



YUKON
TITLE COMPANY
LISTING PACKAGE

DATE: October 4, 2017

LP-2017-3156

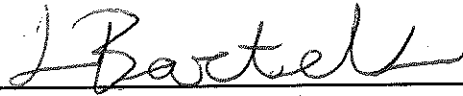
PREPARED FOR: Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe

PROPERTY OWNER: KOZAK

STREET ADDRESS: 1212 TWENTY-NINTH AVE

LEGAL DESCRIPTION: LOT 8 BLOCK 63 BJERREMARK
Plat No. 84-74

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

2017 Assessed Value:

PAN No.	: 394254	Tax Amount*	: \$6,016.12
Land	: \$21,551	Building	: \$316,681
Total Assessed Value	: \$338,232		

The first half taxes for 2017 are PAID;
the second half taxes are due 11/1/2017; delinquent 11/2/2017.

MILL RATE	: 17.787
PARCEL SIZE	: .31 Acres / 13344 Sq. Feet
ZONING	: MF
STRUCTURE AGE/YR BLT	: 32 / 1984
FIRE DISTRICT	: CITY OF FAIRBANKS
ROAD SERVICE AREA	: CITY OF FAIRBANKS
SCHOOLS	: ANN WIEN : Ryan : Lathrop
MLS AREA	: 722
RECORDING DISTRICT	: 401
LONGITUDE	: -147.73196885859471
LATITUDE	: 64.82088359652515

- 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.

LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2013-020179-0.
to: BRIANA F. KOZAK & MARK E. KOZAK.
2. Last Deed of Trust recorded as Instrument No. 2013-020180-0.
3. As Built Survey: No underwriting has been applied to this As Built Survey. It's acceptability under a title insurance policy has not been determined.
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 0394254	PROPERTY PHYSICAL DESCRIPTION LOT 8 BLOCK 63 BJERREMARK PLAT 84-74 5/1/84 OUT OF BLOCK 63 BJERREMARK	PROPERTY CLASS Multi-Family
NEIGHBORHOOD 0130 Bjerremark	BUSINESS 4PLEX FDMAC VERSAILE 1212 29TH	STATUS TAXABLE
MILLAGE GROUP 0015 BJERREMARK	MOST RECENT MILLAGE RATE 17.7870	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA CITY OF FAIRBANKS		
LAND AREA Parcel 1 13344 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
KOZAK, BRIANA F	OWNERSHIP	1212 TWENTY-NINTH AVE
KOZAK, MARK E	CO-OWNER	

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	11/1/2013			2013-020179-0
Deed of Trust	11/1/2013			2013-020180-0
Deed of Trust	7/28/2003			2003-018261-0
Deed of Trust	8/31/2001			2001-017447-0
Warranty Deed	10/29/1999	1168	921	
Deed of Trust	10/29/1999	1168	922	
Deed of Trust	10/29/1999	1168	930	
Warranty Deed	2/28/1994	842	284	1994-004610-0

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
2017	\$21,551	\$316,681	\$338,232	\$0	\$338,232
2016	\$21,551	\$316,681	\$338,232	\$0	\$338,232
2015	\$21,551	\$316,681	\$338,232	\$104,558	\$233,674
2014	\$21,551	\$316,681	\$338,232	\$104,558	\$233,674
2013	\$21,551	\$316,681	\$338,232	\$0	\$338,232

[Pay Property Taxes by credit card](#)

Tax History (Updated: 10/03/17 03:50 AM AST)

Balance due figures are only valid until 11/01/2017

If taxes are delinquent the interest calculation date is: 11/1/2017. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2017	\$6,016.12	\$0.00	\$0.00	\$6,016.12	\$3,008.06	\$3,008.06
2016	\$5,773.28	\$0.00	\$0.00	\$5,773.28	\$5,773.28	\$0.00
2015	\$5,498.08	\$1,460.90	\$0.00	\$4,037.18	\$4,037.18	\$0.00
2014	\$5,379.70	\$1,429.44	\$0.00	\$3,950.26	\$3,950.26	\$0.00
2013	\$5,726.94	\$0.00	\$0.00	\$5,726.94	\$5,726.94	\$0.00

Building Details for PAN 0394254

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1984 Wood, Open Steel Commercial Standard Commercial

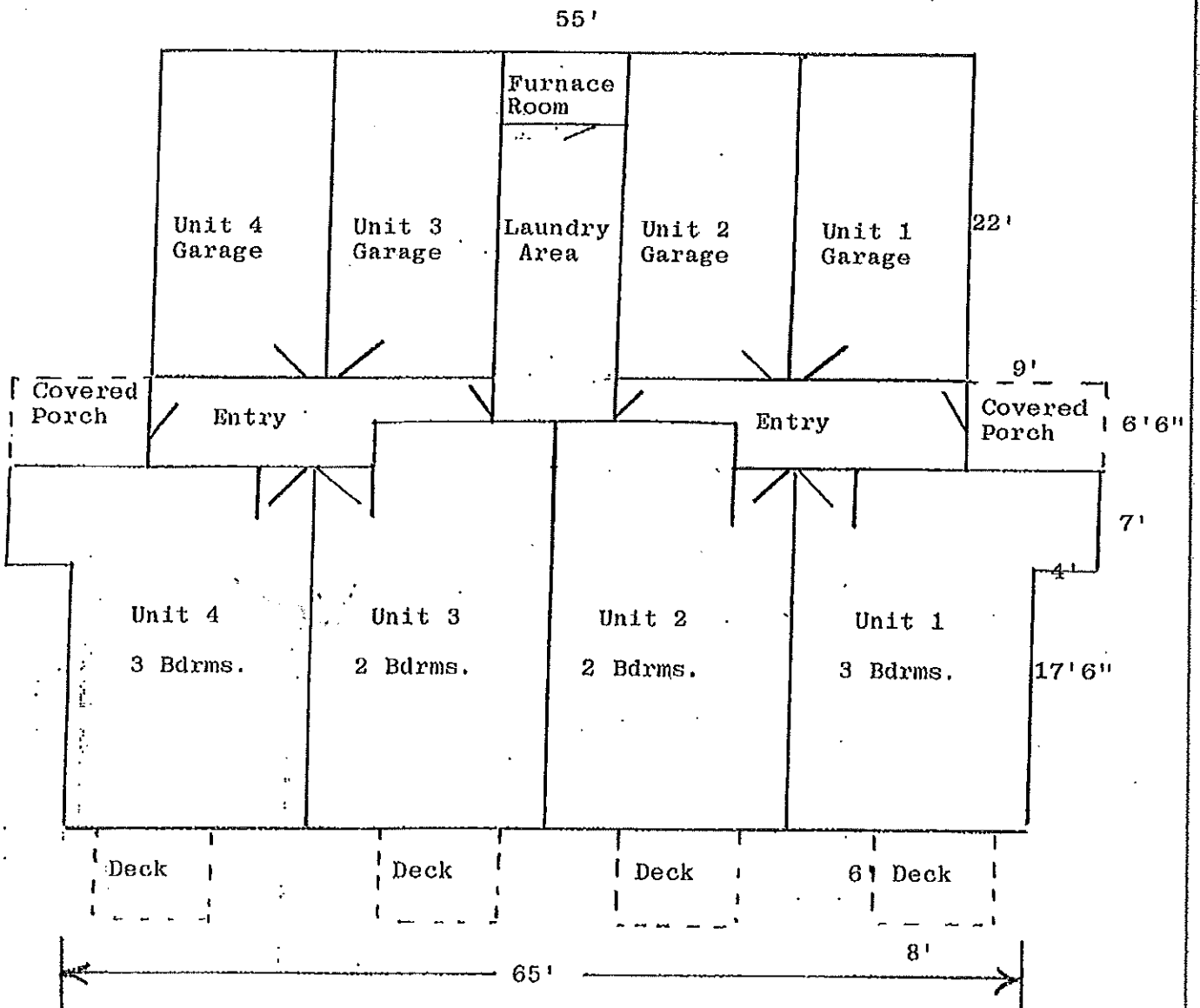
Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1946	1	206	Mult. Residential	Wood Fram, Text. Plywd, Lap
2	2320	1	229	Mult. Residential	Wood Fram, Text. Plywd, Lap

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
3	1183	Attached Gar. (C)
4	54	Open Por Finished
5	54	Open Por Finished
6	32	Deck
7	32	Deck
8	32	Deck
9	32	Deck

SUBJECT PROPERTY DIAGRAM



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.

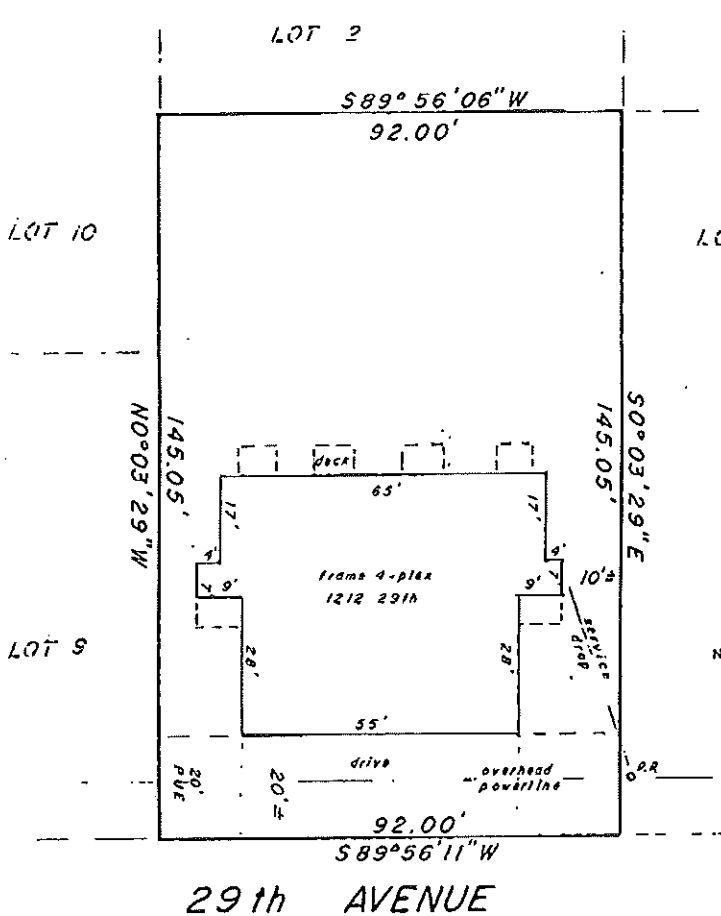
E. Parking. See Chapter 18.96 FNSBC.

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

LOT 8 BLOCK 63

REPLAT BLOCK 63 BJERREMARK SUBDIVISION

(REF. PLAT NO. 84-74, FAIRBANKS RECORDING DISTRICT, ALASKA)



Scale 1" = 30'
Date 2-8-89

NOTE: Easements as determined necessary by utility companies (per Plat notes)



MORTGAGE LOAN INSPECTION PLOT PLAN
(This is not a Boundary Survey)

SURVEYOR'S CERTIFICATE:

I hereby certify that this plot plan was prepared for Denali State Bank, the improvement location being based on lot pins found in the vicinity, and established by others; that all lot dimensions are from official plats; that boundary monuments only are to be used for the establishment of fence, building, or other future improvement lines; that this inspection was prepared for identification purposes only for the above in connection with a new mortgage, and it is not intended or represented to be a land or property line survey.

I further certify that the building foundations and other visible improvements on the above described parcel, in relation to the found monuments, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the premises by improvements on any adjoining premises, except as indicated, and that there is no visual evidence of any easement crossing or burdening any part of said parcel, except as shown.



GOLD COUNTRY SURVEYS

SIGNED Dennis J. Gelvin
Dennis J. Gelvin
Registered Land Surveyor

2630 CARRIE LYNN DRIVE
NORTH POLE, AK 99705

LEGEND

- 1/8" x 30" REBAR WITH A 1 1/2" ALUM. CAP. SET THIS SURVEY.
- () RECORD DATA SUBDIVISION PLAT OF BURDENED PROPERTY AS CALLED FOR BY RECORD MAP NO. 96-954

SCALE 1" = 50'

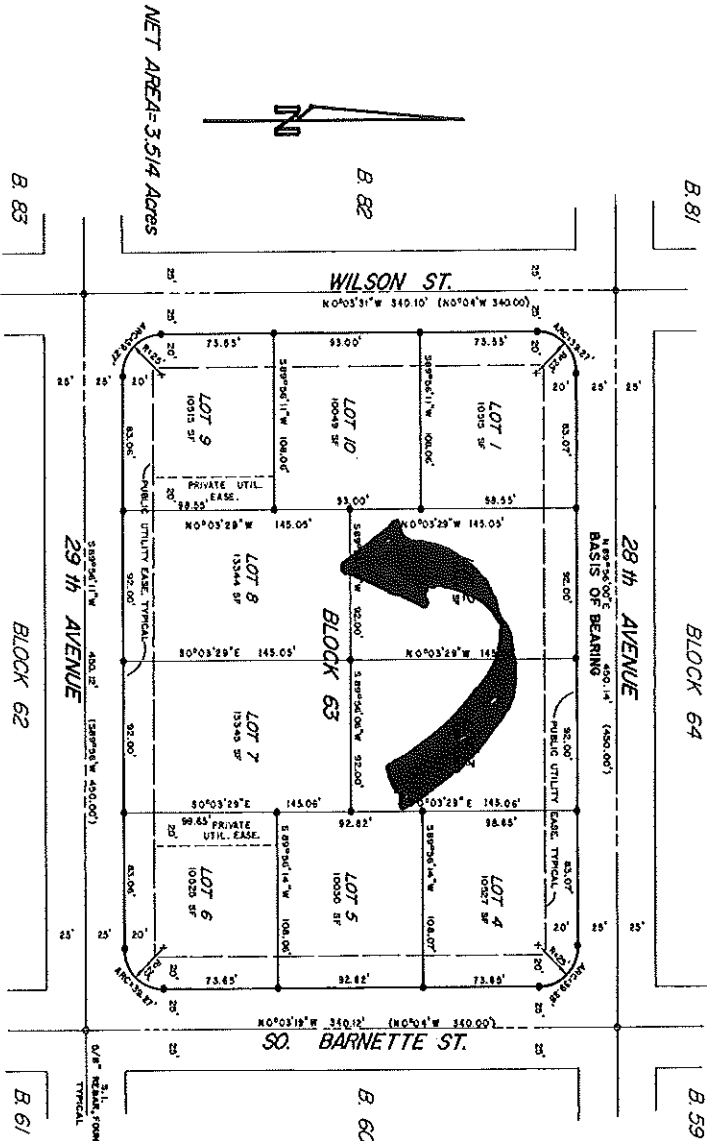
NOTES

1. SOIL DATA SOILS IN THIS AREA CONSIST OF SANDY SILT SOILS PER SOILS MANUAL NO. 20, 1969 SERIES.
2. FLOOD DATA THIS AREA IS CLASSIFIED IN ZONE A PER F.I.N.M. DATED AUGUST 24, 1982.
3. ALL DITCHES SHALL BE MAINTAINED ALONG PERMETER STREETS AND "ON" STREET PARKING SHALL NOT BE ALLOWED ON PERMETER STREETS.

UTILITY EASEMENTS

1. A 15 FOOT WIDE STRIP OF LAND AS DETERMINED NECESSARY BY THE UTILITY COMPANIES FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF LAND POLES.
2. A 30 FOOT RADIUS RCY AT EACH POLE LOCATION AS NECESSARY FOR SUPPORTIVE DEVICES.
3. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT. SUCH TREES SHALL BE IDENTIFIED BY THE UTILITY COMPANY.

USGS QUAD 64N 0-2
VICINITY MAP SCALE 1" = 1 MILE



84-74
RECORDED - FILED 5/1/84
FBK5 REC DIST. BY
DATE 5-1 1984
TIME 9:33 AM
Requested By: ENSS

CERTIFICATE OF PAYMENT OF TAXES

I, the undersigned, being duly appointed and qualified as collector for the Fairbanks North Star Borough, do hereby certify that, according to the provisions of the Fairbanks North Star Borough Ordinance No. 126, as amended, all taxes and charges on the land referred to in the name of VERSALLIS BUILDERS, Inc., as shown on the plat, have been paid in full, according to the records in my possession, all taxes assessed and due against said lands in favor of the Fairbanks North Star Borough, Alaska, on 5/1/84.

DATED 5/1/84 at Fairbanks, Alaska.
Richard C. Heeren, Collector, Fairbanks North Star Borough

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I hereby certify that the subdivision plat shown herein has been approved by the Fairbanks North Star Borough Platting Board, and that said plat has been approved by the Board of Public Works, and that said plat has been approved by the Fairbanks North Star Borough Planning Board, and that said plat has been approved by the Fairbanks North Star Borough Planning Board.

DATED 2/28/84 at Fairbanks, Alaska.
Dorothy L. Hines, Chairman, Fairbanks North Star Borough Platting Board



CERTIFICATE OF POSSESSOR & BOUNDARIES

I hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plat of subdivision with our full, free and lawful intent to produce the same for the purpose of subdividing the land hereon shown and described.

DATE: April 11, 1984

THE UNDERSIGNED ACKNOWLEDGED:

STATE OF ALASKA

COUNTY OF FAIRBANKS

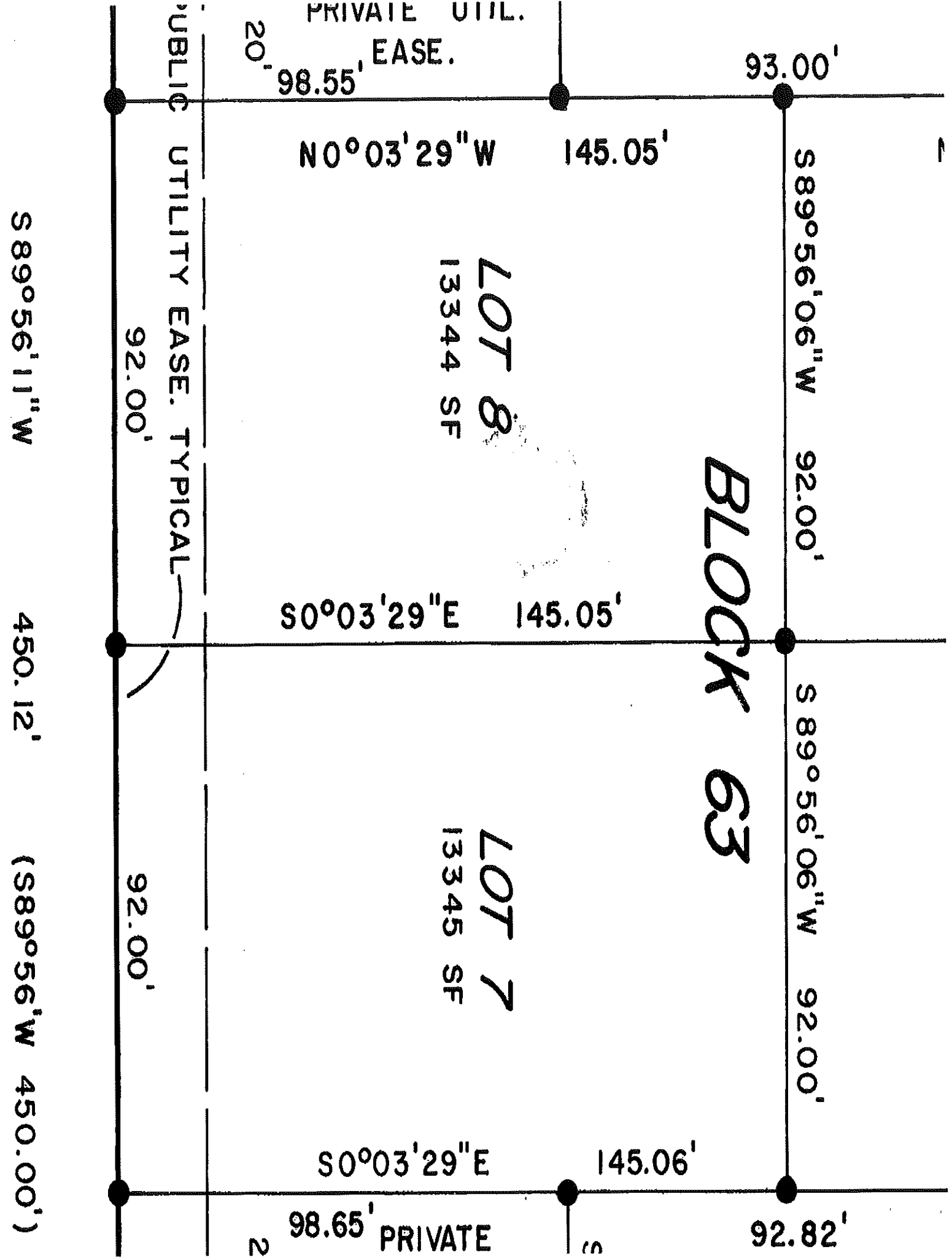
THIS IS TO CERTIFY that on this 11th day of April, 1984, before me, a Notary Public for the State of Alaska, appeared the persons whose names are subscribed to the foregoing plat, and they acknowledged to me that they executed the same for the purposes and intentions therein expressed and voluntarily for the uses and purposes therein specified, and I certify that the said plat is a true and correct representation of the same as the same were presented to me for my notarial certification.

Witness my hand and notarial seal, the day and year first within written.

Timothy M. Heinen
Notary Public in and for the State of Alaska
My Commission Expires 4-15-87

4-25-84

REPLAT BLOCK 63 BJERREMARK SUBDIVISION	
LOCATION: WITHIN SW/4 SEC. 15, T.15, R.1W, F.M., AK.	
OWNER: VERSALLIS BUILDERS BOX 772944 EAGLE RIVER, AK. 99577	
SURVEYOR: RICHARD C. HEEREN 4073 EVERGREEN AVENUE FAIRBANKS, ALASKA 99701	907-479-0477
DATE: 4-11-84	DRAFTED BY: RCH



PRIVATE UTIL.

20' 98.55' EASE.

93.00'

$N0^{\circ}03'29''W$

145.05'

$S89^{\circ}56'06''W$

92.00'

$S89^{\circ}56'11''W$

92.00'

PUBLIC UTILITY EASE. TYPICAL

LOT 8
13344 SF

BLOCK 63

$S0^{\circ}03'29''E$

145.05'

$S89^{\circ}56'06''W$

92.00'

450.12'

92.00'

LOT 7
13345 SF

($S89^{\circ}56'W$ 450.00')

$S0^{\circ}03'29''E$

145.06'

92.82'

2 98.65' PRIVATE

NOTES

1. SOILS DATA: SOILS IN THIS AREA CONSIST OF
SALCHAKET SOILS
, PER USDA SOILS MANUAL NO. 25, 1959 SERIES.

2. FLOOD DATA: THIS AREA IS CLASSIFIED IN

ZONE A Areas of 100-year flood; base flood elevations and
flood hazard factors not determined.

, PER F. I. R. M. DATED AUGUST 24, 1982.

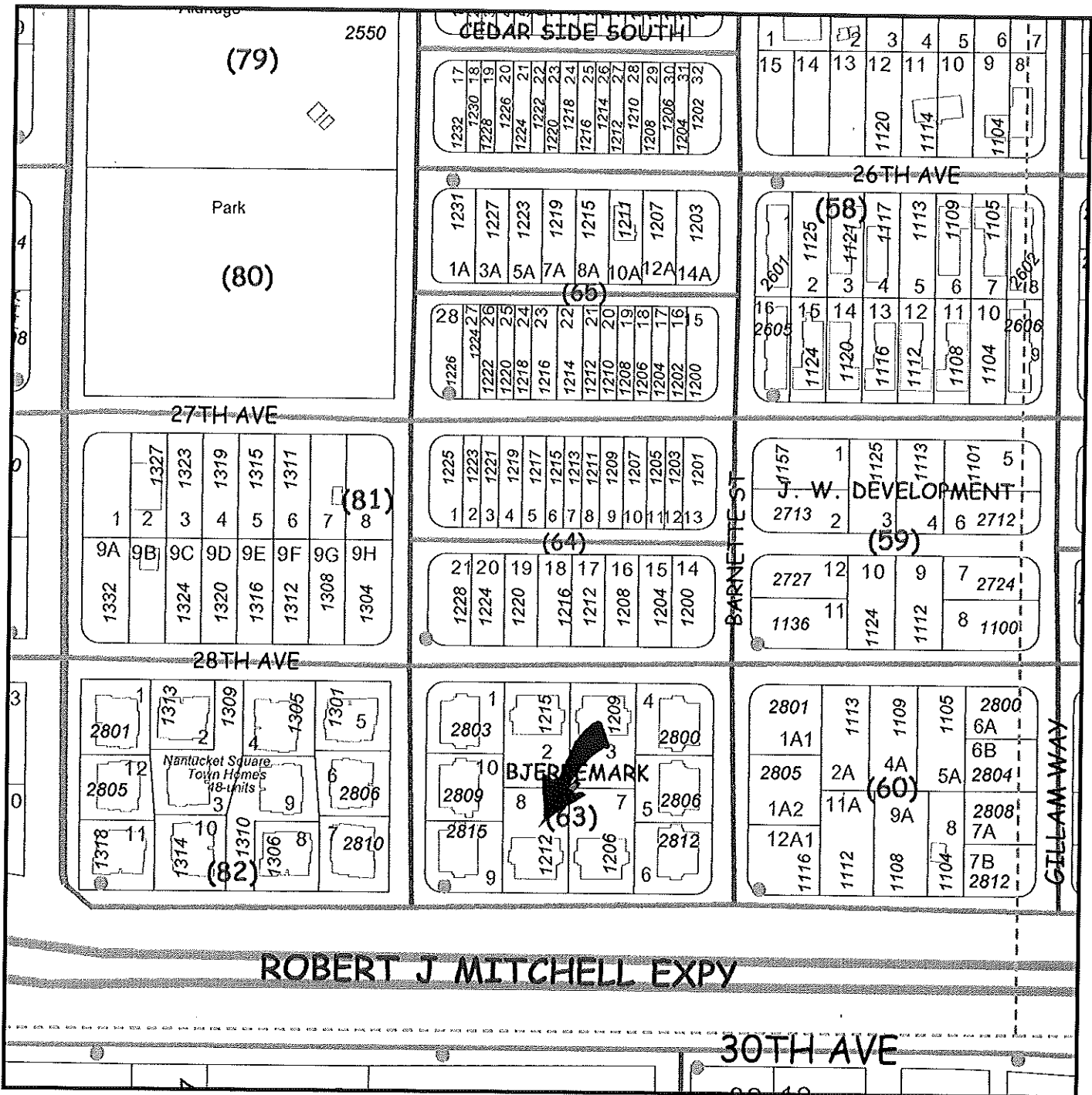
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PERIMETER STREETS AND "ON" STREET
PARKING SHALL NOT BE ALLOWED ON
PERIMETER STREETS.

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B. 59





Owner

BRIANA KOZAK
PO BOX 1212
FAIRBANKS AK 99711

Legal

LOT 8 BLOCK 63 BJERREMARK PLAT 84-74
5/1/84 OUT OF BLOCK 63 BJERREMARK

Address 1212 TWENTY-NINTH AVE

Tax ID	FNSB MAP	ASM Book
394254	311E13	267
T R S	Zoning	Zip Code Area
F-01S-01W-15	MF	99701
Land App	Bldg Appr	SQ FT / ACRE
21551	316681	13344 SF
Mill Rate	Primary Use	Tax Year
17.787	MULTI-FAMILY	2017
Est Taxes	Year Built	Tax Status
6016.12	1984	TAXABLE

Census Tract

3

Community

BJERREMARK

Elem School

ANN WIEN

Middle School

Ryan

High School

Lathrop

Road Service

CITY OF FAIRBANKS

Fire Service

CITY OF FAIRBANKS

Latitude

64.8208835957949

Longitude

-147.731968858594

MLS Area

722

Voting Dist

01-485

House District

1

Senate District

A

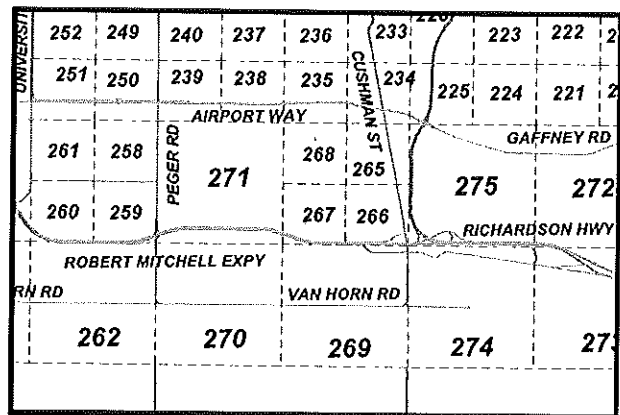
Flood Zone

X

Elevation

400

(C) Copyright 2012 - Alaska Street Master 907-243-0477 - www.alaskastreetmaster.com





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 8, Block 63, Bjerremark

Property Address/City: 1212 Twenty-Ninth Ave, 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. 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: _____

_____	11 / / 17	1212 Twenty-Ninth Ave, Fairbanks, AK 99701	_____	/ /
Seller's Initials	Date	Property Address	Buyer's Initials	Date