



LISTING PACKAGE

DATE: February 14, 2011

LP2011-279

PREPARED FOR:

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

PROPERTY OWNER:

**THE SECRETARY OF VETERANS
AFFAIRS**

STREET ADDRESS:

201 Slater Drive

LEGAL DESCRIPTION:

**Lot 32, Block J, SLATER SUBDIVISION,
Instrument No. 129.827**

Thank you for using Yukon Title Company, Inc.

A handwritten signature in black ink, reading 'Kimberly DePaepe', is written over a horizontal line.

**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

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LISTING PACKAGE

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

REAL PROPERTY TAXES:

2010 Assessed Value:

PAN No.	:	0097845	Tax Amount*	:	\$3,050.58
Land	:	\$32,008	Misc. Improvement	:	\$0
Building	:	\$164,991	Total Assessed Value	:	\$196,999

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	17.2350
PARCEL SIZE	:	0.2099 Acres/9,145 Sq. Feet
ZONING	:	TF (Two-Family Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	56 Years/1955
FIRE DISTRICT	:	City of Fairbanks
ROAD SERVICE AREA	:	City of Fairbanks
SCHOOLS	:	Nordale Elementary Tanana Middle Lathrop High
MLS AREA	:	15
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.7010
LATITUDE	:	64.8412

LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2011-000751-0 to: THE SECRETARY OF VETERANS' AFFAIRS
2. As Built Survey
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 0097845	PROPERTY PHYSICAL DESCRIPTION LOT 32 BLOCK J SLATER	TWN-RNG 1S 1W
NEIGHBORHOOD 0115 Slater	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0150 SLATER	MOST RECENT MILLAGE RATE 17.2350	STATUS TAXABLE
FIRE SERVICE AREA CITY OF FAIRBANKS		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA
Parcel
1 9145 Square Feet

OWNER	ADDRESS
NAME	SITUS ADDRESS
SECRETARY OF VETERANS AFFAIRS, OWNERSHIP	201 SLATER DR

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	1/14/2011			2011-000751-0
Trustees Deed	1/6/2011			2011-000249-0
Warranty Deed	7/31/2007			2007-017508-0
Deed of Trust	7/31/2007			2007-017509-0
Warranty Deed	7/19/2004			2004-015529-0
Deed of Trust	7/19/2004			2004-015531-0
Deed of Trust	11/19/2002			2002-024033-0
Deed of Trust	11/7/2001			2001-022482-0
Deed of Trust	11/2/1993	<u>822</u>	<u>213</u>	
CITY RESIDENTIAL EXEMPTION	1/1/1985			

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$32,008.00	\$164,991.00	\$196,999.00	\$176,999.00
2009	\$32,008.00	\$168,356.00	\$200,364.00	\$180,364.00
2008	\$32,008.00	\$173,318.00	\$205,326.00	\$185,326.00
2007	\$32,008.00	\$173,341.00	\$205,349.00	\$185,349.00
2006	\$21,719.00	\$107,841.00	\$129,560.00	\$109,560.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 02/14/11 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$3,050.58	\$0.00	\$0.00	\$3,050.58	\$3,050.58	\$0.00
2009	\$3,086.56	\$0.00	\$0.00	\$3,086.56	\$3,086.56	\$0.00
2008	\$3,202.06	\$0.00	\$0.00	\$3,202.06	\$3,202.06	\$0.00
2007	\$3,485.12	\$0.00	\$0.00	\$3,485.12	\$3,485.12	\$0.00
2006	\$2,149.88	\$0.00	\$0.00	\$2,149.88	\$2,149.88	\$0.00

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

Building Details for PAN 0097845

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1955 SFR Standard Residential

Amenities

QUANTITY

2 3-Fix. Bath_SFR
1 AirtightWood

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1426	1	170	Main Area	2x4cus/2x6 Std

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	896	Attached Gar. (C)
3	874	Resi Bsm/ unfinished

1 1426
896
874
2300

Alaska Street Master

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

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
97845	225	TF	RESIDENTIAL	1955	9145	0.21

Legal

Property Owner

Owner 1
SMITH KRISTOPHER R

First Name	Last Name
KRISTOPHER	SMITH

Owner 2
SMITH STACEY M

Owner 3

Mailing
201 SLATER DR

City	St	Zip
FAIRBANKS	AK	99701

Other

Elementary School
NORDALE

Middle School
TANANA

High School
LATHROP

Flood Zone X500

Legal

Subdivision
SLATER

Block	Lot
J	32

Site Address
201 SLATER DR

Site Address - Assessing

LOT 32 BLOCK J SLATER

Business

Neighborhood
SLATER

Property Assessment

Land 10	Bldg 10	Total 10
32008	164991	196999

Tax Status	Mill Rate	Est Taxes
TAXABLE	17.235	3395

Road Service
FAIRBANKS

Fire Service
FAIRBANKS

Voter Precinct
31-355

Elevation
400

Forest Coverage
Cultural

Census Tract	Census Bk	MLS
4	4019	15

Legislature	Latitude	Longitude
P31	64.8412272	-147.7010116

FNSB Planning Dist	Zip Code
1 FAIRBANKS	99701

Ownership History

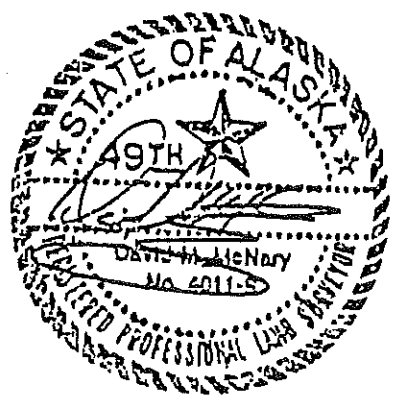
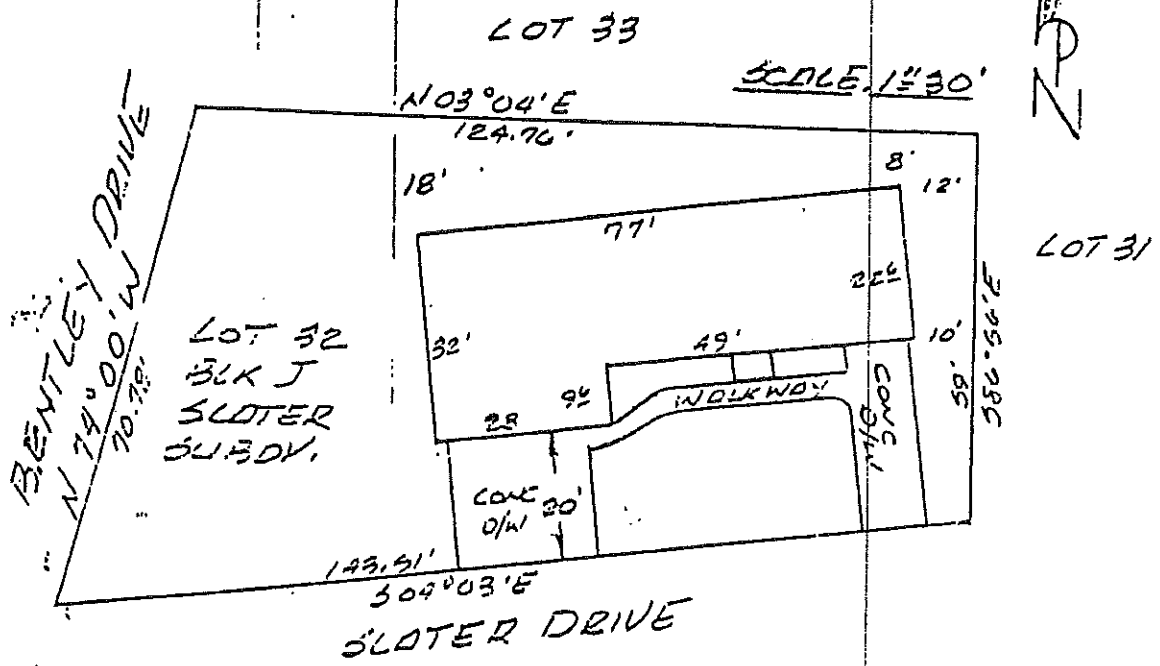
2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
SMITH KRISTOPHER R	32008	200364	17.113	GRAVES KATHLEEN JONES	21719	96807	20.77
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
SMITH KRISTOPHER R	32008	205326	17.27	HOLLOWAY C	21719	88993	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
SMITH KRIS	32008	205349	18.803	HOLLOWAY CHARLES O	21719	89380	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
GRAVES KATHLEEN JONES	21719	129560	19.62	HOLLOWAY CHARLES O	21719	88926	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
GRAVES KATHLEEN JONES	21719	125014	20.02	HOLLOWAY CHARLES O	21719	88926	

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.

I CERTIFY THAT THE STRUCTURE AS SHOWN LIES WITHIN LOT 32, BLK J, SLOTER SUBDV. & THAT NO STRUCTURES ENCRONCH ON THE LOT SHOWN

D. D. McHenry 4011-S
8-5-83

27-142 100 STREETS
22-144 200 STREETS

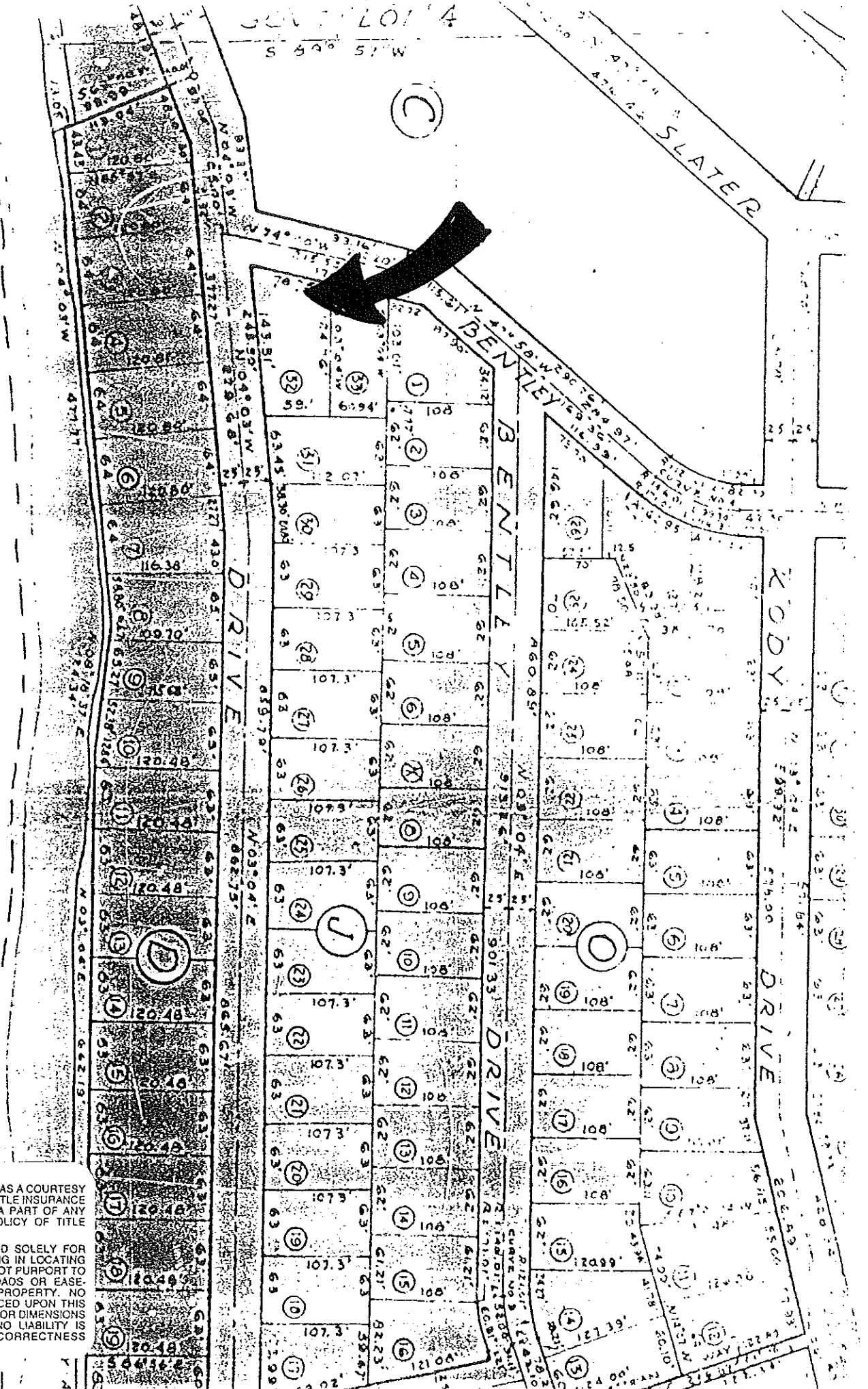
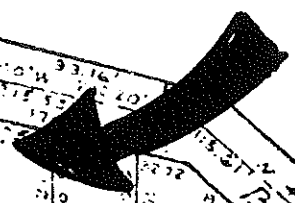


PLOT PLAN
LOT 32, BLK J, SLOTER
SUBDV. FOR TITLE INS
ONLY. NO CORRS SET. BY
DMH 8-5-83

3007 101' 4
S 82° 51' W

SLATER

(C)



SECTION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, HARRY J. BENTLEY and GEORGE H. BENTLEY, owners of the above described premises, do hereby certify that the above described premises together with the area lying between the lines of the above described premises and the lines of the above described premises forming the streets of the above described premises, are the same as the premises described as "City of Trent" in the plat of the same filed in the office of the County Clerk of the County of ...

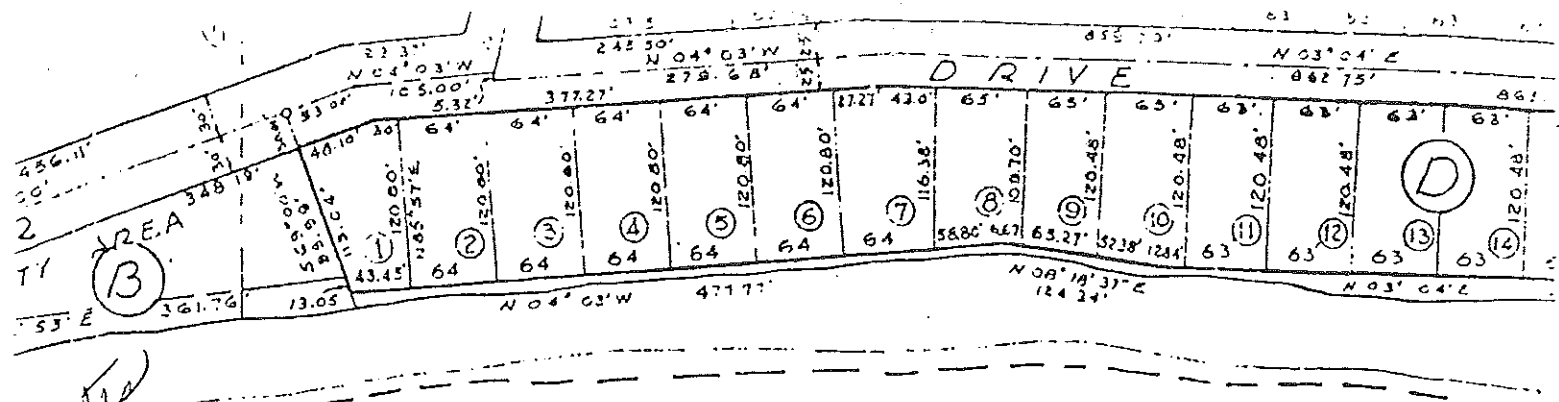
IN WITNESS WHEREOF
EXECUTED IN THE P
presence of
witness
explains the same

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.

Ge



Notes
129.827

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, HARRY J. BENTLEY and GEORGE H. BENTLEY, owners in fee simple of Blocks C, F, G, H, L, M, the area designated as "Bentley Park" together with the area lying between the prolongation of the lateral lines of said Bentley Park, out to the Government lot lines forming the external perimeter of Bentley Island, and of the areas designated as "Utility Area" lying between Blocks F and G and lying between Blocks G and H, together with the areas lying opposite and between the prolongation of the lateral lines of each of said Utility Areas out to the Government lot lines constituting the external perimeter of Bentley Island, in the plat of the land hereby platted; ISLAND HOMES, INC., a corporation, by its President CLIFF HORTENSEN and its Secretary ROBERT W. SLATER, owner in fee simple of Blocks D, E, J, K, O, P, N and the area designated as Block A or "Park Area", the area designated as Block B, or "Utility Area", and of that area designated and shown in this plat as "Pedestrian Way" lying between Block O and P, and of the area designated as "Utility Area" lying between Blocks D and E, in this plat of the lands hereby platted; and CLIFF HORTENSEN and DOROTHY HORTENSEN, his wife, owners in fee simple of Block R of said platted lands; and being the owners of the street areas adjacent to said Blocks and Areas as platted; do hereby declare this plat and dedicate to the use of the public forever all streets shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also the area shown thereon between Blocks O and P and designated "Pedestrian Way" and the use thereof for all public purposes not inconsistent with the use thereof for a public pedestrian way, also, all easements or whatever public property, areas or places, (other than Parks or Park Areas), including those areas designated as Block B, or "Utility Area" and those "Utility Areas" lying between Lot 20 of Block D and Lot 1 of Block E, between Block F and Block G, and between Block G and Block H, as shown thereon for the purposes thereon indicated, also the right to make the necessary slopes for cuts and fills upon the lots, blocks, tracts or parcels of land as shown on this plat in the original reasonable grading of all streets shown therein; also, unto the owners of residential lots in this recorded plat, their tenants, invitees and guests, the use of all parks and park areas as shown on this recorded plat; RESERVING, HOWEVER, the right to dedicate said parks and park areas shown on this recorded plat for public use at such time as the grantors, their heirs, successors, and assigns may desire; RESERVING FURTHER, HOWEVER, forever, unto the grantors, their heirs, successors and assigns, for the purposes of the installation, repair, maintenance, alteration, upkeep and operation of sewers, water mains, streets, street drainage, sidewalks, electric lights and power, telephonic lines and any other utility, community facilities and public works, easements in, into, upon, over, across and under strips of land not to exceed five (5) feet in width along the rear lot lines only of all lots as now or hereafter sub-divided (except that where telephone and light poles require the extension of anchors or guys along the side lot lines, easements are reserved in, into, over, upon, across and under strips of land not to exceed five (5) feet in width along said side lot lines for a reasonable distance, not to exceed, however, a distance of fifteen (15) feet along said side lot lines; and except further, that easements are reserved in, into, upon, over and across said lots where necessary in the practical furnishing of light and telephone service to consumers, without regard to rear or side lot lines, for overhead light and telephone wires only, confined, however, to such heights and locations as not to interfere with any building or structure erected, or to be erected thereon in conformity to the Protective Covenants for this sub-division), and easements in, into, upon, over, across and under strips of land not to exceed five (5) feet in width within the street lines along and conforming insofar as practical to the lines of all streets, alleys, parks, ways, park areas, utility areas, playgrounds and water courses, together with right of ingress and egress into, in, over, upon, across, under and along the strips of land so reserved for the purposes indicated.

IN WIT-
EXEC-

UNITED S
TERRITORY
THIS
before
and sworn
identical
legally
therein
WIT-
written.

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).

This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-03, passed January 27, 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

Protective Covenants

of

SLATER SUBDIVISION

Filed: January 21, 1952
Instrument No.: 129,827

Part A. Preamble

On this 14th day of January, 1952, for the purpose of protecting Blocks C, D, E, F, G, H, J, K, L, M, N, O, P and R and the area designated as Bentley Park, Block A or Park Area and Block B and Utility Areas, all a portion of the property known as Slater Subdivision situate in the Fairbanks Precinct, Fourth Judicial Division Territory of Alaska to-wit:

Lots Four (4), Nine (9), Ten (10) and Thirteen (13) of Section Eleven (11) in Township One South (T1S) of Range One West (R1W) of the Fairbanks Meridian, Alaska, containing eighty-four and fifty-eight hundredths acres, according to the Official Plat of the Survey of the said land.

the owners do hereby restrict the use of the property to the following areas:

Part B. Area of Application

B-1. FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to all of Block C, excepts Lots 1, 2 and 30 thereof and to all of Blocks D, E, F, G, H, J, K, L, M, N, O and P; if the said Lots 1, 2 and 30 of Block C are not used for the purposes permitted by E-1 of these covenants, namely, for the construction of a community church or community buildings, then the said residential area covenants in Part C shall apply in their entirety to the said Lots 1, 2 and 30 of Block C.

B-2. PARTIALLY PROTECTED AREAS. The residential area covenants numbered C-2, C-4, C-6, C-7, C-8 and C-11 through C-15, inclusive, shall apply to the areas designated on this revised plat as Bentley Park and "Park Area" or Block A, and to Lots 1, 2 and 30 of Block C, if said lots are used for the purpose permitted by E-1 of these covenants.

B-3. PARK AREA. The park area covenants in Part D shall apply to the area designated on the plot plan as "Bentley Park", and that area designated as "Park Area" or Block A, on the plot plan and lying North of the "Utility Area", Block B, as shown thereon.

B-4. CIVIC AREA. The civic area covenants in Part E shall apply to Lots 1, 2 and 30 of Block C.

B-5. BUSINESS AREA. The business area covenants in Part F shall apply to Block R.

B-6. UTILITY AREA. The following areas designated on the plot plan as "Utility Area" shall be subject to the utility area covenants in Part G; the utility area designated as Block B; the utility area lying between Lot 20, Block D and Lot 1, Block E; the utility area lying between Block G and F; and the utility area lying between Blocks G and H.

Part C. Residential Area Covenants

C-1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one (1) detached single-family dwelling not to exceed one and one-half (1 1/2) stories in height and a private garage for not more than two (2) cars, or a two (2) family dwelling on any lots not presently subdivided and garage for not to exceed three (3) cars.

C-2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Part H.

C-3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$10,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 650 square feet for a one-story dwelling, nor less than 600 square feet for a dwelling of more than one (1) story.

C-4. BUILDING LOCATION. No building shall be located on any lot nearer to the lot line bordering upon any street, front or side, than twenty (20) feet. No building shall be located nearer than five (5) feet to any interior lateral or rear lot line, except that when located fifty (50) feet or more from the minimum setback required above from lot lines bordering on any street front or side, and when approved by the Architectural Control Committee a private garage or other accessory building, such as garden house, pergola or conservatory or boathouse architecturally in harmony with the dwelling house may be permitted nearer than five (5) feet to an interior or lateral lot line and on lots in Blocks D, E, F, G and H bordering on the river nearer than five (5) feet to the rear lot line. No dwelling house shall be located on any lot nearer than fifteen (15) feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building. With written approval of the

Architectural Control Committee, a one (1) story attached garage may be located nearer to a street than above provided, but not nearer than ten (10) feet to any street line, where the natural elevation of the lot along the established minimum building setback line as above described is more than either eight (8) feet above or four (4) feet below the established roadway level along the abutting street and where in the opinion of said Committee the location and architectural design of such proposed garage will not detract materially from the appearance and value of other properties; and, under similar conditions and approval, a dwelling may be located nearer to a street than above provided, but not nearer than ten (10) feet to any street line.

C-5. LOT AREA AND WIDTH. No lot or block shall be resubdivided into, nor shall any dwelling be erected or placed on any lot having width of less than fifty (50) feet at the minimum building setback line or an area of less than 5,000 square feet.

C-6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown in the dedication of this plat only along strips of land not to exceed five (5) feet in width along rear lot lines of each lot (except that where telephone and light poles require the extension of anchors or guys along the side lot lines, easements are reserved in, into, over, upon, across and under strips of land not to exceed five (5) feet in width along said side lot lines for a reasonable distance, not to exceed, however, a distance of fifteen (15) feet along side lot lines; and except further, that easements are reserved in, into, upon, over and across said lots where necessary in the practical furnishing of light and telephone service to consumers, without regard to rear or side lot lines, for overhead light and telephone wires only, confined, however, to such heights and locations as not to interfere with any building or structure erected, or to be erected thereon in conformity to the Protective Covenants for this Subdivision).

C-7. NUISANCES. 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.

C-8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

C-9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than one (1) square foot, one (1) sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

C-10. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

C-11. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or

maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

C-12. WATER SUPPLY. No individual water supply system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with requirements, standards and recommendations of the Alaska Department of Health. Approval of such system as installed shall be obtained from such authority.

C-13. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Alaska Department of Health. Approval of such system as installed shall be obtained from such authority.

C-14. SIGHT DISTANCE AT INTERSECTION. No fence, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-15. LAND NEAR PARKS AND WATER COURSES. No material or refuse shall be placed or stored on any lot within twenty (20) feet of the property line of any part or edge of any open water course, natural stream or drainage ditch, except that clean fill may be placed nearer provided that the natural water course or flow of water in a stream or drainage ditch is not altered or blocked by such fill.

Part D. Park Area Covenants

D-1. The park area shall be restricted to recreational use and park use only for owners of residential lots in Slater Subdivision, their tenants, invitees and guests, subject to the dedication by the grantors, their heirs, successors or assigns, for public use.

Part E. Civic Area Covenants

E-1. The civic area, namely Lots 1, 2 and 30, of Block C, may be used for the construction of a community church or community buildings, and if not so used shall be subject to the residential area covenants in Part C in their entirety.

Part F. Business Area Covenants

F-1. Block R may be used for the carrying on of businesses or professions.

Part G. Utility Areas

G-1. Block B shall be restricted to the construction of buildings and facilities for sewage treatment, furnishing of power, telephone, water and gas facilities, and buildings of a public nature. The other "Utility Areas" shown on the recorded plat shall be restricted to use for sewage lines and outfall, drainage and lines for power, telephone, water and gas distribution.

Part H. Architectural Control Committee

H-1. MEMBERSHIP. The Architectural Control Committee is composed of Cliff Mortensen of Seattle, Washington; R.W. Slater of Fairbanks, Alaska; and H.C. Hollingsworth of Pullman, Washington. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.

H-2. PROCEDURE. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within sixty (60) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

Part I. Sewerage System

I-1. Grantor, Island Homes, Inc., will construct and provide a sewerage system for the purpose of supplying adequate sewerage disposal service for the areas presently subdivided, namely Blocks D, E, J, K, O, P, N, Lots 1, 2 and 30 of Block C and Block R, Bentley Park; Park Area of Block A, Block B and all Utility Areas. Grantor, Island Homes, Inc., its successors or assigns, will operate and maintain such sewerage system until such time as the sewerage system shall be transferred and conveyed to an incorporated city, public body, governmental authority, or other person, corporation or organization for the operation and maintenance of said sewerage system. All reasonable costs and expenses incurred by the Grantor, Island Homes, Inc., its successors or assigns, in the care, replacement, repair or maintenance of the sewerage system, including reasonable depreciation for replacements, shall be borne by the owners of the property using said system on a pro-rate basis, as pro-rated by the Grantor, Island Homes, Inc., or its successors or assigns. Island Homes, Inc., its successors and assigns, reserve the right to levy and collect a charge for sewerage services provided to the lot owners of each of the properties in said areas at each lot owner's pro-rate share of such cost of repair, replacement, maintenance and operation of said system. The charges so levied for such sewerage service shall not be a lien against the property served until reduced

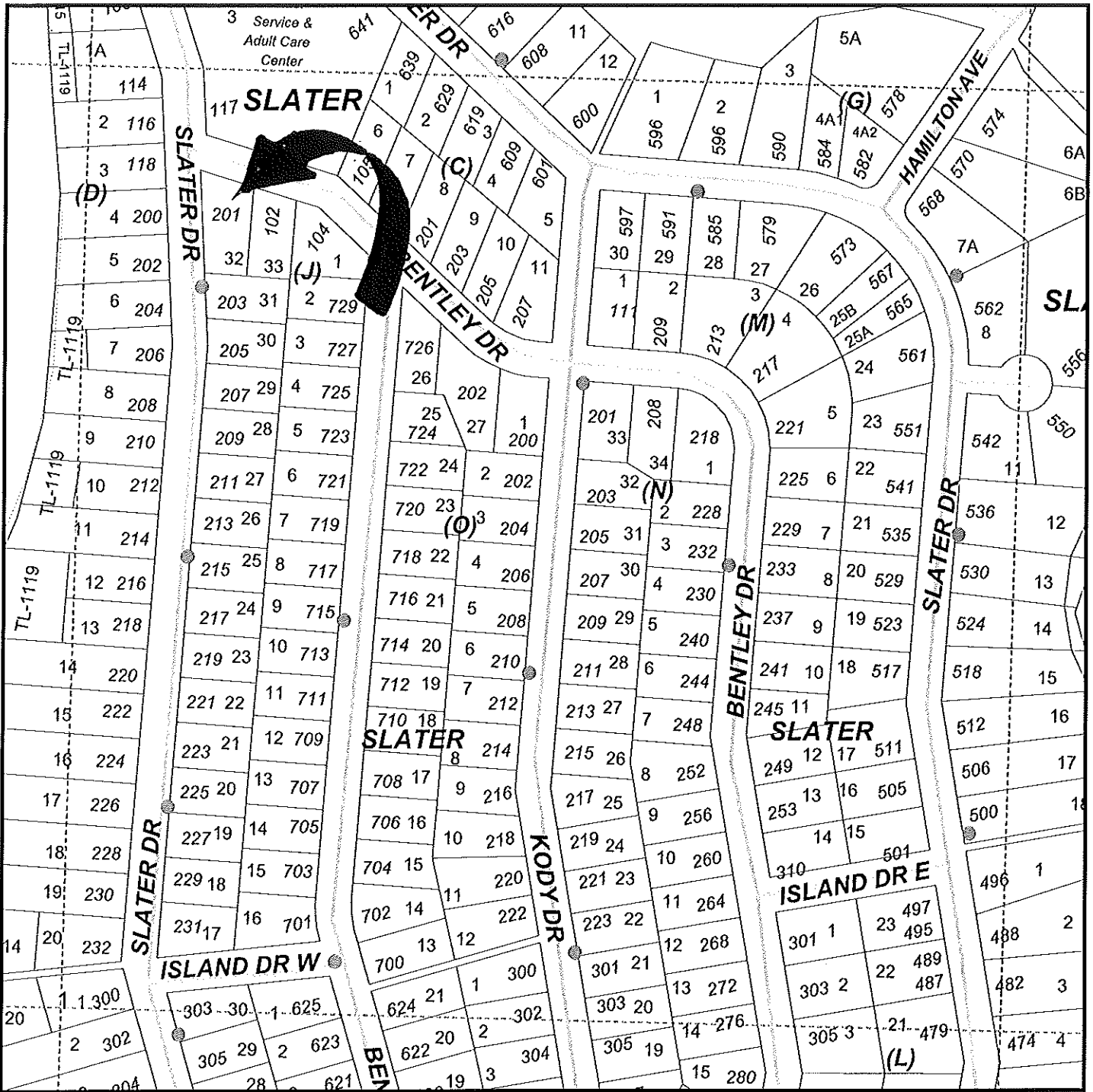
to judgment in an action at law brought within six (6) months from the date of levy of such charge against the lot owner and when reduced to such judgment shall be collectible in the same manner as any other judgment at law. Grantor, Island Homes, Inc., reserves the right to transfer said sewerage system to an incorporated city, public body, governmental authority or other person, corporation or organization who will assume and agree to maintain such service and furnish such service to the lot owners in said areas upon the same terms and conditions herein provided; at which time the Grantor will have no further liability or obligation under this covenant.

Part J. General Provisions

J-1. TERM. 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 twenty-five (25) years from the date these covenants shall be automatically extended for successive periods of ten (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 lot 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.

J-2. ENFORCEMENT. 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.

J-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.



Owner

SMITH KRISTOPHER R SMITH STACEY M
201 SLATER DR
FAIRBANKS AK 99701

Legal

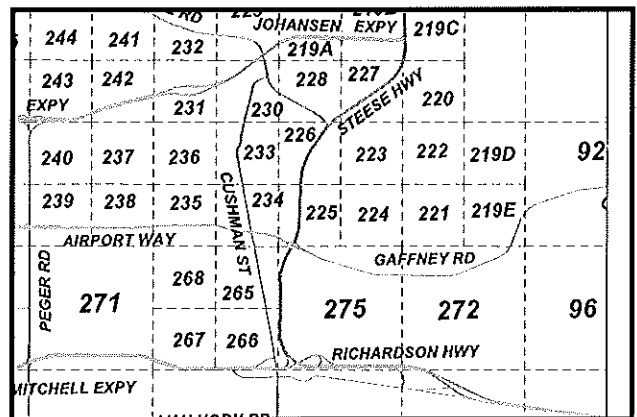
LOT 32 BLOCK J SLATER

Address 201 SLATER DR

Tax ID	FNSB MAP	ASM Book	Latitude
97845	311A33	1 FAIRBANKS225	-147.7010116
T R S	Zoning	Zip Code Area	MLS Area
F001S001W11	TF	99701	15
Land App	Bldg Appr	SQ FT / ACRE	Voting Dist
32008	164991	9145 0.21	31-355
Mill Rate	Primary Use	Tax Year	Legislature
17.235	RESIDENTIAL	2010	P31
Est Taxes	Year Built	Tax Status	Flood Zone
3395	1955	TAXABLE	X500
			Elevation
			400

Census Tract	4
Census Blk Grp	4019
Elem School	NORDALE
Middle School	TANANA
High School	LATHROP
Road Service	FAIRBANKS
Fire Service	FAIRBANKS
Latitude	64.8412272
Longitude	-147.7010116
MLS Area	15
Voting Dist	31-355
Legislature	P31
Flood Zone	X500
Elevation	400

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201 SLATER DR, FAIRBANKS AK

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

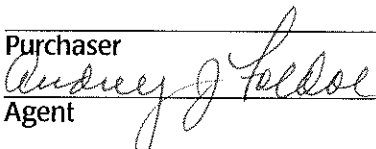
(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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	3-11-11 Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date



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 32 Block J Slater Subdivision

Property Address/City: 201 Slater Drive, 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: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

3 / / 11
Seller's Initials Date

201 Slater Drive, Fairbanks, Ak 99701
Property Address

/ /
Buyer's Initials Date