



LISTING PACKAGE

DATE: October 28, 2011

LP2011-2273

PREPARED FOR:

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

PROPERTY OWNER:

LEAKY LADY, INC.

STREET ADDRESS:

901 Ski Boot Hill Road

LEGAL DESCRIPTION:

Tax Lot 2109, Section 21, Township 1 North, Range 1 West, Fairbanks Meridian;

EXCEPTING THEREFROM that portion conveyed to the State of Alaska in Book 125 at Page 192, in Book 658 at Page 293 and in Book 658 at Page 298.

Thank you for using Yukon Title Company, Inc.

**Lacy Simko
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:

2011 Assessed Value:

PAN No.	:	0248525	Tax Amount*	:	\$583.02
Land	:	\$24,155	Misc. Improvement	:	\$0
Building	:	\$11,480	Total Assessed Value	:	\$35,635

*Taxes for 2011 are FULLY PAID.

MIL RATE	:	16.3610
PARCEL SIZE	:	2.026 Acres/88,285 Sq. Feet
ZONING	:	RR (Rural Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	8 Years/2003
FIRE DISTRICT	:	University Fire Service
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Pearl Creek Elementary Randy Smith Middle West Valley High
MLS AREA	:	40
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.7464
LATITUDE	:	64.9001

- B. There are no covenants that apply to this property
- C. 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 as Instrument No. 2005-016926-0 to: **LEAKY LADY, INC.**, an Alaska Corporation;

EXCEPTING THEREFROM that portion conveyed to the State of Alaska in Warranty Deed recorded March 2, 1961 in Book 125 at Page 192, recorded March 30, 1990 in Book 658 at Page 293 and recorded March 30, 1990 in Book 658 at Page 298.

2. As Built Survey
3. Tax Lot Map
4. Neighborhood Map
5. Neighbors List and Mailing Labels



Property Summary

[back to Search Page](#)

PAN 0248525	PROPERTY PHYSICAL DESCRIPTION TL-2109 SECTION 21 T1N-R1W	TWN-RNG 1N 1W
NEIGHBORHOOD 0902 Farmers Loop	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0932 SPRING GLADE SERVICE AREA	MOST RECENT MILLAGE RATE 16.3610	STATUS TAXABLE
FIRE SERVICE AREA UNIVERSITY FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
1 88285 Square Feet

OWNER

ADDRESS

NAME LEAKY LADY INC,	INTEREST OWNERSHIP	SITUS ADDRESS 901 SKI BOOT HILL RD
--------------------------------	------------------------------	--

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 #
Right-of-Way Deed	8/15/2008			2008-016611-0
Warranty Deed	8/15/2005			2005-016926-0
Quit Claim Deed	1/26/2005			2005-001783-0
Quit Claim Deed	10/12/2004			2004-023089-0
Warranty Deed	3/17/2004			2004-005377-0
Warranty Deed	9/3/1999	1159	624	
Quit Claim Deed	9/3/1999	1159	622	
Right-of-Way Deed	3/30/1990	658	298	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$24,155.00	\$11,480.00	\$35,635.00	\$35,635.00
2010	\$24,155.00	\$11,480.00	\$35,635.00	\$35,635.00
2009	\$24,155.00	\$12,543.00	\$36,698.00	\$36,698.00
2008	\$24,155.00	\$12,543.00	\$36,698.00	\$36,698.00
2007	\$24,155.00	\$12,553.00	\$36,708.00	\$36,708.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 10/27/11 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$583.02	\$0.00	\$0.00	\$583.02	\$583.02	\$0.00
2010	\$578.00	\$0.00	\$0.00	\$578.00	\$578.00	\$0.00
2009	\$581.68	\$0.00	\$0.00	\$581.68	\$581.68	\$0.00
2008	\$577.64	\$0.00	\$0.00	\$577.64	\$577.64	\$0.00
2007	\$610.50	\$0.00	\$0.00	\$610.50	\$610.50	\$0.00

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

Building Details for PAN 0248525

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 2003

Cabin, Low Grade Standard

Residential

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	192	1	56	Main Area	LOG STD Rate

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	72	Closed Por Finished

Alaska Street Master

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

Property

Taxid 248525	Map 334	Zoning RR	Primary Use RESIDENTIAL	Year Built 2003	Lot Sq Ft 88285	Acres 2.03
------------------------	-------------------	---------------------	-----------------------------------	---------------------------	---------------------------	----------------------

Legal

Property Owner

Owner 1
LEAKY LADY INC

First Name
Last Name
LEAKY LADY INC

Owner 2

Owner 3

Mailing
751 7TH AVE

City
FAIRBANKS

St
AK

Zip
99701

Other

Elementary School
PEARL CREEK

Middle School
RANDY SMITH

High School
WEST VALLEY

Flood Zone X

Legal

Subdivision
1N 1W

Block
21

Lot
2109

Site Address
901 SKI BOOT HILL RD

Road Service

Fire Service
UNIVERSITY FIRE S A

Voter Precinct
Farmers Loop Precinct

Legislature
O29

Elevation
400

TL-2109 SECTION 21
T1N-R1W

Plat Number
2008-89

Deed Date
8/15/2008

DNR Doc#
20080166110

Mortgage Date
DNR Doc#

Neighborhood
FARMERS LOOP

Property Assessment

Land 2011 24155	Bldg 2011 11480	Total 2011 35635
Taxable Value 35635	Tax Assessed 583.02	Tax Exempted 0
Tax Status TAXABLE	Mill Rate 16.3610	Tax Year 2011

Forest Coverage
Cultural

Census Tract
13

Census Blk
3008

MLS
40

Latitude
64.90011279

Longitude
-147.7464601

FNSB Planning Dist
4 NORTH FAIRBANKS

Zip Code
99709

Ownership History

2010 Owner LEAKY LADY INC	10 Land 24155	10 Total 35635	10 Mill 16.22	2005 Owner LEAKY LADY INC	05 Land 14090	05 Total 16104	05 Mill 17.85
2009 Owner LEAKY LADY INC	09 Land 24155	09 Total 36698	09 Mill 15.851	2004 Owner DUCE E L ROY	04 Land 14090	04 Total 14990	04 Mill 18.4
2008 Owner LEAKY LADY INC	08 Land 24155	08 Total 36698	08 Mill 15.74	2003 Owner DUCE E L R	03 Land 12077	03 Total 12077	
2007 Owner LEAKY LADY	07 Land 24155	07 Total 36708	07 Mill 16.631	2002 Owner DUCE E L ROY	02 Land 12077	02 Total 12077	
2006 Owner LEAKY LADY INC	06 Land 14090	06 Total 15084	06 Mill 17.48	2001 Owner DUCE E L ROY	01 Land 12077	01 Total 12077	

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 18.20
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.

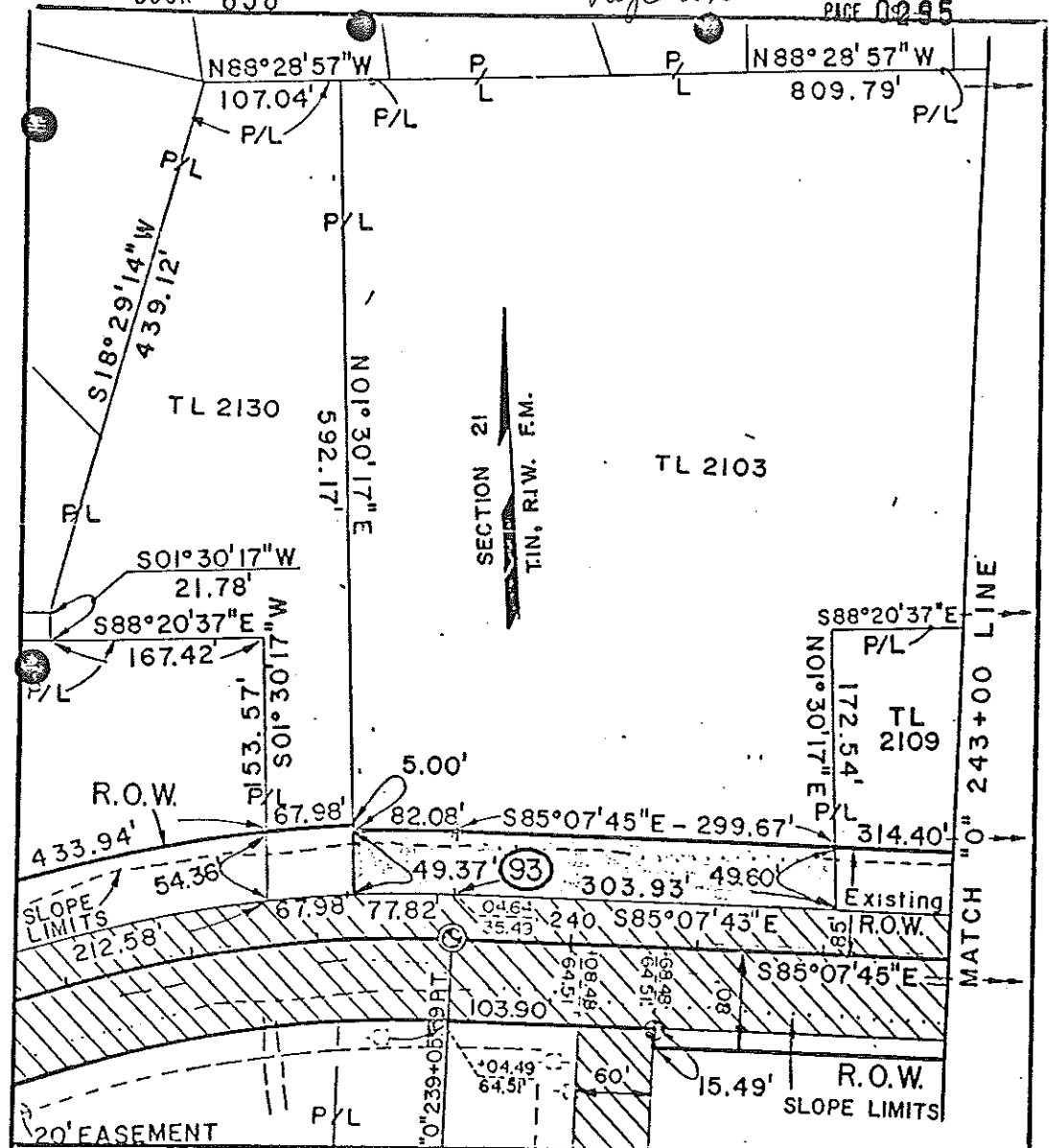
In the RR, rural residential district, geometric standards are:

- 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)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-43, passed August 25, 2011.

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



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR FARMERS LOOP ROAD, 0-8 MILE	
<i>J.M.C.</i>	1-26-88	CRAWING	PROJECT NO. RS-0644 (13)
INITIAL	DATE	1 OF 2	AREA 19,738 S.F. PARCEL NO. 93
			SCALE 1"=100' DATE 11-30-88

905401

FAIRBANKS REC
DISTRICT NC
REQUESTED BY ASFOOT

'90 MAR 30 PM 2 00

Hold For DOT 600 University Ave.
Attn: Dean Baldassar



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: Tax Lot 2109 Section 21, TIN R1W
Property Address/City: 901 Ski Boot Hill Road, Fairbanks, AK 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. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

* * * * *

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]
Seller: _____
Buyer: _____
Buyer: _____

Date: 12/1/11
Date: _____
Date: _____
Date: _____

11 / 11 / 11 901 Ski Boot Hill Rd, Fairbanks AK 99709 11 / 11
Seller's Initials Date Property Address Buyer's Initials Date
08-4229 (Rev. 7/08)