



## LISTING PACKAGE

**DATE:** February 11, 2010

**LP2010-274**

**PREPARED FOR:**

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

**PROPERTY OWNER:**

**THE BANK OF NEW YORK MELLON**

**STREET ADDRESS:**

**2720 Ruby Avenue**

**LEGAL DESCRIPTION:**

**Lot 1, Block 6, TAKU SUBDIVISION, Instrument  
No. 189,441**

**Thank you for using Yukon Title Company, Inc.**

*Jessica Violet*  
for: \_\_\_\_\_  
**Jessica Violett  
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:

#### 2009 Assessed Value:

PAN No.	:	0101834	Tax Amount*	:	\$3,514.76
Land	:	\$36,315	Misc. Improvement	:	\$0
Building	:	\$189,070	Total Assessed Value	:	\$225,385

\*Taxes for 2009 are FULLY PAID.

MIL RATE	:	17.1130
PARCEL SIZE	:	0.2223 Acres/9,684 Sq. Feet
ZONING	:	SF-10 (Single-Family Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	44 Years/1966
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	:	-147.7842
LATITUDE	:	64.8378

- 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. 2010-001850-0 to: **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF COUNTRYWIDE MORTGAGE BACKED SECURITIES SERIES 2003-R4**
2. As Built Survey
3. Notes and /or Easements as Stated on the Plat.
4. Plat Map
5. Neighborhood Map
6. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0101834	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 1 BLOCK 6 TAKU	<b>TWN-RNG</b> 1S 1W
<b>NEIGHBORHOOD</b> 0145 Taku-Westgate	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0170 TAKU	<b>MOST RECENT MILLAGE RATE</b> 17.1130	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> CITY OF FAIRBANKS		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>

**LAND AREA**

Parcel  
1 9684 Square Feet

**OWNER**

**ADDRESS**

<b>NAME</b>	<b>INTEREST</b>	<b>SITUS ADDRESS</b>
GILLIGAN, RAYMOND F	OWNERSHIP	2720 RUBY AVE
GILLIGAN, MIKLENE	CO-OWNER	

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**

<b>DESCRIPTION</b>	<b>RECORD DATE</b>	<b>BOOK</b>	<b>PAGE</b>	<b>INSTRUMENT #</b>
CITY RESIDENTIAL EXEMPTION	1/1/2004			
Warranty Deed	2/27/1998	<u>1051</u>	<u>941</u>	
Deed of Trust	2/27/1998	<u>1051</u>	<u>942</u>	
Deed of Trust	11/4/1997	<u>1033</u>	<u>794</u>	

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

<b>YEAR</b>	<b>LAND</b>	<b>STRUCTURES, ETC.</b>	<b>TOTAL</b>	<b>TAXABLE AMOUNT</b>
2009	\$36,315.00	\$189,070.00	\$225,385.00	\$205,385.00
2008	\$33,894.00	\$195,823.00	\$229,717.00	\$209,717.00
2007	\$31,473.00	\$195,823.00	\$227,296.00	\$207,296.00
2006	\$31,473.00	\$185,723.00	\$217,196.00	\$197,196.00
2005	\$23,048.00	\$172,914.00	\$195,962.00	\$185,962.00

[Pay Property Taxes by credit card](#)

**Tax History** (Updated: 02/11/10 03:59 AM)

If taxes are delinquent interest calculation date is: 11/2/2009 and payment must be made w guaranteed funds.

<b>YEAR</b>	<b>TAX LEVIED</b>	<b>TAXES EXEMPTED</b>	<b>FEES</b>	<b>TOTAL DUE</b>	<b>TOTAL PAID</b>	<b>NET DUE</b>
2009	\$3,514.76	\$0.00	\$0.00	\$3,514.76	\$3,514.76	\$0.00
2008	\$3,623.48	\$0.00	\$0.00	\$3,623.48	\$3,623.48	\$0.00
2007	\$3,897.78	\$0.00	\$0.00	\$3,897.78	\$3,897.78	\$0.00
2006	\$3,869.56	\$0.00	\$0.00	\$3,869.56	\$3,869.56	\$0.00
2005	\$3,723.52	\$0.00	\$0.00	\$3,723.52	\$3,723.52	\$0.00

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

# Building Details for PAN 0101834

## Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1966 SFR DLB/Split Entry Residential

### Amenities

QUANTITY	DESCRIPTION
3	3-Fix. Bath_SFR
1	Airtight/Wood

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1150	1	146	Basement W/FINISH	Bsmt Wall
1	1294	1	154	Main Area	2x4 STD Siding

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	144	Resi Bsmt/ unfinished
2	420	Deck
3	680	Attached Gar. (B)
4	50	Open Por Unfin

1150  
 1294  
 -----  
 2444

# Alaska Street Master

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

## Property

<b>TAXID</b> 101834	<b>Map</b> 250	<b>Zoning</b> SF-10	<b>Primary Use</b> RESIDENTIAL	<b>Year Built</b> 1966	<b>Lot Sq Ft</b> 9684	<b>Acres</b> 0.22
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## Legal

LOT 1 BLOCK 6 TAKU

## Property Owner

## Legal

### Owner 1

GILLIGAN RAYMOND F

### Subdivision

TAKU

### First Name

RAYMOND

### Last Name

GILLIGAN

### Block

06

### Lot

01

### Owner 2

GILLIGAN MIKLENE

### Site Address

2722 RUBY AVE

## Business

### Owner 3

## Neighborhood

TAKU-WESTGATE

## Mailing

3520 INDUSTRIAL AVE

## Property Assessment

<b>City</b> FAIRBANKS	<b>St</b> AK	<b>Zip</b> 99701
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## Site Address - Assessing

<b>Land 09</b> 36315	<b>Bldg 09</b> 189070	<b>Total 09</b> 225385
<b>Tax Status</b> TAXABLE	<b>Mill Rate</b> 17.113	<b>Est Taxes</b> 3857

## Other

### Elementary School

DENALI

### Road Service

FAIRBANKS

### Forest Coverage

Cultural

### Middle School

RYAN

### Fire Service

FAIRBANKS

### Census Tract

7

### Census Blk

1028

### MLS

10

### High School

LATHROP

### Voter Precinct

30-340

### Legislature

O30

### Latitude

64.8378

### Longitude

-147.7842

**Flood Zone** X500

**Elevation**  
400

**FNSB Planning Dist**  
1 FAIRBANKS

**Zip Code**  
99709

## Ownership History

<b>2008 Owner</b> GILLIGAN RAYMOND F	<b>08 Land</b> 33894	<b>08 Total</b> 229717	<b>08 Mill</b> 17.27	<b>2003 Owner</b> GILLIGAN R	<b>03 Land</b> 23048	<b>03 Total</b> 170384
<b>2007 Owner</b> GILLIGAN R	<b>07 Land</b> 31473	<b>07 Total</b> 227296	<b>07 Mill</b> 18.803	<b>2002 Owner</b> GILLIGAN RAYMOND F	<b>02 Land</b> 23048	<b>02 Total</b> 144815
<b>2006 Owner</b> GILLIGAN RAYMOND F	<b>06 Land</b> 31473	<b>06 Total</b> 217196	<b>06 Mill</b> 19.62	<b>2001 Owner</b> GILLIGAN RAYMOND F	<b>01 Land</b> 23048	<b>01 Total</b> 135285
<b>2005 Owner</b> GILLIGAN RAYMOND F	<b>05 Land</b> 23048	<b>05 Total</b> 195962	<b>05 Mill</b> 20.02	<b>2000 Owner</b> GILLIGAN RAYMOND F	<b>00 Land</b> 23048	<b>00 Total</b> 135285
<b>2004 Owner</b> GILLIGAN RAYMOND F GILLIGAN MIKLENE	<b>04 Land</b> 23048	<b>04 Total</b> 180782	<b>04 Mill</b> 20.77	<b>1999 Owner</b> GILLIGAN RAYMOND F	<b>99 Land</b> 23048	<b>99 Total</b> 132666

\*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 18.22**  
**SF-20, SF-10 AND SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICTS**

## Sections:

- 18.22.010 Intent.  
18.22.020 Use regulations.  
18.22.030 Standards.

**18.22.010 Intent.**

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

**18.22.020 Use regulations.**

A. Permitted Uses. In the SF-20, SF-10 and SF-5, single-family residential districts, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestay;
3. Bed and breakfast residence (excluding SF-10 and SF-5);
4. Church buildings;
5. Home occupations;
6. Playground;
7. Single-family detached dwellings.

B. Conditional Uses. In the SF-20, SF-10 and SF-5, single-family residential districts, conditional uses are:

1. Bed and breakfast residence (excluding SF-20);
2. Communications towers;
3. Day care facility;
4. Parking lots, as a principal use;
5. Privately owned and operated neighborhood recreation centers oriented towards a particular residential subdivision or complex;
6. 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;
7. School buildings. (Ord. 2009-05 § 8, 2009; Ord. 89-099 § 8, 1990; Ord. 88-010 § 2, 1988)

**18.22.030 Standards.**

In the SF-20, SF-10 and SF-5, single-family residential districts, geometric standards are:

## A. Lot Area.

1. In the SF-20 district, lot area shall not be less than 20,000 square feet;
2. In the SF-10 district, lot area shall not be less than 10,000 square feet;
3. In the SF-5 district, lot area shall not be less than 5,000 square feet.

## 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 10 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)

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**This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-03, passed January 28, 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

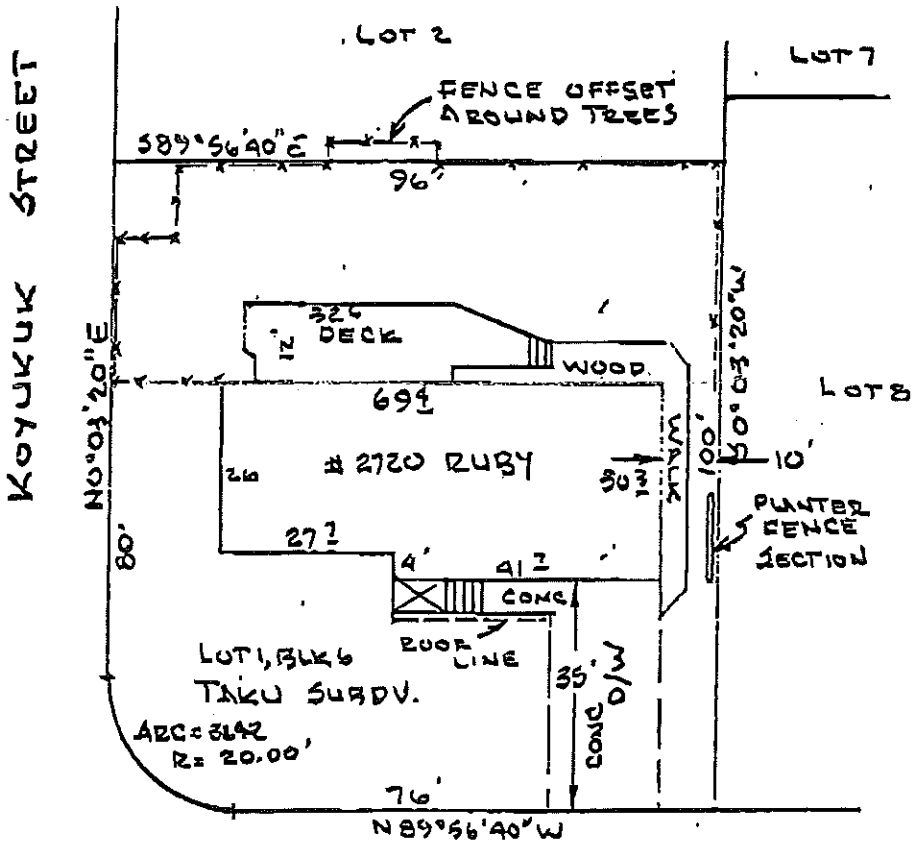
FOR TITLE INSURANCE PURPOSES ONLY

I, David M. McNary a Professional Land Surveyor registered in the State of Alaska hereby certify that I am familiar with the improvements located within LOT 1, BLK 6, TAKU SUBDV.

and that these improvements lie wholly within the property lines and do not overlap onto property adjacent thereto unless indicated hereon and that no improvements on the property adjacent thereto encroach upon the premises in question unless indicated hereon 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 existing found monumentation and does not extend to the accuracy of said monumentation. Liability of this survey is limited to the amount of the fee charged.

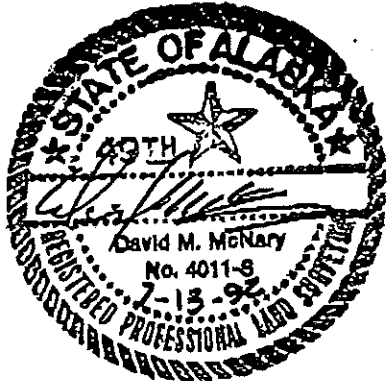
*David M. McNary* 4011-S  
DAVID M. McNary  
7-13-92

SCALE, 1"=30' N



RUBY AVENUE

PLOT PLAN  
LOT 1, BLK 6, TAKU SUBDV.  
BY DMM, 7-13-92



42-182 100 SHEETS  
MAY 1974 S.A.



AIRPORT WAY

NOTES

ALL INTERIOR LOT LINES HAVE A 5 FOOT EASEMENT FOR PUBLIC UTILITIES, AND A 15 FOOT EASEMENT ALONG THE BANK OF THE CHENA RIVER THROUGH BLOCK 1 FOR OVERHEAD UTILITIES.

NO ACCESS ROADS OR DRIVEWAYS INTO PEGER ROAD OR AIRPORT WAY WILL BE PERMITTED.

NO BUILDING CONSTRUCTION WILL BE PERMITTED WITHIN 20 FEET OF R/W LINE OF PEGER ROAD AND AIRPORT WAY. 20 RADIUS AT ALL BLOCK CORNERS, EXCEPT PEGER ROAD AND AIRPORT WAY, WHERE 50 FOOT RADIUS WAS USED.

P.R.M. ARE 2 1/2" BRASS CAPS SET IN CONCRETE.

IRON PINS SET AT LOT CORNERS AND ANGLE POINTS.

11.6.65

ACKNOWLEDGEMENT

STATE OF ALASKA  
FAIRBANKS

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED  
W. BOZEMAN AND R. V. MC NEALY, RESPECTIVELY PRESIDENT AND SECRETARY  
TAKU DEVELOPMENT CO. INC. TO ME KNOWN TO BE THE PERSONS WHO  
EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGED THE  
EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AND THEY AFFIXED  
HEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION  
IS THE ACT AND DEED OF SAID CORPORATION.

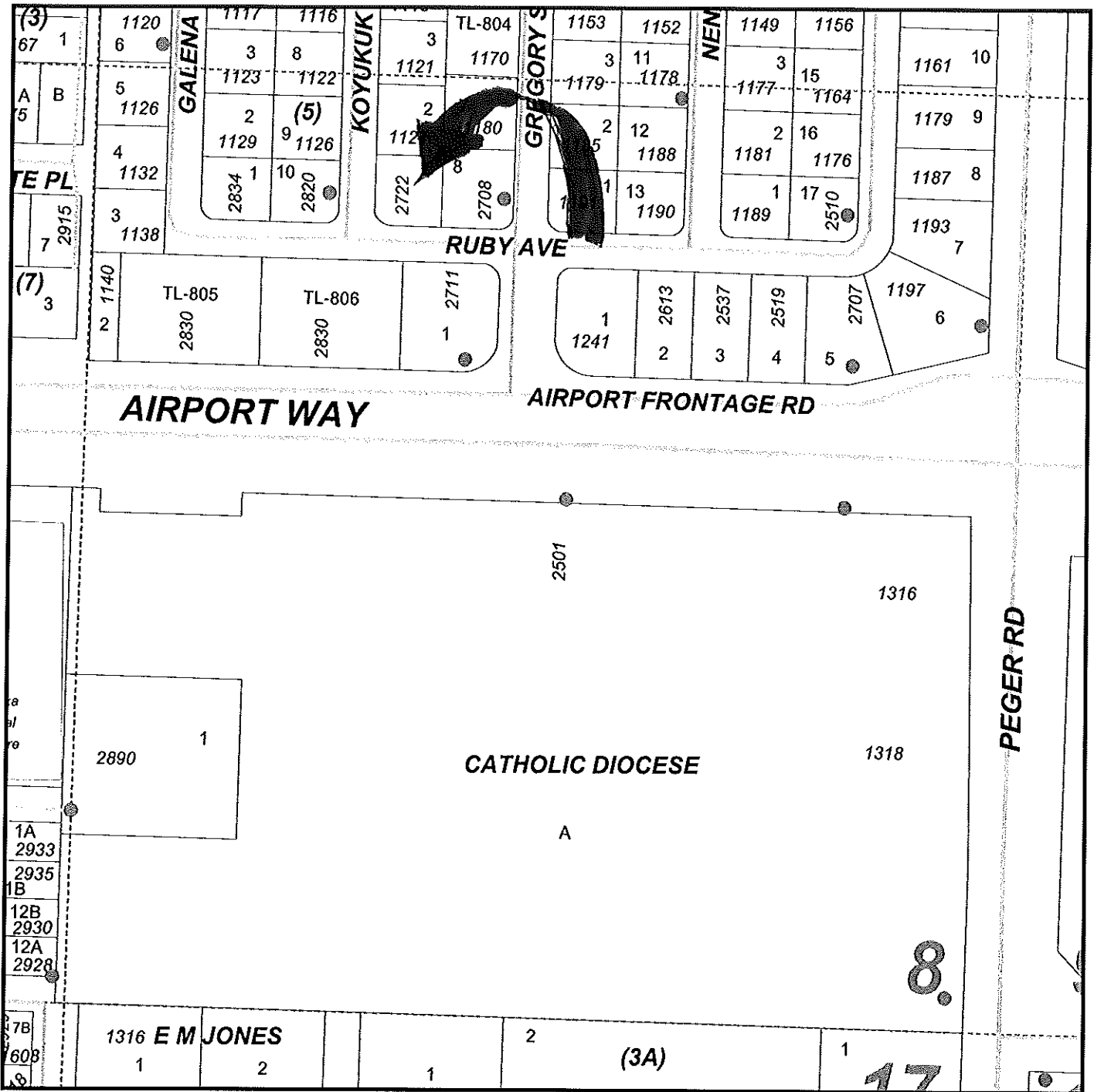
WITNESS MY HAND AND OFFICIAL SEAL AT FAIRBANKS, ALASKA THIS 30 DAY  
MAY 1959

NOTARY PUBLIC, STATE OF ALASKA  
MY COMMISSION EXPIRES

Instrument No. 189-441  
Filed for Taku Development Co. Inc.  
By Alexis Boyman  
on MAY 29 1959 at 3:22 P.  
and recorded in Vol. 1 of Plata  
Page 1 Fairbanks Recording District Alaska

189-441





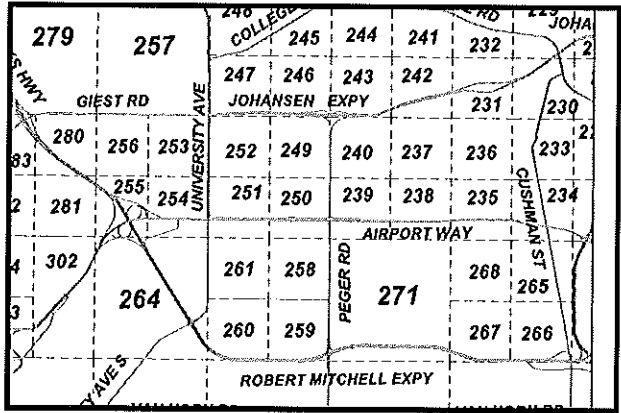
(C) Copyright 2009 - Alaska Street Master 907-243-0477 - www.alaskastreetmaster.com

Owner  
 GILLIGAN RAYMOND F GILLIGAN MIKLENE  
 3520 INDUSTRIAL AVE  
 FAIRBANKS AK 99701

Legal  
**LOT 1 BLOCK 6 TAKU**

Address 2722 RUBY AVE

Tax ID	FNSB MAP	ASM Book	Census Tract	7
101834	311C22	250	Census Blk Grp	1028
T R S	Zoning	Zip Code Area	Elem School	DENALI
F001S001W08	SF-10	99709	Middle School	RYAN
Land App	Bldg Appr	SQ FT / ACRE	High School	LATHROP
36315	189070	9684 0.22	Road Service	FAIRBANKS
Mill Rate	Primary Use	Tax Year	Fire Service	FAIRBANKS
17.113	RESIDENTIAL	2009	Latitude	64.8378
Est Taxes	Year Built	Tax Status	Longitude	-147.7842
3857	1966	TAXABLE	MLS Area	10
			Voting Dist	30-340
			Legislature	O30
			Flood Zone	X500
			Elevation	400



ADDRESS: 2720 Ruby Avenue, Fairbanks, AK 99701

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

*Andrey Soldov* 10/25/11



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 1 Block 6 Taku Subdivision

Property Address/City: 2720 Ruby 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: \_\_\_\_\_

11 / / 10

2720 Ruby Ave, Fairbanks, AK 99709

/ /