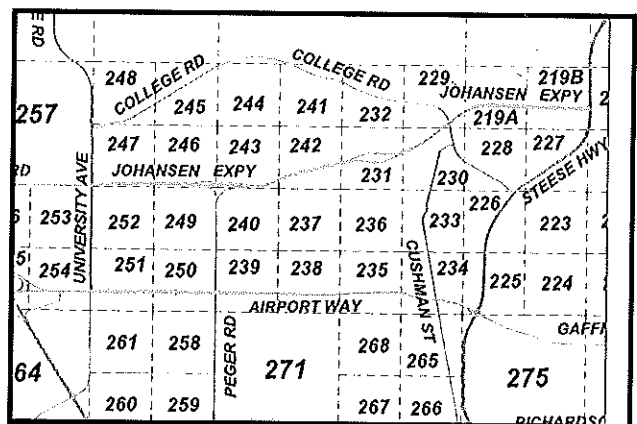
Legal
 UNIT H27 RIVER VIEW VILLAS CONDOMINIUMS
 PLAT 83-223 10/20/83 OUT OF TL-920,921,927 & 928
 SEC 9 T1S-R1W

Address 1701 SECOND AVE H27

Census Tract 2
Census Blk Grp 2001
Elem School DENALI
Middle School RYAN
High School LATHROP
Road Service FAIRBANKS
Fire Service FAIRBANKS
Latitude -147.7446877
Longitude 64.84404107
MLS Area 10
Voting Dist 30-335
Legislature O30
Flood Zone X500
Elevation 400

| Tax ID | FNSB MAP | ASM Book |
|-----------|-------------|----------------|
| 380423 | 311B31 | 1 FAIRBANKS237 |
| T R S | Zoning | Zip Code Area |
| 01S01W09 | TF | 99701 |
| Land App | Bldg Appr | SQ FT / ACRE |
| 0 | 139000 | |
| Mill Rate | Primary Use | Tax Year |
| 17.235 | RESI-CONDO | 2010 |
| Est Taxes | Year Built | Tax Status |
| 2396 | 1983 | TAXABLE |

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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: Unit # 27 River View Villas Condominiums

Property Address/City: 1701 Second Avenue, Fairbanks, AK 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: [Signature] Date: 7/18/11

Seller: [Signature] Date: 7/18/11

Buyer: _____ Date: _____

Buyer: _____ Date: _____

MSB 7/18/11 1701 Second Ave, Fairbanks, AK 99701 11
Seller's Initials Date Property Address Buyer's Initials Date