



LISTING PACKAGE

DATE: April 18, 2011

LP2011-808

PREPARED FOR:

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

PROPERTY OWNER:

~~REDACTED~~ WELLS FARGO


STREET ADDRESS:

2431 Schutzen Street

LEGAL DESCRIPTION:

**Lot 11, Block 2, BEAVER SUBDIVISION, Plat No.
61-6637**

Thank you for using Yukon Title Company, Inc.



Kimberly DePaepe
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:

2010 Assessed Value:

PAN No.	:	0288888	Tax Amount*	:	\$2,473.08
Land	:	\$9,226	Misc. Improvement	:	\$0
Building	:	\$177,692	Total Assessed Value	:	\$186,918

*Taxes for 2010 are DELINQUENT in the amount of 335.13 plus penalties and fees.

*Taxes are PARTIALLY EXEMPT in the amount of \$2,206.80

MIL RATE	:	14.7120
PARCEL SIZE	:	.39 Acres/17,143 Sq. Feet
ZONING	:	RR (Rural Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	30 Years/1981
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	Brookside
SCHOOLS	:	North Pole Elementary North Pole Middle North Pole High
MLS AREA	:	60
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.3147
LATITUDE	:	64.7582



LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2010-010598-0 to ~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
2. ~~Deed of Trust recorded as Instrument No. 2007-018779-0.~~

~~Notice of Default and Substitution recorded as Instrument No. 2011-000255-0.~~

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

Property Summary

[back to Search Page](#)

PAN 0288888	PROPERTY PHYSICAL DESCRIPTION LOT 11 BLOCK 2 BEAVER	TWN-RNG 2S 2E
NEIGHBORHOOD 2002 Newby Road	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0963 BROOKSIDE SERVICE AREA	MOST RECENT MILLAGE RATE 14.7120	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA
Parcel
1 17143 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
OROURKE, ANTHONY S	OWNERSHIP	2431 SCHUTZEN ST

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	6/24/2010			2010-010598-0
Deed of Trust	8/16/2007			2007-018779-0
Deed of Trust	4/9/2007			2007-006844-0
Quit Claim Deed	3/28/2007			2007-005887-0
Utility Easement	8/3/2006			2006-019784-0
Warranty Deed	4/25/2005			2005-007635-0
Deed of Trust	4/25/2005			2005-007636-0
Quit Claim Deed	6/3/1994	858	787	1994-012758-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$9,226.00	\$177,692.00	\$186,918.00	\$16,918.00
2009	\$9,226.00	\$182,751.00	\$191,977.00	\$21,977.00
2008	\$9,226.00	\$181,835.00	\$191,061.00	\$21,061.00
2007	\$7,689.00	\$178,821.00	\$186,510.00	\$16,510.00
2006	\$7,689.00	\$161,739.00	\$169,428.00	\$0.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 04/18/11 04:00 AM)

If taxes are delinquent interest calculation date is: 4/29/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$2,473.08	\$2,206.80	\$68.85	\$335.13	\$0.00	\$335.13
2009	\$2,489.30	\$2,156.56	\$0.00	\$332.74	\$332.74	\$0.00
2008	\$2,475.74	\$2,157.00	\$0.00	\$318.74	\$318.74	\$0.00
2007	\$2,577.96	\$2,307.60	\$0.00	\$270.36	\$270.36	\$0.00
2006	\$2,446.90	\$2,430.74	\$0.00	\$16.16	\$16.16	\$0.00

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

Building Details for PAN 0288888

Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
1	1981	SFR	DLB/Split Entry	Residential

Amenities

QUANTITY	DESCRIPTION
2	3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	900	1	120	Basement W/FINISH	Bsmt Wall
1	900	1	120	Main Area	LOG CUS Rate

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	480	Attached Gar. (C)

Alaska Street Master

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

Property

TAXID 288888	Map 138	Zoning RR	Primary Use RESIDENTIAL	Year Built 1981	Lot Sq Ft 17143	Acres 0.39
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Legal

LOT 11 BLOCK 2 BEAVER

Property Owner

Legal

Owner 1
OROURKE ANTHONY S

Subdivision
BEAVER

First Name **Last Name**
ANTHONY OROURKE

Block **Lot**
02 11

Owner 2
OROURKE LATISHA J

Site Address
2431 SCHUTZEN ST

Business

Owner 3

Neighborhood
NEWBY ROAD

Mailing
2431 SCHUTZEN ST

Property Assessment

City **St** **Zip**
NORTH POLE AK 99705

Site Address - Assessing

Land 10	Bldg 10	Total 10
9226	177692	186918

Tax Status	Mill Rate	Est Taxes
TAXABLE	14.712	2750

Other

Elementary School
NORTH POLE

Road Service
BROOKSIDE

Forest Coverage
Cultural

Middle School
NORTH POLE

Fire Service
NORTH STAR

Census Tract	Census Blk	MLS
16	3004	60

High School
NORTH POLE

Voter Precinct
33-237

Legislature
Q33

Latitude	Longitude
64.75822077	-147.3417038

Flood Zone X

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
OROURKE ANTHONY S	9226	191977	14.377	AINLEY DAVID H TRUST	6458	132739	17.16
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
OROURKE ANTHONY S	9226	191061	14.38	AINLEY DAV	6151	121522	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
OROURKE AN	7689	186510	15.384	AINLEY DAVID H REVOCABLE TRUST	5843	115583	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
OROURKE ANTHONY S	7689	169428	16.2	AINLEY DAVID H REVOCABLE TRUST	5843	110264	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
OROURKE ANTHONY S	7074	143355	16.59	AINLEY DAVID H REVOCABLE TRUST	5536	109957	

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**Chapter 18.20
RR RURAL RESIDENTIAL DISTRICT**

Sections:

- 18.20.010 Intent.
- 18.20.020 Use regulations.
- 18.20.030 Standards.

18.20.010 Intent.

This district is intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available. (Ord. 88-010 § 2, 1988)

18.20.020 Use regulations.

A. Permitted Uses. In the RR, rural residential district, permitted uses are:

1. Accessory uses;
2. Animals, where there are less than 25 nonhooved animals each weighing less than 50 pounds;
3. Bed and breakfast homestay;
4. Bed and breakfast residence;
5. Church buildings;
6. Domestic livestock on lots of not less than 80,000 square feet in area;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RR, rural residential 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. Communications towers;
5. Day care facilities;
6. Domestic livestock;

7. Guesthouse, one per lot, and only on a lot with an existing single-family detached dwelling or, where permitted, an existing mobile home;
8. Group homes;
9. Kennels, minor, on lots of not less than 80,000 square feet in area;
10. Mobile homes;
11. Professional offices;
12. 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;
13. Residential cluster development;
14. School buildings. (Ord. 2009-05 § 7, 2009; Ord. 94-046 § 5, 1994; Ord. 89-099 § 7, 1990; Ord. 88-010 § 2, 1988)

18.20.030 Standards.

In the RR, rural residential district, geometric standards are:

A. Lot Area. Lot area shall not be less than 40,000 square feet.

B. Required Yards for Buildings.

1. Front yard shall not be less than 25 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.

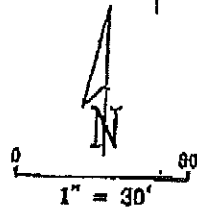
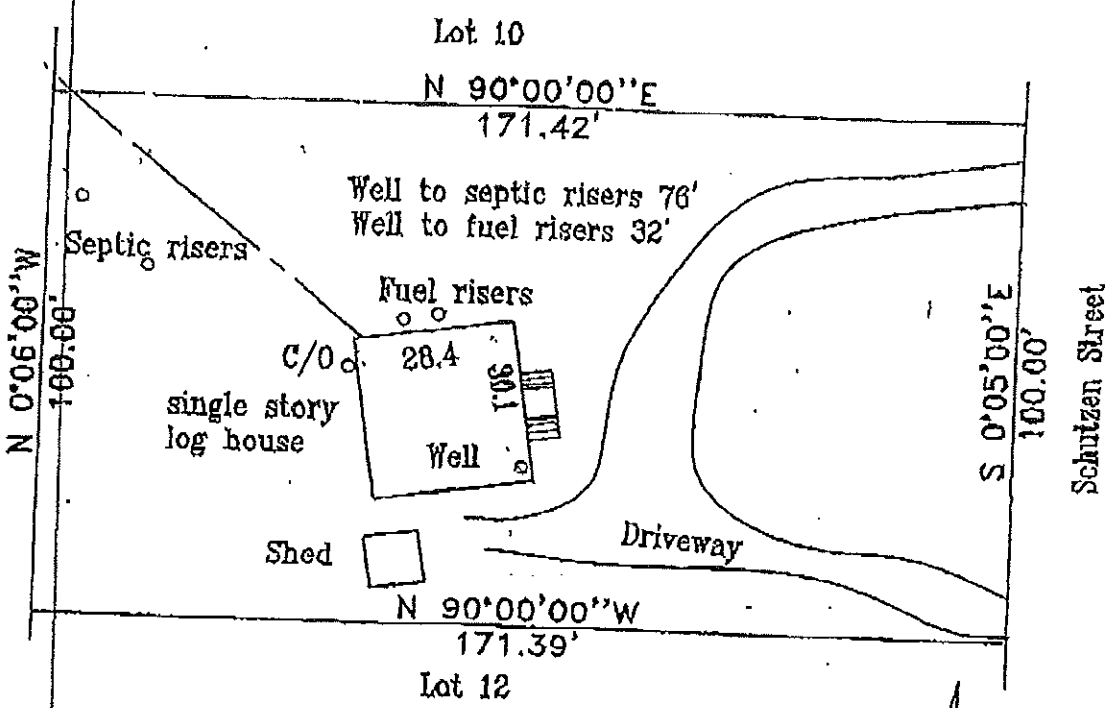
D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988)



Chris
①



Plot Plan

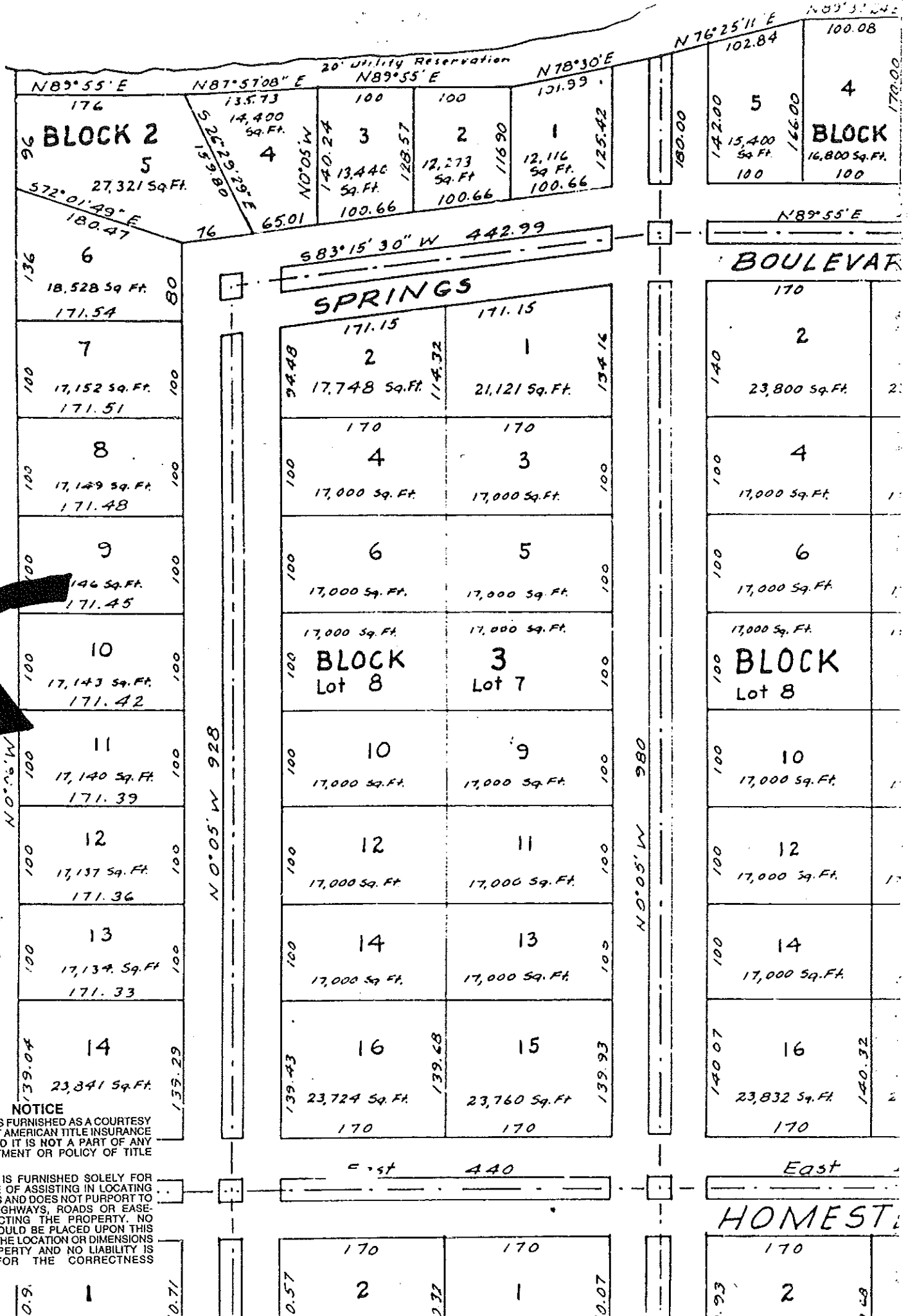
I, L. Frank Stallings RLS, Certify that this Plot Plan was prepared by me or under my direct supervision and that to the best of my knowledge, there are no other improvements or encroachments, if any, on the property other than those that are shown. This Plot plan should not be construed to represent a boundary survey.

Lot 11, Block 2, Beaver Subdivision (2923 Schutzen)
North Star Rental
Attn. Jerry

Surveyed by Jenco Surveying
515 Craig Avenue
Fairbanks, Alaska 99701
Ph: 907 466 1408 Fax: 907 456 3418

Scale 1" = 30'
Drawn by: DCJ
Checked by: LSF
Ordered 12/08/04 Delivered 12/29/04





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.

PROTECTIVE COVENANTS OF BEAVER SUBDIVISION

PART A GENERAL AREA COVENANTS

- A-1 All property within this subdivision shall be kept neat and clean of all dead wood, brush, trash, or any material causing a fire hazard or unsightly appearance.
- A-2 Stream beds shall be kept clear and clean.
- A-3 All sound and healthy trees (other than a reasonable thinning) not interfering with utility right-of-way, fire lane, and construction shall be trimmed of low branches and left standing.

PART B UTILITY AREAS AND EASEMENTS

- B-1 A 15-foot utility and fire lane easement shall be reserved at the rear of each lot and kept open at all times. Lots fronting on creeks will have 20-foot utility easements reserved as shown on the Plat. Business lots are designated as those 24 lots bordering on Fifth Avenue. Ten-foot utility easements shall be reserved from those lots adjoining and contiguous to the business lots in addition to the 15-foot easements before mentioned.
- B-2 There shall be no utilities in or along streets. No poles shall be within 30 feet of streets if possible except for street lighting.

PART C ARCHITECTURAL CONTROL

- C-1 Outside walls shall be preferably constructed of logs, finished for preserving and good appearance.
- C-2 All buildings shall conform to the Uniform Building Code, FHA approved.
- C-3 All buildings shall be placed on concrete footings which are resting on gravel continuous with existing gravel bed. It is more desired that a concrete or block basement be placed under each dwelling.
- C-4 All buildings shall have eaves of at least 2 1/2 feet and gable ends of at least 3 feet.
- C-5 Plans for all buildings must be submitted for approval prior to construction to the Architectural Control Committee consisting of three members elected by subdivision property owners and to the subdivision owner and to a qualified inspector appointed by the Architectural Control Committee.
- C-6 Inspection during and after construction shall meet approval from the Uniform Building Code and subdivision protective covenants.

PART D BUILDING LOCATION

- D-1 Buildings shall be located not less than 20 feet from the side border of lots and not less than 45 feet from front lot lines.
- D-2 Buildings on business lots fronting on Fifth Avenue shall set back at least 25 feet from front lot lines.

PART E WATER AND SEWAGE

- E-1 Water supply and sewage disposal systems shall be designed, located, and constructed in accordance with the requirements, standards, and recommendations of the Alaska Department of Health.
- E-2 There shall be no leaching of sewage within 50 feet of a stream bed.

PART F LOT AREA

- F-1 No lot or block shall be resubdivided.

PART G NUISANCES

- G-1 No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- G-2 This area will be a wild life refuge and there will be no hunting or trapping allowed.

PART H GENERAL PROVISIONS

- H-1 These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. The purchase of any property in this subdivision shall constitute an agreement on the part of such purchaser to be bound by these protective covenants in their entirety and to abide by the same.
- H-2 Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
- H-3 Severability. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

PART I ATTEST

KNOW ALL MEN BY THESE PRESENTS that I, DAVID AINLEY, the undersigned, owner of the aforesaid BEAVER SUBDIVISION, have caused these covenants to be executed.

(s) David Ainley
DAVID AINLEY, OWNER

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(s) *David Ainley*.....
DAVID AINLEY, OWNER

STATE OF ALASKA
FOURTH JUDICIAL DIVISION

THIS IS TO CERTIFY, that on this 15th day of September 1961, before me, the undersigned, a Notary Public, in and for the State of Alaska, duly commissioned and sworn as such, personally came DAVID AINLEY, known to me, and to me known to be the identical individual who executed the foregoing Protective Covenants, and he acknowledged to me that he signed, sealed, and executed the same freely and voluntarily for the uses and purposes therein stated.

IN WITNESS WHEREOF I have hereunto set my hand and have affixed my Notarial Seal at Fairbanks, Alaska, the day and year last above written.

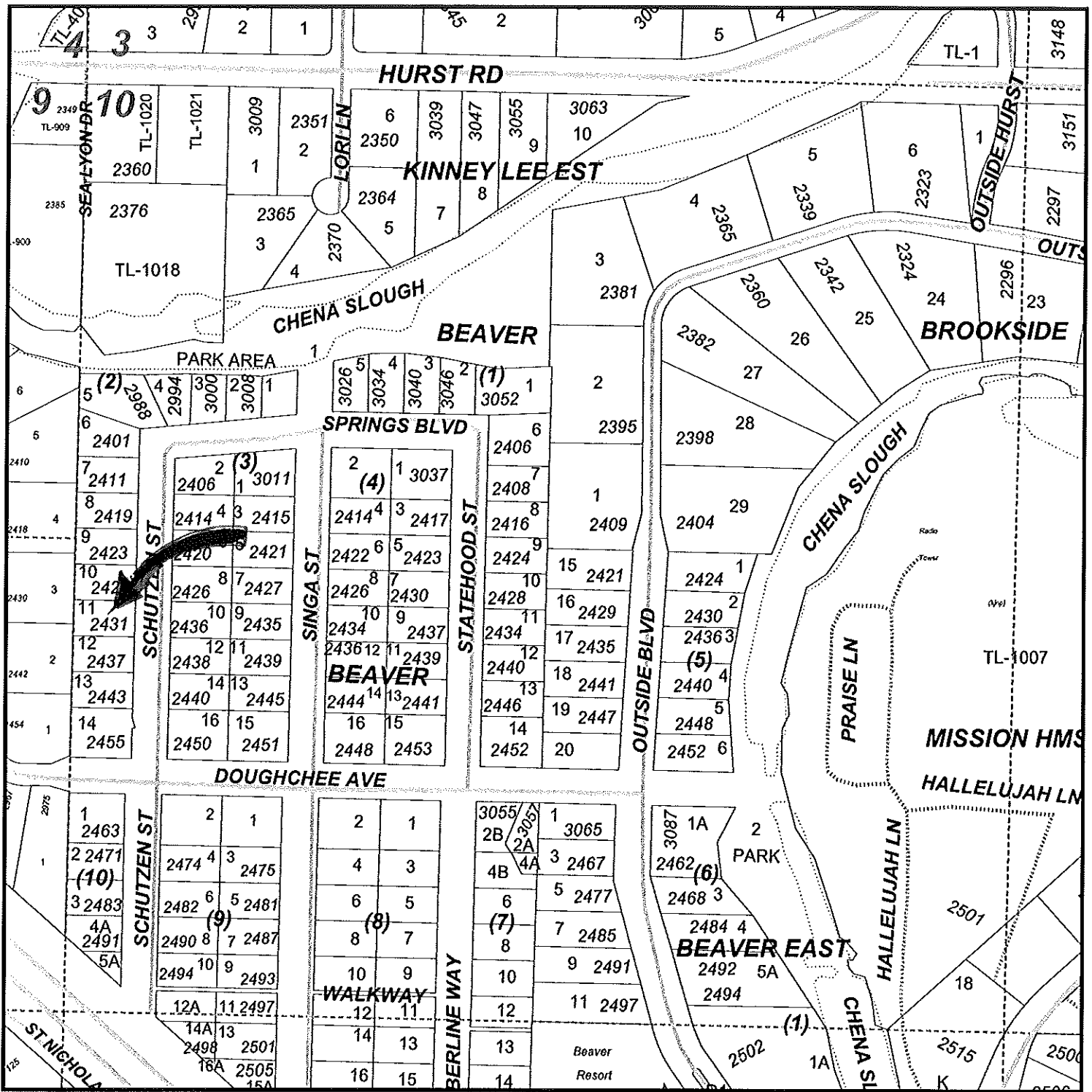
William Wilson.....
Notary Public in and for the State of Alaska



FAIRBANKS

FILED IN
FAIRBANKS RECORDING DISTRICT
SEP 18 1961
Time 10:35 A.M.
Recorded by *David Ainley*
Paul G. P.
Notary Public, Alaska

FAIRBANKS
Serial No. *14*



Owner
 OROURKE ANTHONY S OROURKE LATISHA J
 2431 SCHUTZEN ST
 NORTH POLE AK 99705

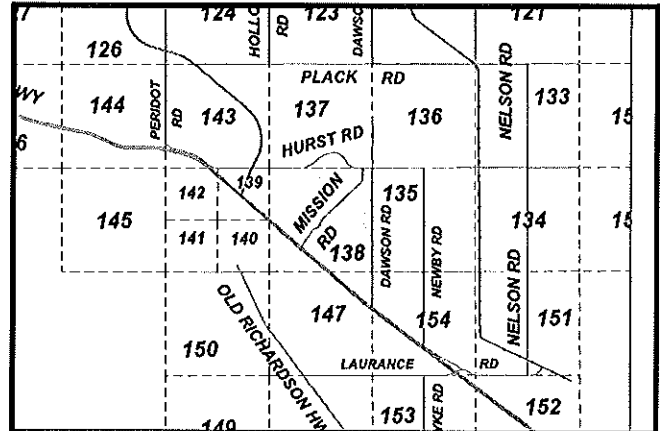
Legal
LOT 11 BLOCK 2 BEAVER

Address 2431 SCHUTZEN ST

Tax ID	FNSB MAP	ASM Book
288888	222B2	9 NORTH POLE138
T R S	Zoning	Zip Code Area
F002S002E10	RR	99705
Land App	Bldg Appr	SQ FT / ACRE
9226	177692	17143 0.39
Mill Rate	Primary Use	Tax Year
14.712	RESIDENTIAL	2010
Est Taxes	Year Bullt	Tax Status
2750	1981	TAXABLE

Census Tract	16
Census Blk Grp	3004
Elem School	NORTH POLE
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	BROOKSIDE
Fire Service	NORTH STAR
Latitude	64.76822077
Longitude	-147.3417038
MLS Area	60
Voting Dist	33-237
Legislature	Q33
Flood Zone	X
Elevation	400

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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: Lot 11 Block 2 Beaver Subdivision

Property Address/City: 2431 Schutzen Street, 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: _____

5 / / 11
Seller's Initials Date

2431 Schutzen St, North Pole, AK 99705
Property Address

/ /
Buyer's Initials Date