



YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: January 25, 2019

LP2019-148

PREPARED FOR:

**Meyeres Real Estate
627 Gaffney Road, Ste. 201
Fairbanks, AK 99701
Attn: Audrey Foldoe**

PROPERTY OWNER:

RAWLAND AK, LLC

STREET ADDRESS:

~~NINETY-TWO FIRST AVE~~

LEGAL DESCRIPTION:

**Lot 3B, Tract F, BJERREMARK SUBDIVISION,
Previously Known As Lots 1A, 2A, 3A, & 4A, Tract
F, BJERREMARK, Plat No. 75-159**

Thank you for using Yukon Title Company, Inc.



**Logan Bartels
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:

2018 Assessed Value:

PAN No.:	58041	Tax Amount:	\$525.20
Land:	\$26,486	Misc. Improvement:	N/A
Building:	N/A	Total Assessed Value:	\$26,486

*Taxes for 2018 are FULLY PAID.

PARCEL SIZE:	16,400 Sq. Feet
ZONING:	MF (See attached information sheet)
RECORDING DISTRICT:	401

- B. There are no covenants that apply to this property. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.
- C. There is no As Built Survey available.

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

1. Last Deed of Record recorded as Instrument No. 2017-016512-0 to:

RAWLAND AK, LLC

2. Plat Map

Property Summary

[back to Search Page](#)

<p>PAN 0058041</p> <p>NEIGHBORHOOD 0130 Bjerremark</p> <p>MILLAGE GROUP 0015 BJERREMARK</p> <p>FIRE SERVICE AREA CITY OF FAIRBANKS</p> <p>LAND AREA Parcel 1 16400 Square Feet</p>	<p>PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION LOT 3B TRACT F BJERREMARK PREVIOUSLY KNOWN AS LOTS 1A, 2A, 3A & 4A TRACT F BJERREMARK</p> <p>BUSINESS</p> <p>MOST RECENT MILLAGE RATE 19.8290</p>	<p>PROPERTY CLASS Vacant Land</p> <p>STATUS TAXABLE</p> <p>ADDITIONAL INFORMATION Building Details View Property Location</p>
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OWNER			BILLING ADDRESS
NAME	INTEREST		
RAWLAND AK, LLC,	OWNERSHIP		627 GAFFNEY RD STE 201 FAIRBANKS AK 99701 4607

Documents

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the Instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). 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.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	10/6/2017			2017-016512-0
Warranty Deed	4/29/2004			2004-008903-0
Quitclaim Deed	12/9/1992	774	770	1992-024025-0

Assessment History

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

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2018	\$26,486	\$0	\$26,486	\$0	\$26,486
2017	\$26,486	\$0	\$26,486	\$0	\$26,486
2016	\$26,486	\$0	\$26,486	\$0	\$26,486
2015	\$26,486	\$0	\$26,486	\$0	\$26,486
2014	\$26,486	\$0	\$26,486	\$0	\$26,486

[Pay Property Taxes by credit card](#)

Tax History (Updated: 01/24/19 03:50 AM AST)

If taxes are delinquent, the interest calculation date is projected to 11/30/2018. For payments after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

All **PRIOR YEAR** delinquent payments must be made with guaranteed funds.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2018	\$525.20	\$0.00	\$0.00	\$525.20	\$525.20	\$0.00
2017	\$471.10	\$0.00	\$0.00	\$471.10	\$471.10	\$0.00
2016	\$452.08	\$0.00	\$0.00	\$452.08	\$452.08	\$0.00
2015	\$457.58	\$0.00	\$0.00	\$457.58	\$457.58	\$0.00
2014	\$447.74	\$0.00	\$0.00	\$447.74	\$447.74	\$0.00

**Chapter 18.52
MF MULTIPLE-FAMILY RESIDENTIAL DISTRICT**

Sections:

- 18.52.010 Intent.
- 18.52.020 Use regulations.
- 18.52.030 Standards.

18.52.010 Intent.

This district is intended for high density residential development provided through a variety of housing types and other types of quasi-residential and public *use* development maintaining the high density residential nature of the district. This district is intended for areas where *community sewer and water systems* are available. (Ord. 88-010 § 2, 1988. 2004 Code § 18.26.010.)

18.52.020 Use regulations.

A. *Permitted Uses*. In the MF multiple-*family* residential district, *permitted uses* are:

1. Any *permitted use* in the SF-20, SF-10, SF-5 and TF districts;
2. *Bed and breakfast residence*;
3. *Multiple-family dwellings*.

B. *Conditional Uses*. In the MF, multiple-*family* residential district, *conditional uses* are:

1. Any *conditional use* in the SF-20, SF-10, SF-5 and TF districts;
2. *Communications tower, major*;
3. *Communications tower, minor*;
4. *Group homes*;
5. Libraries;
6. *Mobile home parks*;
7. Museums and art galleries;
8. Nursing homes, convalescent homes, retirement centers and similar institutions;
9. Public *recreation buildings* and *community centers*;
10. *Roominghouse*;
11. Schools: art, music, dance, business, *trade* and similar educational *uses*. (Ord. 2012-58 §§ 4, 6, 2013; Ord. 2007-70 § 3, 2007; Ord. 89-099 § 9, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.26.020.)

18.52.030 Standards.

In the MF, multiple-*family* residential district, geometric standards are:

A. *Lot Area*.

1. *Lot area* for a *single-family detached dwelling* or other allowable *uses* not listed below 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*;
3. *Lot area* for a *multiple-family dwelling* shall not be less than 2,000 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 10 feet;
3. *Rear yard* shall not be less than 10 feet.

C. *Building Height*. Unlimited.

D. Exceptions to *Yard, Lot Area, and Building Height* Requirements. See Chapter 18.96 FNSBC.

E. Parking. See Chapter 18.96 FNSBC.

F. *Signs*. See Chapter 18.96 FNSBC. (Ord. 2016-12 § 3, 2016; Ord. 88-010 § 2, 1988. 2004 Code § 18.26.030.)

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2017-016512-0

Recording Dist: 401 - Fairbanks
10/6/2017 08:11 AM Pages: 1 of 2



Please return to:

Audrey J Foldoe
1825 Crosson Avenue
Fairbanks, AK 99701

CO2017-1034

STATUTORY WARRANTY DEED

THIS INDENTURE, made and given this 29th day of September 2017, by and between Audrey J Foldoe, individual, whose address is 1825 Crosson Avenue, Fairbanks Alaska 99701, hereinafter referred to as the Grantor, and Rawland AK, LLC, whose address is 627 Gaffney Road, Suite 201, Fairbanks Alaska 99701, hereinafter referred to as Grantee.

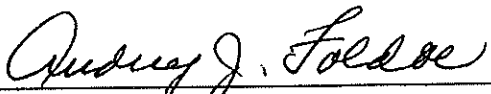
WITNESSETH:

For and in consideration of the payment of the sum of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, the Grantor, hereby bargains, sells, conveys and warrants to the Grantee, the following described real property located in the Fairbanks Recording District, State of Alaska to wit:

Lot Three "B" (3B), Tract "F", BJERREMARK SUBDIVISION, according to the replat filed October 22, 1975 as Plat Number 75-159 and amended December 3, 1975 as Plat Number 75-192; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

SUBJECT to reservations, restrictions, conditions, covenants, easements and encumbrances of record, if any.

In witness thereof, the Grantor has hereunto set her hand on the day and year herein above written.



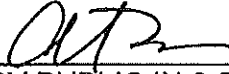
Grantor - Audrey J Foldoe

STATE OF ALASKA)

Fourth Jud District)ss
)

THIS IS TO CERTIFY that on this, the 29th day of September 2017, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Audrey J Foldoe, known to be the person who executed the within and foregoing document, and she acknowledged to me she signed and sealed said instrument as her free and voluntary act and deed for the purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.



NOTARY PUBLIC IN & FOR ALASKA
My Commission Expires: 10-4-2020

STATE OF ALASKA
NOTARY PUBLIC



Andrew L. Dains

My Commission Expires October 4, 2020

THIS INSTRUMENT IS BEING RECORDED BY
YUKON TITLE COMPANY, INC.
AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO
ITS EFFECT, IF ANY, ON THE TITLE
OF THE ESTATE HEREIN.



CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owner(s) of the property shown & described hereon & that we hereby adopt this plan of subdivision with our free consent, & dedicate all streets, alleys, walks, parks & other open spaces to public or private use as noted.

DATE: July 2, 1975

By: Russell H. Putman
Mary M. Putman

United States of America } ss.
State of Alaska }

This is to certify that on this 2nd day of July, 1975, before me, a Notary Public in & for the State of Alaska, duly commissioned and sworn, personally appeared RUSSELL H. PUTMAN & MARY M. PUTMAN to me known to be the identical individual(s) mentioned & who executed the within plat, acknowledged to me that THEY signed same freely & voluntarily for the purposes therein specified.

Witness my hand & seal the day & year in this Certificate first hereunto written.

Emily Sutterberg
Notary Public in & for State of Alaska
My Comm. exp: 7-13-78

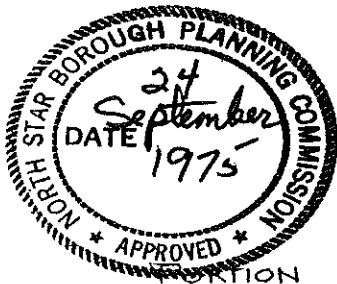
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION:

I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of Title 49, Planning & Zoning, of the Fairbanks North Star Borough Code of Ordinances, & that said plat has been approved by the Commission, motion of April 22, 1975, & that the plat shown hereon has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska. Dated this 24th day of September, 1975, at Fairbanks, Alaska.

Attest:

Wendy Wittbrock
Clerk

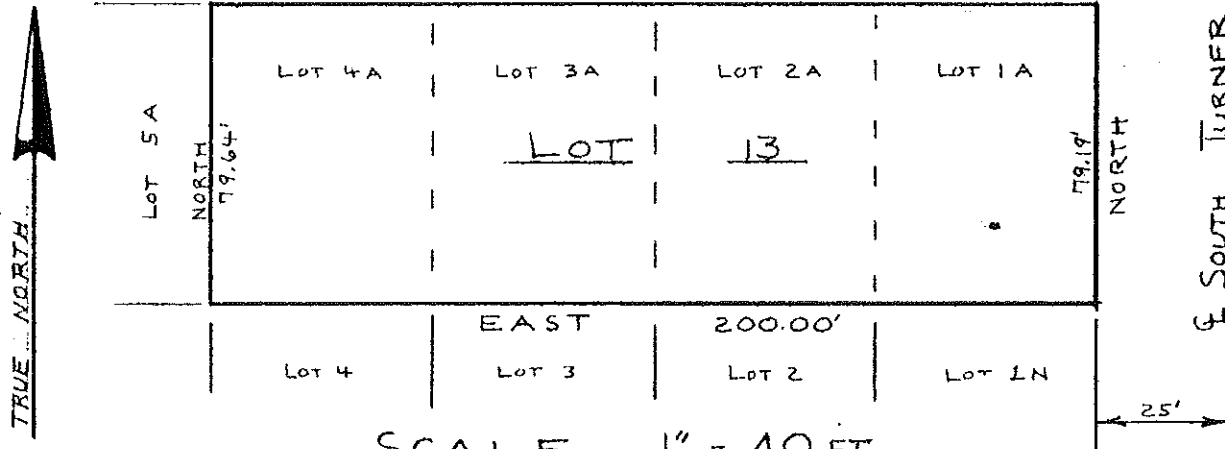
Bruce Alley
Chairman, Fairbanks North Star Borough Planning Commission



75-159 3⁰⁰ c/c 100 ehs
RECORDED FILED
FBKS REC. DIST.
DATE 10-22 1975
TIME 2:51 P
Submitted by
Address FNSB

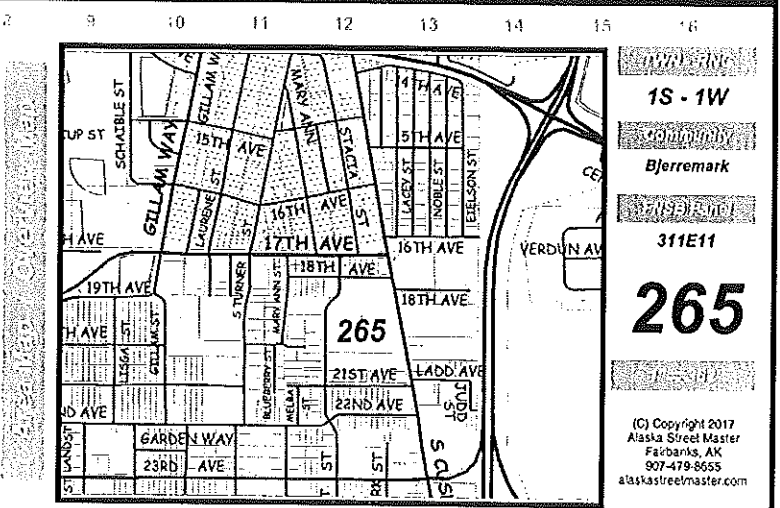
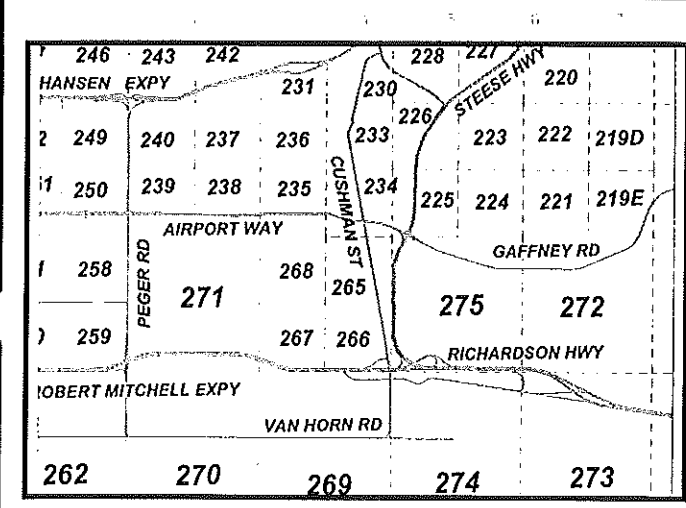
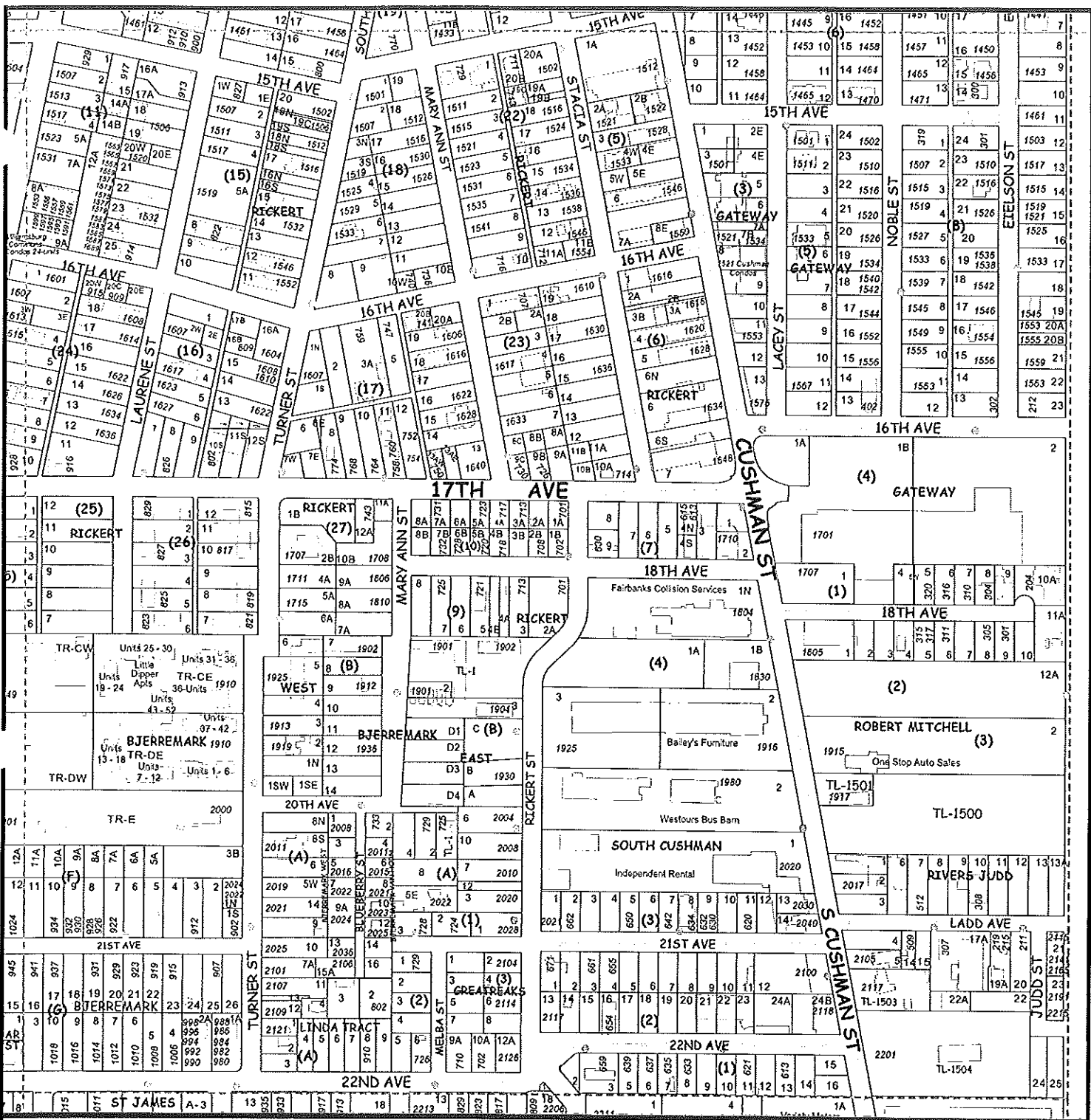
SECTION OF TRACT "F" BJERREMARK

N. 89° 45' 00" W. 200.00'



REPLAT

COMBINING LOTS 1A, 2A, 3A & 4A TRACT "F" BJERREMARK HOMESTEAD
FOR: RUSSELL H. & MARY M. PUTMAN
BY: STUTZMANN ENGINEERING ASSOCIATES INC. BOX 1429 FAIRBANKS
JUNE 2 1975



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