



LISTING PACKAGE

DATE: November 26, 2010

LP2010-2416

PREPARED FOR:

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

PROPERTY OWNER:

SECRETARY OF VETERANS AFFAIRS

STREET ADDRESS:

656 Ursa Major Drive

LEGAL DESCRIPTION:

**Lot 15, Block 4, ORION SUBDIVISION, Plat No.
2003-48**

Thank you for using Yukon Title Company, Inc.



**Lacy Birkliid
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:

PAN No.	:	0537047	Tax Amount*	:	\$3,353.20
Land	:	\$23,679	Misc. Improvement	:	\$0
Building	:	\$212,230	Total Assessed Value	:	\$235,909

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.2140
PARCEL SIZE	:	1.2079 Acres/52,620 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	7 Years/2003
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Ticasuk Brown Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.4914
LATITUDE	:	64.8387

LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2010-021033-0 to: **SECRETARY OF VETERANS AFFAIRS** and his successors in office as such.
2. Building Energy Efficiency Standard Certification recorded as Instrument No. 2003-029876-0.
3. Summary of Building Inspections recorded as Instrument No. 2003-029877-0.
4. Home Energy Rating Certificate as disclosed in Warranty Deed recorded as Instrument No. 2007-002256-0.
5. As Built Survey
6. Covenants, Conditions and Restrictions.
7. Notes and /or Easements as Stated on the Plat.
8. Plat Map
9. Neighborhood Map
10. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0537047	PROPERTY PHYSICAL DESCRIPTION LOT 15 BLOCK 4 ORION Previously assessed as 1S 1E 11 1100	TWN-RNG 1S 1E
NEIGHBORHOOD 2005 Lakloey-Persinger	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0977 NORTH STAR FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 14.2140	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 52620.48 Square Feet 1 0 Square Feet		

OWNER		ADDRESS
NAME SECRETARY OF VETERANS AFFRS,	INTEREST OWNERSHIP	SITUS ADDRESS 656 URSA MAJOR 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	11/8/2010			2010-021033-0
Trustees Deed	10/12/2010			2010-018935-0
Warranty Deed	2/2/2007			2007-002256-0
Deed of Trust	2/2/2007			2007-002257-0
Multi-Parcel Deed of Trust	6/5/2006			2006-014534-0
Warranty Deed	11/7/2003			2003-029874-0
Warranty Deed	11/7/2003			2003-029875-0
Deed of Trust	11/7/2003			2003-029878-0
Easement(s)	8/11/2003			2003-019828-0
Plat	5/8/2003			2003-010909-0
Covenants	5/8/2003			2003-010910-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$23,679.00	\$212,230.00	\$235,909.00	\$235,909.00
2009	\$23,679.00	\$215,599.00	\$239,278.00	\$239,278.00
2008	\$23,679.00	\$215,599.00	\$239,278.00	\$239,278.00
2007	\$20,259.00	\$220,090.00	\$240,349.00	\$240,349.00
2006	\$16,207.00	\$206,021.00	\$222,228.00	\$202,228.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 11/26/10 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	\$3,353.20	\$0.00	\$0.00	\$3,353.20	\$3,353.20	\$0.00
2009	\$3,325.50	\$0.00	\$0.00	\$3,325.50	\$3,325.50	\$0.00
2008	\$3,336.26	\$0.00	\$0.00	\$3,336.26	\$3,336.26	\$0.00
2007	\$3,592.98	\$0.00	\$0.00	\$3,592.98	\$3,592.98	\$0.00
2006	\$3,197.26	\$0.00	\$0.00	\$3,197.26	\$3,197.26	\$0.00

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

Building Details for PAN 0537047

Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
View Details	1	2003	SFR	Ranch Residential

Amenities

QUANTITY	DESCRIPTION
2	3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1692	1	184	Main Area	2x6 CUS Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	792	Attached Gar. (C)
3	40	Open Por Finished

Alaska Street Master

<http://www.fairbanks.alaska.gov/assessor> 907.224.4077

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
537047	86	GU-1	RESIDENTIAL	2003	52620.48	1.21

Legal

Property Owner

Owner 1
HOLLAMEN ANDREW K

First Name	Last Name
ANDREW	HOLLAMEN

Owner 2
HOLLAMEN GINA L

Owner 3

Mailing
656 URSA MAJOR DR

City	St	Zip
NORTH POLE	AK	99705

Other

Elementary School
TICASUK BROWN

Middle School
NORTH POLE

High School
NORTH POLE

Flood Zone X500

Legal

Subdivision
ORION

Block	Lot
04	15

Site Address
656 URSA MAJOR DR

Site Address - Assessing

Business

Neighborhood
LAKLOEY-PERSINGER

Property Assessment

Land 10	Bldg 10	Total 10
23679	212230	235909

Tax Status	Mill Rate	Est Taxes
TAXABLE	14.214	3353

Road Service

Fire Service
NORTH STAR

Voter Precinct
32-155

Legislature
P32

Elevation
400

Forest Coverage

B & W Spruce, Birch and Aspen (dwarf, reproduction, burn)

Census Tract	Census Bik	MLS
14	1021	50

Latitude	Longitude
64.83872356	-147.4914022

FNSB Planning Dist	Zip Code
8 BADGER	99705

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
HOLLAMEN ANDREW K	23679	239278	13.898	MARTIN JOHN P MARTIN NANCY L	12839	196680	16.68
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
HOLLAMEN ANDREW K	23679	239278	13.94				
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
HOLLAMEN A	20259	240349	14.949				
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
HOLLAMEN ANDREW K	16207	222228	15.74				
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
MARTIN JOHN P	16207	206968	16.12				

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 18.44
GU-1 GENERAL USE DISTRICT

Sections:

- 18.44.010 Intent.
- 18.44.020 Use regulations.
- 18.44.030 Standards.

18.44.010 Intent.

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.44.020 Use regulations.

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Any use except for correctional facilities.

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Adult entertainment facilities as a principal use;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Nuclear power plant;
5. Petrochemical plant;
6. Petroleum refinery and storage;
7. Residential cluster development;
8. Sanitary landfill;
9. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988)

18.44.030 Standards.

In the GU-1, general use district, geometric standards are:

A. Lot Area.

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

B. Required Yards for All Buildings. Front, side and rear yards shall not be required.

C. Building Height. Unlimited.

D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-54, passed October 14, 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/>
Borough Telephone: (907) 459-1401
Code Publishing Company



Building Energy Efficiency Standard (BEES) Certification ^{CCC}

Owner of Record: **Bee Construction, Inc**
656 Ursa Major Drive, North Pole, Ak 99705 aka
Building is located at **1550 Cygnus Court** North Pole, Ak 99705
(street) (city)

Legal Description is: **Lot 15 Block 4 Orion S/D** Plat Number 2003-48 Records of the
Fairbanks Recording District, Fourth Judicial District (including recording district)

Property is Located in Region: 1 2G 2A 3 4 5
State of Alaska.

Above Property is:

New Construction Existing Construction: Date Construction Began: **6/23/2003**
(Defined as installation of the foundation)

BEES Thermal Compliance Statement:

Prescriptive Method Performance Method Budget Method

Energy Rating Method: Rating: **5 Star** Rating software & version: **AKWarm 1.03d**
Rater's Name: **Terry Duszynski**

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the thermal requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater ICBO Inspector Builder Architect Engineer Owner

My BEES Compliance Certification # **26** Expiration Date: **2/1/2006**

Name: **Terry Duszynski** Signature:  Date: **10/30/03**

BEES Ventilation Compliance Statement: Option I Option II

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the ventilation requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater ICBO Inspector Mechanical Contractor Builder Architect Engineer Owner

My BEES Compliance Certification # **1298** Expiration Date: **1/31/04**

Name: **See Page 2 for Signature** Signature: _____ Date: _____

Return to:
John + Nancy Martin
PO Box 56687
North Pole AK 99705

Building Energy Efficiency Standard (BEES) Certification

Owner of Record: BEE CONSTRUCTION INC

Building is located at: _____

(street)

(city)

Legal Description is: _____

Property is Located in Region: 1 2G 2A 3 4 5 (including recording district)

Above Property is:

New Construction Existing Construction: Date Construction Began: _____
(Defined as installation of the foundation)

BEES Thermal Compliance Statement:

Prescriptive Method Performance Method Budget Method

Energy Rating Method: Rating: _____ Rating software & version: _____
Rater's Name: _____

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the thermal requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater ICBO Inspector Builder Architect Engineer Owner

My BEES Compliance Certification # _____ Expiration Date: _____

Name: _____ Signature: _____ Date: _____

BEES Ventilation Compliance Statement: Option I Option II

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the ventilation requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater ICBO Inspector Mechanical Contractor Builder Architect Engineer Owner

My BEES Compliance Certification # 1278 Expiration Date: Jan 31 09

Name: Jason Roberts Signature: Jason Roberts Date: Oct 31 09

AHFC Form #PUR-101
Revised 2/02



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2003-029876-0



CCC

SUMMARY OF BUILDING INSPECTIONS

For Site-Built Construction

Owner of record: **Bee Construction Inc**

Legal description: **Lot 15 Block 4 Orion S/D** Plat Number 2003-48 Records of the Fairbanks Recording District, 4th Judicial District State of Alaska

Site address: **1550 Cygnus Ct, North Pole, Ak AKA 656 Ursa Major Drive**
North Pole, Ak 99705

This certification is issued pursuant to the requirements of AK Statute 18.56.300 and AHFC's regulations 15 AAC 150.030. An inspector qualified under the International Association of Electrical Inspectors may complete the Electrical Inspection. An Architect or Engineer may only perform inspections for a project or phase of construction conducted in a community with a population of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks. Use of alternate methods, such as videos, must have **PRIOR WRITTEN APPROVAL** of Alaska Housing Finance Corporation.

By my signature below I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, realtor, or other interested party for this project, other than as a fee inspector.

- 1) **PLAN APPROVAL:**

Terry Duszynski /		57489	
Name (Please Print)	Signature	* ICBO #	Date <u>6/23/2003</u>

- 2) **COMPLETION OF FOOTINGS AND FOUNDATION:**
 - a. Footings:

Terry Duszynski /		57489	
Name (Please Print)	Signature	* ICBO #	Date <u>6/23/2003</u>

 - b. Foundation:

Terry Duszynski /		57489	
Name (Please Print)	Signature	* ICBO #	Date <u>6/24/2003</u>

- 3) **COMPLETION OF FRAMING, ELECTRICAL, PLUMBING, & MECHANICAL:**
 - a. Framing: *(If pre-assembled panels were used, each panel was appropriately stamped with the ICBO listing number.)*

Terry Duszynski /		57489	
Name (Please Print)	Signature	* ICBO #	Date <u>8/18/2003</u>

 - b. Electrical:

Terry Duszynski /		57489	
Name (Please Print)	Signature	* ICBO #	Date <u>8/18/2003</u>

c. Plumbing:
Terry Duszynski / [Signature] 57489 8/18/2003
Name (Please Print) Signature * ICBO # Date

d. Mechanical:
Terry Duszynski / [Signature] 57489 8/18/2003
Name (Please Print) Signature * ICBO # Date

4) COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER:
Terry Duszynski / [Signature] 57489 8/21/2003
Name (Please Print) Signature * ICBO # Date

5) CONDITIONAL APPROVAL:
Items to be completed: _____
To be Completed by: _____

Terry Duszynski / _____ 57489 _____
Name (Please Print) Signature * ICBO # Date

6) FINAL APPROVAL:
Terry Duszynski / [Signature] 57489 10/31/2003
Name (Please Print) Signature * ICBO # Date

* Or, if applicable, Electrician, Architect or Engineer State Registration Number.

By my signature below I hereby certify that the required inspections have been completed and that the building meets or exceeds the standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify that any pre-assembled wall panels are currently listed with ICBO and to my knowledge there has been no action taken to rescind the ICBO approval.

Builder's Signature: [Signature] Date 11/6/03

Builder's Name: Stephen E Bee Builder's License # 14404
(If applicable)

Name of Business: BEE CONSTRUCTION INC

Address: 440 Steamboat Landing Road

City, State North Pole Ak Zip 99705

Before me, a Notary Public in and for the State of Alaska, Stephen E Bee, President of has executed the foregoing document of his/her own free will, BEE CONSTRUCTION INC with the authority so to do .

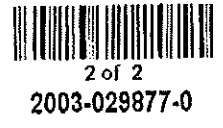
RETURN TO:
John & Nancy Martin
PO Box 56687
North Pole, Ak 99705
E22851 FTA 59035



[Signature]
(Notary Signature)
12 Sept 04

Recorder: index by legal, owner, and builder

AHFC Form #PUR-102
Page 2 of 2
Revised 1/02





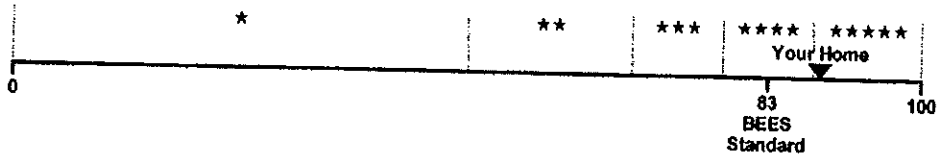
HOME ENERGY RATING CERTIFICATE

The Home Located At:
656 Ursa Major
North Pole, Alaska

Has Been Energy-Rated As:

★★★★★
Five Stars

Overall Efficiency of Home
88.8 points



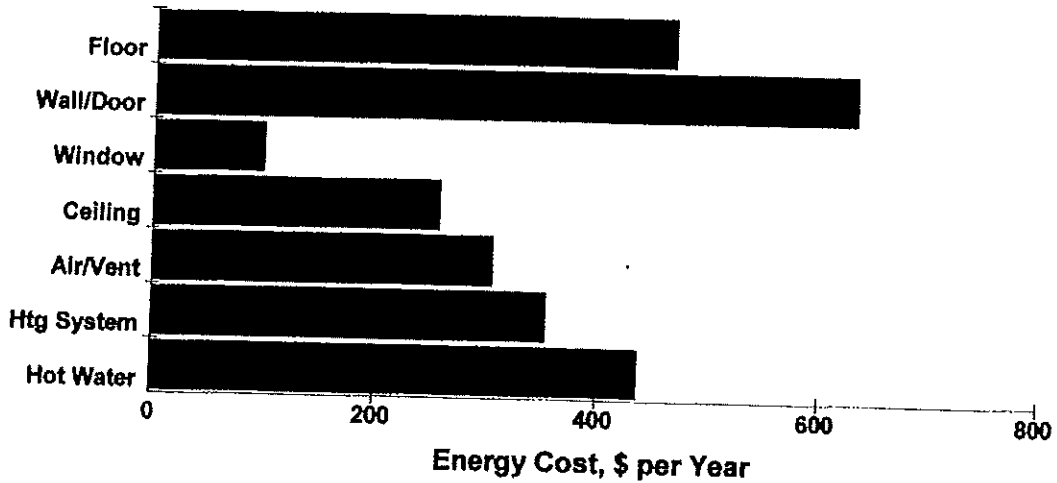
Projected Annual Energy Costs

\$3,474 per year

Amount of CO2 Produced by the Home

45,564 pounds per year

BREAKDOWN OF HEATING COSTS



Client: Andrew Hollamen

Rater: Terry Duszynski, Duszynski & Associates

Date: 1/25/07

Rater's City: ~b Fairbanks, Alaska 99708
ver. 1.03d, library: 3/15/2005

Phone: 907-479-3324

FAX: 907-479-9319



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2007-002256-0

ENERGY COST AND FEATURES REPORT

Property: Andrew Hollamen
656 Ursa Major
North Pole, Alaska

Rater: Terry Duszynski
Duszynski & Associates
P.O. Box 83149
Fairbanks, Alaska 99708

House: Single Family
Living Floor Area: 1,536 square feet
2-Car Attached Garage

Rating: BEES
ID: TLD1/25/07

The measured air tightness of this home indicates that it may not provide sufficient ventilation air (for acceptable indoor quality) as defined by ASHRAE 62-89, without adequate mechanical ventilation equipment. If whole house mechanical ventilation equipment has been installed, it is recommended that it be properly maintained and operated. If no whole house mechanical ventilation equipment has been installed, it is strongly recommended that the homeowner consider an investment in this improvement. (A test of the building's ventilation air rate would help determine the importance of a mechanical ventilation system in this home.)

ENERGY FEATURES

Envelope Efficiency

Floor Insulation	R-22 *
Wall/Door Insulation	R-18.5 *
Ceiling Insulation	R-40
Window R-Value	R-4.0
Window to Wall Ratio, Living Space	9.9%
South Facing Window Area	0 square feet
Air Leakage	1.9 Air Changes per Hour at 50 Pascals 0.10 Air Changes per Hour Natural

* Includes the insulating value of the ground in contact with these envelope components.

Space Heating System

System Efficiency	85%
Fuel Type	#2 Oil
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	None

Water Heater

Efficiency	70%
Location	Conditioned Space
Fuel Type	#2 Oil

Ventilation

System Type	Heat Recovery Ventilator
-------------	--------------------------

Other

Number of Occupants	4
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliances Use	Average

ESTIMATED ENERGY USE

Space Heating	[REDACTED]	\$2,118
Water Heating	[REDACTED]	\$438
Lights and Appliances	[REDACTED]	\$918



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2007-002266-0

Space Heating	358 kWh of Electricity, 1,032 gallons of #2 Oil
Water Heating	218 gallons of #2 Oil
Lights and Appliances	7,521 kWh of Electricity

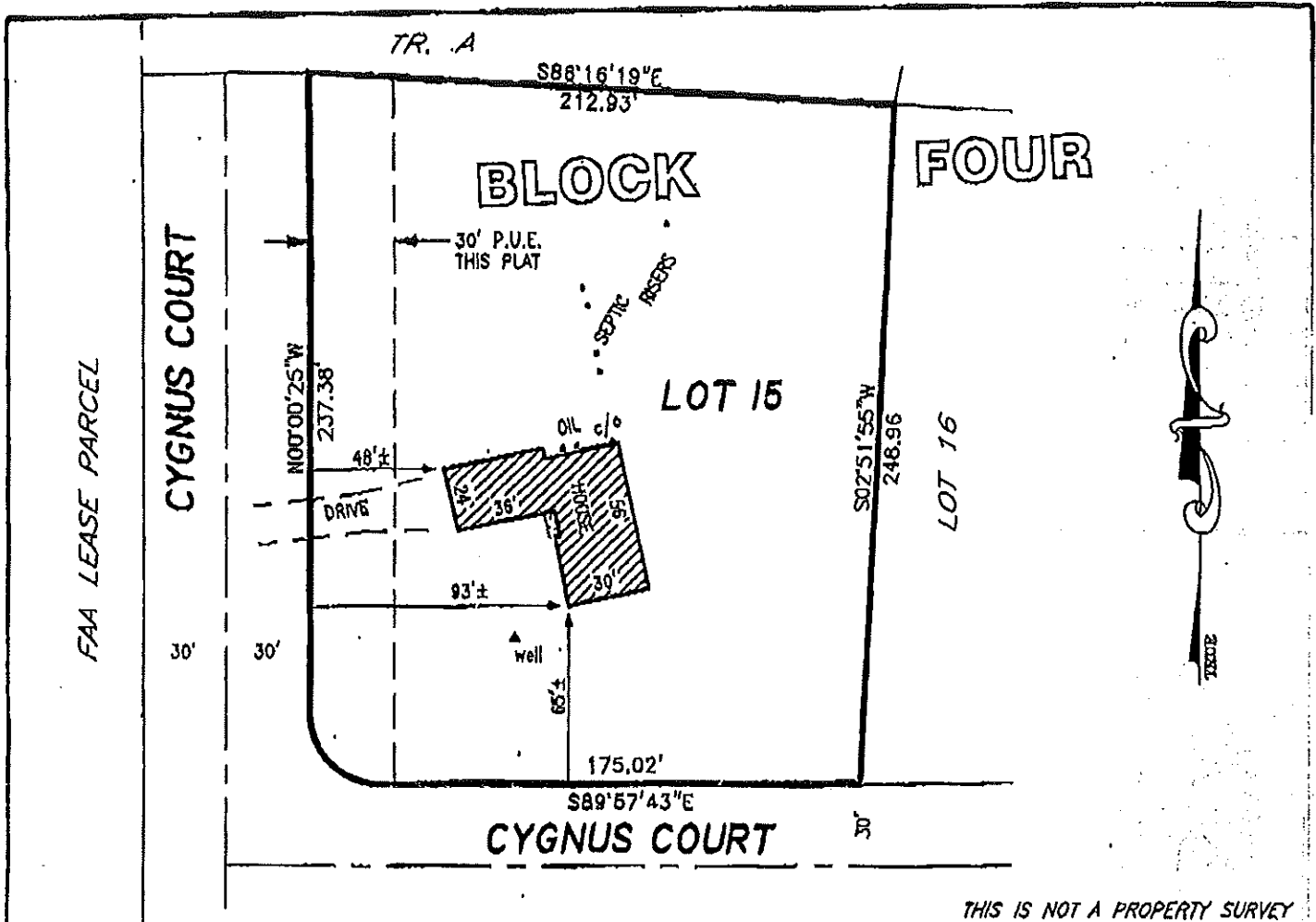
Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.

ver. 1.03d, library: 3/15/2005



4 of 4

2007-002266-0



THIS IS NOT A PROPERTY SURVEY

pportion 15b4.dwg

© COPYRIGHT 2003 RCH SURVEYS

DATE OF INSPECTION: 9-3-03 ADDRESS: Cygnus Ct.

SCALE: 1" = 60'

- 1. O = SYMBOL FOR FOUND SURVEY MONUMENTATION
- 2. BEARINGS, DISTANCES AND EASEMENTS SHOWN ARE FROM THE PLAT OF RECORD AND NO OTHER SOURCE WAS RESEARCHED.

PREPARED FOR: Mt. McKinley Bank

PREPARED BY: RCH SURVEYS 348 DRIVEWAY ST. FAIRBANKS, AK 99701 (907) 451-7411

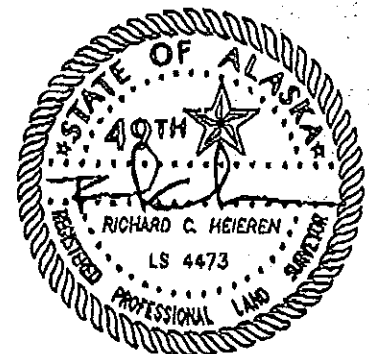
LEGAL DESCRIPTION: Lot 15 Block 4 Orton Subdivision

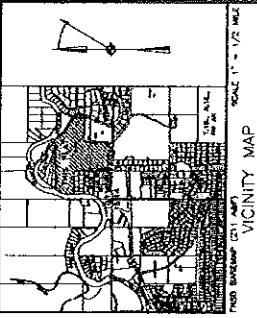
FAIRBANKS RECORDING DISTRICT: Plat No. 2003-48

PLOT PLAN

FOR TITLE INSURANCE PURPOSES ONLY

I, RICHARD C. HEIEREN, A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, HEREBY CERTIFY TO THE ABOVE THAT I AM FAMILIAR WITH THE ABOVE DESCRIBED PROPERTY AND THAT THE IMPROVEMENTS LOCATED THEREON LIE WHOLLY WITHIN THE PROPERTY LINES AND DO NOT OVERLAP ONTO THE PROPERTY LYING ADJACENT THERETO, THAT NO IMPROVEMENTS ON THE PROPERTY LYING ADJACENT THERETO ENCR OACH UPON THE PREMISES IN QUESTION, AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR ANY VISIBLE EASEMENTS EXCEPT AS INDICATED HEREON. LIABILITY OF THIS INSPECTION IS LIMITED TO THE RELATIONSHIP OF IMPROVEMENTS TO THE EXISTING MONUMENTATION AND DOES NOT EXTEND TO THE ACCURACY OF SAID MONUMENTATION AND IS LIMITED TO THE FEE CHARGED UNLESS ADDITIONAL COVERAGE IS SPECIFICALLY REQUESTED AND PAID FOR.





AREA SUMMARY

LOTS 15-27 BLOCK 4	20.084 AC.
RIGHT-OF-WAY	3.217 AC.
PARCEL "A"	0.001 AC.
TOTAL	131.944 AC.

SCALE: 1"=200'

SHEET 1 OF 2



GENERAL NOTE: REGISTERED LAND SURVEYOR
 I, RICHARD C. NELSON, A PROFESSIONAL LAND SURVEYOR
 REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY
 THAT THE LOTS, BLOCKS AND PARCELS SHOWN ON THIS
 PLAN WERE ACTUALLY SURVEYED BY ME OR UNDER MY
 CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY
 WAS MADE IN ACCORDANCE WITH THE ALASKA SURVEYING
 ACTS AND RULES, AND THAT THE INSTRUMENTS REQUIRED
 HAVE BEEN SET.

ORION SUBDIVISION

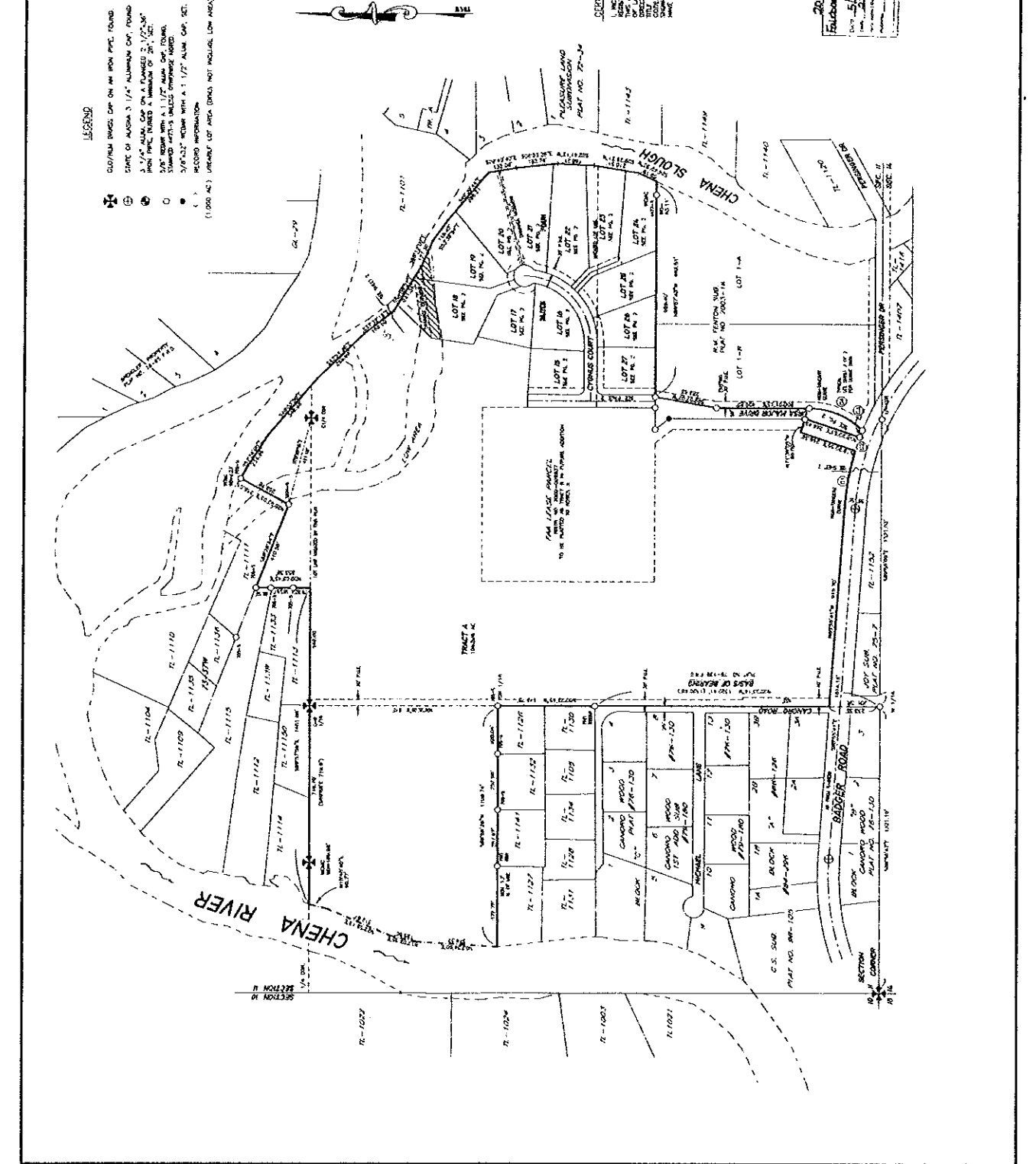
INCLUDES PORTIONS OF GOVERNMENT LOTS 9, 10 & 27
 AND THE REPEAT OF LOT 2 R.M. PORTON SUBDIVISION
 PLAT NO. 90-17 F.R.D.

OWNER: BADGER DEVELOPMENT, LLC
 25440 RICHARDSON HWY.
 NORTH POLE, AK 99705

OWNER: RICH SURVEYS
 1115 JENNY STREET
 431-7411 FARRBANKS, ALASKA 99701

FAIRBANKS RECORDING DISTRICT
 SHEET 1 OF 2
 SCALE: 1"=200'

- LEGEND**
- ⊕ CLOUTIER BRIDGE: ONE ON AN IRON PIPE FOUND
 - ⊙ STATE OF ALASKA'S 1/4" ALUMINUM CAP FOUND
 - ⊙ IRON PIPE: FOUND IN MARCH 1992 AT 152.5'
 - ⊙ 5/8" IRON PIPE: FOUND IN MARCH 1992 AT 152.5'
 - ⊙ 3/8" IRON PIPE: FOUND IN MARCH 1992 AT 152.5'
 - ⊙ STAMPED METALS UNLESS OTHERWISE NOTED
 - ⊙ 3/8" IRON PIPE WITH A 1/2" ALUM. CAP, SET.
 - ⊙ RECORD INFORMATION
 - (1,000 AC.) UNPAID LOT AREA (DMS. NOT INCLUDE LOW AREA)



2009-155
 Fairbanks, Alaska
 SD 047-02
 RP 048-02
 VA 019-02

2003-010910-0

Recording Dist: 401 - Fairbanks
5/8/2003 2:28 PM Pages: 1 of 2

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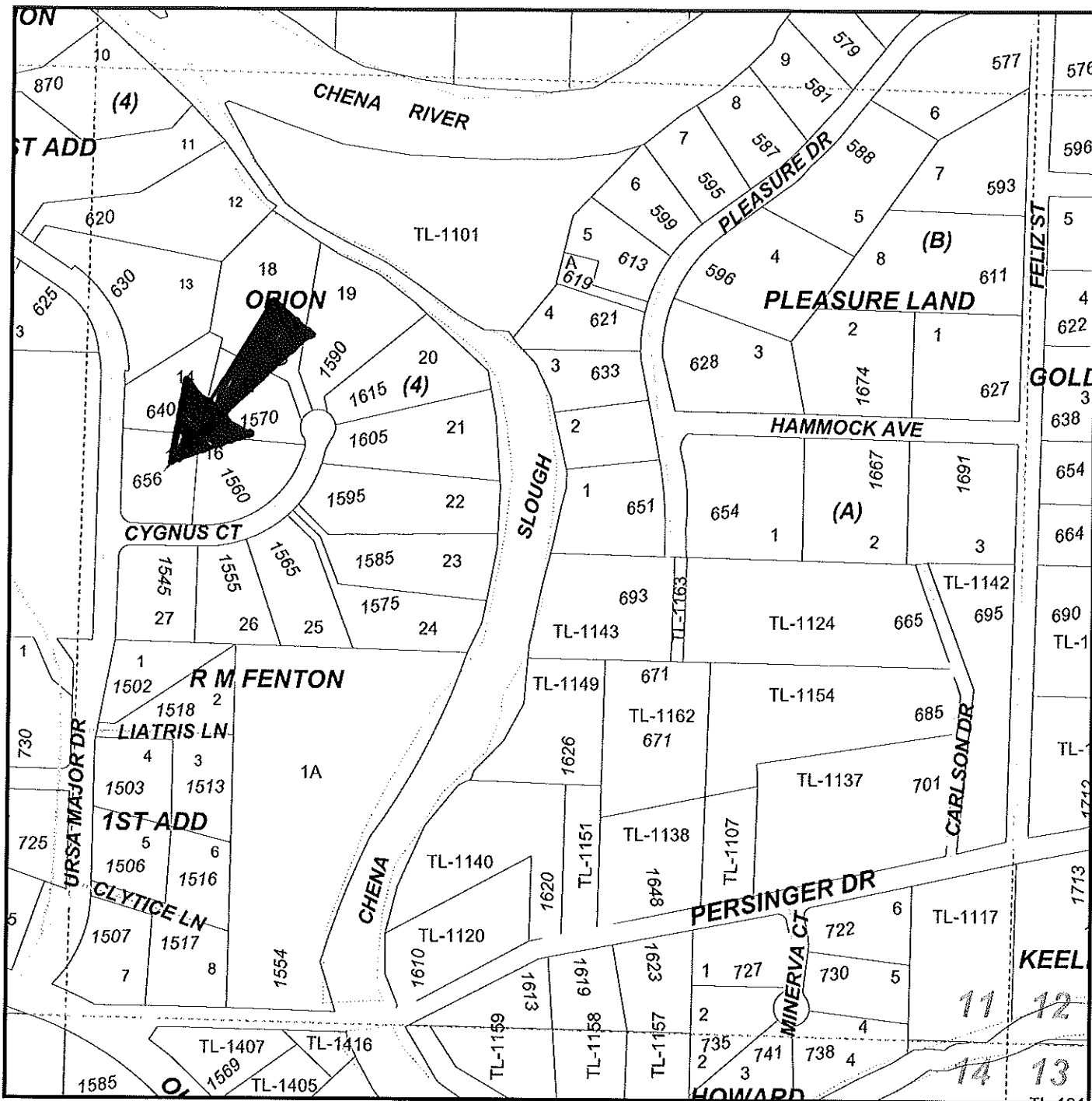
CC

PROTECTIVE COVENANTS
OF
ORION SUBDIVISION

Orion Subdivision Plat filed on MAY 8, 2003 as plat # 2003 - 48,
Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The following Covenants are expressly agreed and accepted as contractual consideration for this property transfer by all parties.

1. A lot may not be further subdivided or re-platted except for the purpose of annexing an adjacent lot unless community sewer and water services become available.
2. Dwelling units must have a minimum of 1,000 square feet of floor space and must conform to FHA minimum standards.
3. There will be no trailer, mobile, modular, or pre-fabricated dwellings of any kind permitted in Orion Subdivision.
4. No obnoxious or offensive activities of any kind shall be permitted on any lot, or part thereof, which shall be considered to be an annoyance or nuisance to the neighborhood. Operation of off-road vehicles is prohibited unless permission from adjacent property owners is acquired.
5. No lot shall be used for the parking or storing of any commercial vehicles, machinery, surplus equipment or buildings, Quonsets, trailers or non-operational vehicles of any kind. Only items directly connected with the use of the land for strictly residential purposes may be kept on the lot.
6. Ambulatory pets shall be contained in proper enclosures on the owners' property so as not to disturb neighboring property owners. A maximum of three of any kind or ambulatory pets will be permitted on any lot.
7. These covenants are to run with the land and shall be binding on all parties and persons claiming them for a period of 10 years from the day of recording these covenants after which time said covenants shall be automatically extended for successive periods of 5 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in



Owner

HOLLAMEN ANDREW K HOLLAMEN GINA L
 656 URSA MAJOR DR
 NORTH POLE AK 99705

Legal

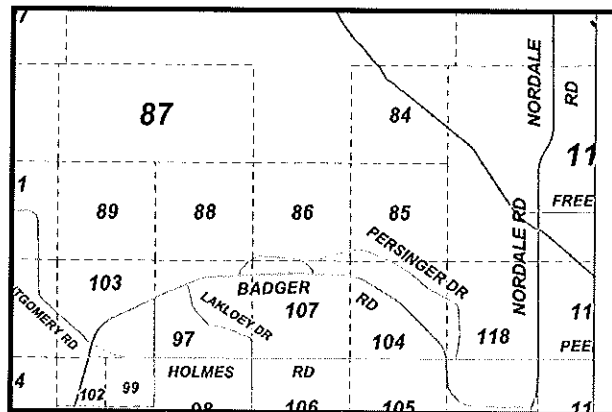
LOT 15 BLOCK 4 ORION Previously
 assessed as 1S 1E 11 1100

Address 656 URSA MAJOR DR

Tax ID	FNSB MAP	ASM Book
537047	211A3	8 BADGER86
TRS	Zoning	Zip Code Area
F001S001E11	GU-1	99705
Land App	Bldg Appr	SQ FT / ACRE
23679	212230	52620.48 1.21
Mill Rate	Primary Use	Tax Year
14.214	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
3353	2003	TAXABLE

Census Tract	14
Census Blk Grp	1021
Elem School	TICASUK BROWN
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	
Fire Service	NORTH STAR
Latitude	64.83872356
Longitude	-147.4914022
MLS Area	50
Voting Dist	32-155
Legislature	P32
Flood Zone	X500
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 15 Block 4 Orion Subdivision

Property Address/City: 656 Ursa Major Drive, 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. 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: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

_____ Seller's Initials	12 / ____ / 10 Date	656 Ursa Major Drive, North Pole, AK 99705 Property Address	_____ Buyer's Initials	_____ Date
08-4229 (Rev. 7/08)				

Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
308099	CRAIGEN ALBERTON W	PLEASURE LAND	C 03	633 PLEASURE DR
308102	DART JAMES	PLEASURE LAND	C 04	621 PLEASURE DR
308200	SMITH GERALD B	PLEASURE LAND	C A	619 PLEASURE DR
318515	MICHEL MICHAEL L FAMILY	1S 1E	11 1113	
318752	ALLISON MICHAEL P	1S 1E	11 1151	
318761	STEORTS LIVING TRUST	1S 1E	11 1140	1620 PERSINGER DR
535702	COLLIER KAREN S	R M FENTON	01A	1554 PERSINGER DR
537047	HOLLAMEN ANDREW K	ORION	04 15	656 URSA MAJOR DR
537055	O'CONNOR SHAYNE R	ORION	04 16	1560 CYGNUS CT
537063	PENFIELD COREY F	ORION	04 17	1570 CYGNUS CT
537071	HEDRICK WILLIAM F	ORION	04 18	1580 CYGNUS CT
537080	ERICKSON JON S	ORION	04 19	1590 CYGNUS CT
537098	ELLIOTT STEVAN L	ORION	04 20	1615 CYGNUS CT
537101	WHIPPLE JASON L	ORION	04 21	1605 CYGNUS CT
537110	LESTER GARY J	ORION	04 22	1595 CYGNUS CT
537128	STEELE TIMOTHY P	ORION	04 23	1585 CYGNUS CT
537144	VOIGT ARNOLD	ORION	04 25	1565 CYGNUS CT
537152	CONKLIN DAVID T	ORION	04 26	1555 CYGNUS CT
537161	ROBERTS JASON DEAN	ORION	04 27	1545 CYGNUS CT
547026	ROBERTSON HOLT KRISTY	ORION 1ST	04 10	870 CENTAURUS DR
547034	MOULTON CYNTHIA J	ORION 1ST	04 11	610 URSA MAJOR DR
547051	PECK ROBIN A	ORION 1ST	04 13	630 URSA MAJOR DR
547069	MABIE ZEBULEN J	ORION 1ST	04 14	640 URSA MAJOR DR
547093	WADE RANDALL H	ORION 1ST	04 07	885 CENTAURUS DR
547107	ALDEN NORMAN	ORION 1ST	04 08	865 CENTAURUS DR
547115	CHADWICK KENNETH W	ORION 1ST	02 11	605 URSA MAJOR DR
547123	HUNLEY ELLIE M	ORION 1ST	02 12	615 URSA MAJOR DR
547131	CAYWOOD RODNEY E	ORION 1ST	02 13	625 URSA MAJOR DR
554774	CRAWFORD FORREST	ORION SECOND ADD	02 09	585 URSA MAJOR DR
554782	FRENCH RONALD G	ORION SECOND ADD	02 10	595 URSA MAJOR DR