



# YUKON

TITLE COMPANY

## LISTING PACKAGE

**DATE:** February 1, 2017

**LP-2017-0245**

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

**PROPERTY OWNER:** BERNET

**STREET ADDRESS:** 658 FAIRBANKS ST #B3

**LEGAL DESCRIPTION:** Unit B3, UNIVERSITY PARK CONDOMINIUMS.  
Plat No. 82-185

**Thank you for using Yukon Title Company, Inc.**



**Peter Honeycutt**  
**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**

**2016 Assessed Value:**

PAN No.	: 362255	Tax Amount*	: \$1276.56
Land	: N/A	Building	: \$73,500
Total Assessed Value	: \$73,500		

Taxes for 2016 are FULLY PAID.

MILL RATE	: 17.3680
PARCEL SIZE	: N/A
ZONING	: MF
STRUCTURE AGE/YR BLT	: 33 / 1982
FIRE DISTRICT	: COLLEGE
ROAD SERVICE AREA	:
SCHOOLS	: UNIVERSITY PARK
	: Ryan
	: West Valley

MLS AREA	: 725
RECORDING DISTRICT	: 401
LONGITUDE	: -147.83125915
LATITUDE	: 64.84715672

- B. There is no As Built Survey available.

## **LISTING PACKAGE**

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

1. Last Deed of Record recorded as Instrument No. 2004-021426-0.  
to: JOHN WILLIAM BERNET TRUST.
2. Covenants, Conditions and Restrictions. \*NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.
3. Notes and / or Easements as Stated on the Plat.
4. Plat Map.
5. Neighborhood Map
6. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0362255	<b>PROPERTY PHYSICAL DESCRIPTION</b> UNIT B3 UNIVERSITY PARK CONDO PLAT 82-185 12/3/82 OUT OF TRACT B REGO	<b>PROPERTY CLASS</b> Resi-Condo
<b>NEIGHBORHOOD</b> 1020 Geist Road	<b>BUSINESS</b>	<b>STATUS</b> TAXABLE
<b>MILLAGE GROUP</b> 0946 College Service Area	<b>MOST RECENT MILLAGE RATE</b> 17.3680	<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>FIRE SERVICE AREA</b> UNIVERSITY FIRE S A		
<b>LAND AREA</b> Parcel 1 1 Condominium Unit		

<b>OWNER</b>	<b>ADDRESS</b>
<b>NAME</b>	<b>SITUS ADDRESS</b>
BERNET JOHN WILLIAM TRUST,	658 FAIRBANKS ST UNIT B3
<b>INTEREST</b>	
OWNERSHIP	

### Documents

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.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	9/23/2004			<a href="#">2004-021424-0</a>
Warranty Deed	9/23/2004			<a href="#">2004-021426-0</a>
Deed of Trust	9/23/2004			<a href="#">2004-021425-0</a>
Deed of Trust	2/28/1992	<a href="#">738</a>	<a href="#">380</a>	
Warranty Deed	2/28/1992	<a href="#">738</a>	<a href="#">378</a>	<a href="#">1992-003272-0</a>
Plat	12/3/1982			<a href="#">1982-026392-0</a>
Declaration	12/3/1982			

### 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
2016	\$0	\$73,500	\$73,500	\$73,500	\$0
2015	\$0	\$73,500	\$73,500	\$73,500	\$0
2014	\$0	\$73,500	\$73,500	\$73,500	\$0
2013	\$0	\$73,500	\$73,500	\$73,500	\$0
2012	\$0	\$79,000	\$79,000	\$79,000	\$0

[Pay Property Taxes by credit card](#)

### Tax History (Updated: 12/19/16 08:58 AM AST)

If taxes are delinquent the interest calculation date is: 11/1/2016. 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
2016	\$1,276.56	\$1,276.56	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$1,287.38	\$1,287.38	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$1,257.36	\$1,257.36	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$1,237.00	\$1,237.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$1,338.02	\$1,338.02	\$0.00	\$0.00	\$0.00	\$0.00

# Building Details for PAN 0362255

## Building General Features

# YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1982 Condominium Condominium Residential

### Amenities

#### QUANTITY

1  
2

#### DESCRIPTION

3-Fix. Bath\_SFR  
Bedroom

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	805	1	113	Main Area	2x4cust/2x6 Std (Old)

**Chapter 18.52**  
**MF MULTIPLE-FAMILY RESIDENTIAL DISTRICT** Revised 7/16

Sections:

- 18.52.010 Intent.
- 18.52.020 Use regulations.
- 18.52.030 Standards. Revised 7/16

**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.** Revised 7/16

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.)

A  
L  
A  
S  
K  
A



CC

**STATUTORY WARRANTY DEED**

**THE GRANTOR:** JOHN W. BERNET, a Unmarried person

**ADDRESS:** 658 Fairbanks Street, B3, Fairbnks, AK 99709

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, hereby conveys and warrants

**TO GRANTEE:** JOHN WILLIAM BERNET as Trustee of the JOHN WILLIAM BERNET TRUST

**ADDRESS:** 658 Fairbanks Street, B3, Fairbanks, AK 99709

the following described real estate:

**Unit B-3, UNIVERSITY PARK CONDOMINIUMS, identified in that certain Declaration Submitting Real Property to the Horizontal Property Regime Act recorded December 3, 1982 in Book 286, Page 735 and as shown on those certain Survey Maps and Floor Plans filed on December 3, 1982 as Plat Number 82-185; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.**

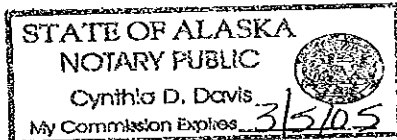
SUBJECT, to accrued real property taxes thereon, if any; and  
SUBJECT, to reservations, restrictions and easements of record.

Dated this 22 day of September, 2004

John W. Bernet  
JOHN W. BERNET

STATE OF ALASKA )  
Fourth JUDICIAL DISTRICT )ss. Acknowledgement

The foregoing instrument was acknowledged this 22 day of September, 2004, by JOHN W. BERNET.



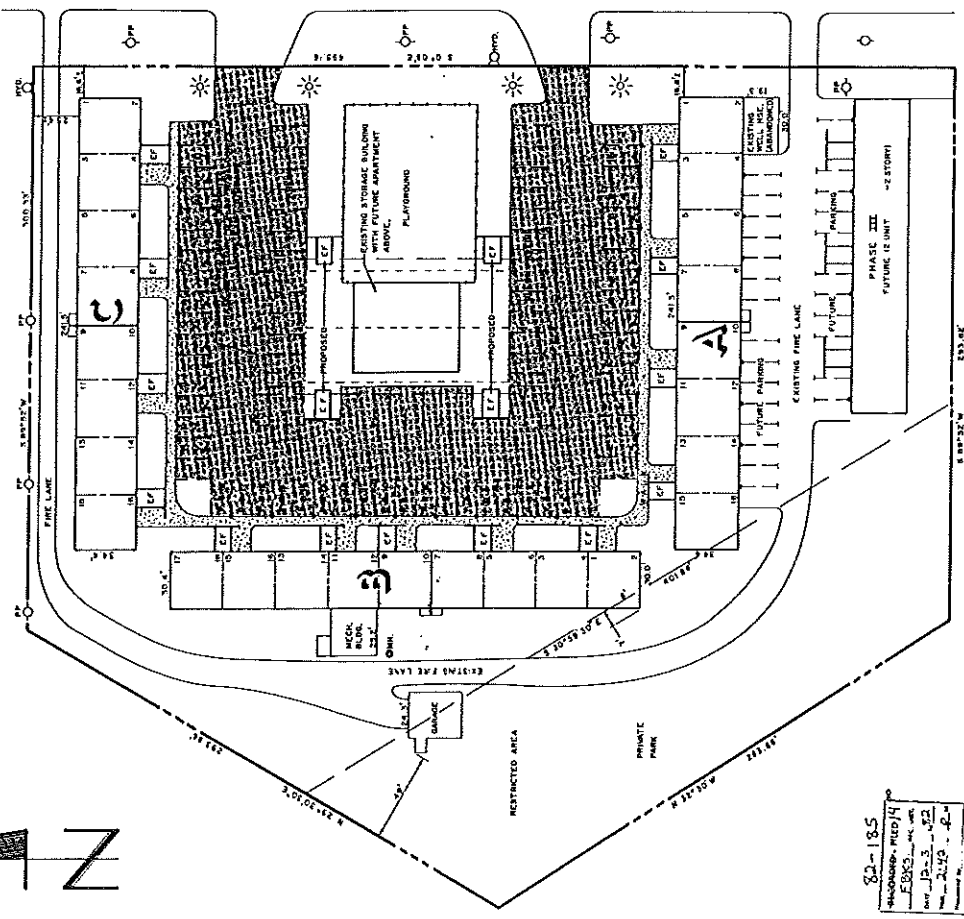
Cynthia D Davis  
Notary Public  
My commission expires:

CFIA 61523

RETURN TO:  
Grantee Address above



# UNIVERSITY PARK CONDOMINIUMS



82-185  
 AMONGST FILED IN  
 FEBRUARY 1982  
 BY J.B. - J.B.  
 BY J.B. - J.B.  
 BY J.B. - J.B.

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF TRACT OF REGD SUBDIVISION (L.S. 1000) AND THAT THIS PLAN REPRESENTS THE REVISION AND RECORDED OF THE WITHIN CONDOMINIUM PLAN PURSUANT TO THE HORIZONTAL PROPERTY REGIME ACT, CHAPTER 45, ALASKA STATUTES SUPPLEMENT, AS AMENDED BY THE ALASKA STATUTES SUPPLEMENT, 1982.

*David J. [Signature]*  
 MY COMMISSION EXPIRES Feb. 2, 1984

### TRUSTEE UNDER DEEDS OF TRUST

*Alvin C. [Signature]*  
 FOR August 11, 1982  
*Frank [Signature]*  
 MY COMMISSION EXPIRES 6/21/82

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Gregory K. [Signature]*  
 3366 S. DATE August 13, 1982  
 SUGGESTED AND SWORN TO THIS 13th DAY OF August, 1982  
 MY COMMISSION EXPIRES July 22, 1982

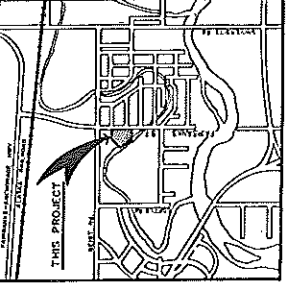
### LEGEND

- A THRU C DESIGNATES BUILDING NUMBER
- 1, 2, 3, 4 UNIT NUMBER INSIDE BUILDING
- P-A-1 PARKING SPACE FOR UNIT A-1
- S-B-1 STORAGE BIN FOR UNIT B-1
- ELEVATION OF GARAGE SLAB ABOVE DATUM
- ELEVATIONS SHOWN ARE BASED ON DATUM
- AS 600 SEA LEVEL.
- DECLARATION SUBMITTING NEAR PROPERTY TO THE HORIZONTAL PROPERTY REGIME ACT OF THE STATE OF ALASKA.
- RECORDED DECEMBER 3, 1982 BOOK 2862
- PAGE 2862 SERIAL NO. 82-185-333

NOTICE:  
 1. See Sheet 2 of 3 for Notes and Engineer's Certificates and 2 of 3 of Floor Plan.  
 2. "Tract" in this subdivision, according to the Plat Filed February 20, 1982, A-1, is the same as the "Tract" in the Plat Filed February 20, 1982, A-1, and is the same as the "Tract" in the Plat Filed February 20, 1982, A-1, and is the same as the "Tract" in the Plat Filed February 20, 1982, A-1.

### TRUSTEE UNDER DEEDS OF TRUST

*August 12, 1982*  
 MY COMMISSION EXPIRES April 1, 1985

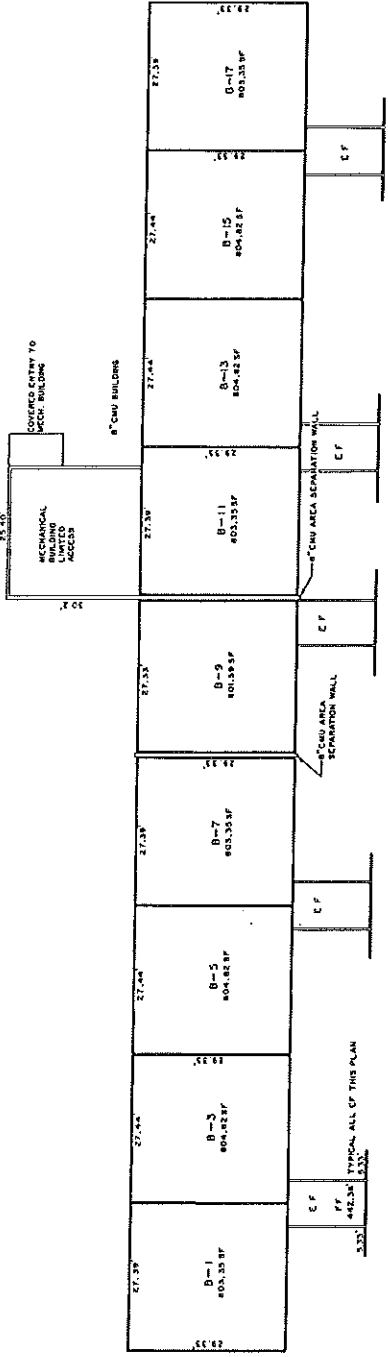


VICINITY MAP  
 NO SCALE

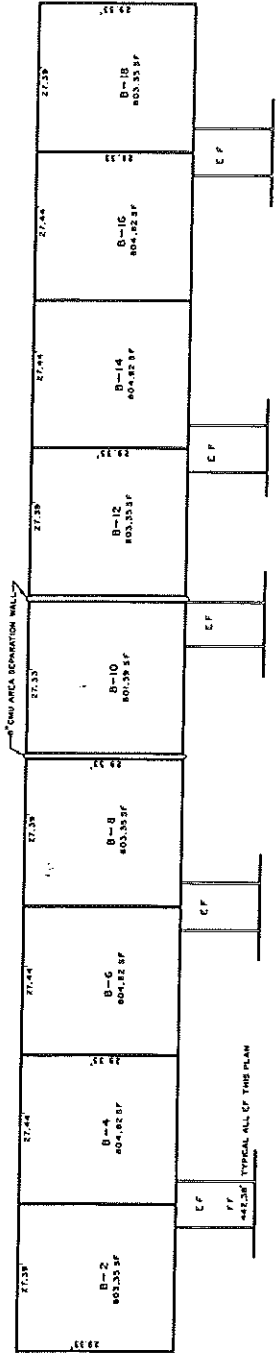
**BRADLEY & ASSOC. A.I.B.D.**  
 UNIVERSITY PARK  
 A CONDOMINIUM PROJECT

OFF NO. 8149  
 SCALE 1"=50'

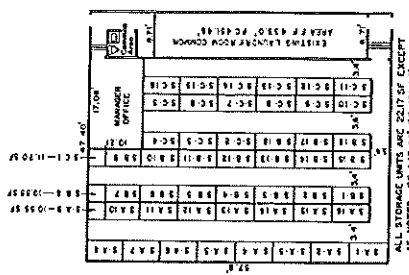
DATE: \_\_\_\_\_  
 SHEET: 1 of 3



LOWER FLOOR PLAN BUILDING "B"  
SCALE 3/32"=1'-0"  
P.P. 434.00' F.C. 441.81'



UPPER FLOOR PLAN BUILDING "B"  
SCALE 3/32"=1'-0"  
P.P. 442.21' F.C. 450.92'



STORAGE BUILDING  
SCALE 3/32"=1'-0"

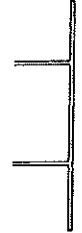
**BRADLEY & ASSOC. A.I.B.D.**  
UNIVERSITY PARK  
A CONDOMINIUM PROJECT

DATE	8/14/9	REVISION	REVISION
SCALE	1/32"=1'-0"	DATE	8/14/9
DRAWN BY		CHECKED BY	
PROJECT NO.		SHEET NO.	
3		3 of 3	

FAIRBANKS  
82-185



UNIT "A" & "C"



BUILDING "C"  
F F 442.81'  
F C 450.62'

NOTES

- 1.- THE CONDOMINIUMS DEPICTED HEREON ARE SUBJECT TO THE PROVISIONS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 07, ALASKA STATUTES SUPPLEMENT.
- 2.- THIS CONDOMINIUM PLAN CONTAINS FIFTY (50) UNITS. THE BOUNDARY LINES OF EACH UNIT ARE THE INTERIOR SURFACES (EXCLUSIVE OF PAINT, PAPER, WAX, TILE, ENAMEL OR OTHER FURNISHINGS) OF ITS PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF; AND THE UNIT INCLUDES BOTH THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIRSPACE SO ENCOMPASSED.
- 3.- "COMMON AREA" MEANS ALL LAND AND ALL PORTIONS OF THE PROPERTY LOCATED WITHIN TRACT B, REGO SUBDIVISION FAIRBANKS, ALASKA AND NOT LOCATED WITHIN ANY CONDOMINIUM UNIT; AND ALSO INCLUDES, BUT NOT BY WAY OF LIMITATIONS, ALL ROOFS, FOUNDATIONS, PIERS, DUCTS, FLUES, CHUTES CONDUITS, WIRES AND OTHER UTILITY INSTALLATIONS TO THE OUTLETS, BEARING WALLS, COLUMNS, GIRDERS, TO THE UNFINISHED SURFACE THEREOF ALL REGARDLESS OF LOCATION WITHIN SAID TRACT B.
- 4.- EACH CONDOMINIUM UNIT IS DESIGNATED BY A LETTER ("A", "B" & "C") INDICATING THE BUILDING FOLLOWED BY A NUMBER INDICATING THE UNIT NUMBER WITHIN THAT BUILDING. THUS, THE DESIGNATION "B-3" IDENTIFIES CONDOMINIUM UNIT NUMBER 3 IN BUILDING "B" AS DEPICTED IN THE FLOOR PLANS SHOWN HEREIN.

- 5.- ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE GIVEN IN FEET AND HUNDRETHS OF FEET EXCEPT THAT WALL THICKNESSES ARE GIVEN IN INCHES AND HUNDREDS OF INCHES.
- 6.- DRIVEWAYS PARKING AND DRAINAGE IMPROVEMENTS ARE SHOWN ON SHEET NUMBER ONE (1) OF THESE DRAWINGS.
- 7.- TYPICAL FLOOR PLANS LAYOUTS ARE SHOWN ON SHEET NUMBER 2 AND 3 OF THE DRAWINGS.
- 8.- "LIMITED COMMON AREA" MEANS PART OF THE "COMMON AREA", AN EASEMENT FOR THE EXCLUSIVE USE OF WHICH WILL BE GRANTED AS AN APPURTENANCE OF A CONDOMINIUM UNIT. THE PARKING SPACES AND STORAGE BINS SHOWN ON THESE DRAWINGS TO BE DESIGNATED "LIMITED COMMON AREA" AS DIRECTED.
- 9. REFER TO PLAT No. 64-1204 FILED 2/20/64 IN THE FAIRBANKS RECORDING DISTRICT.

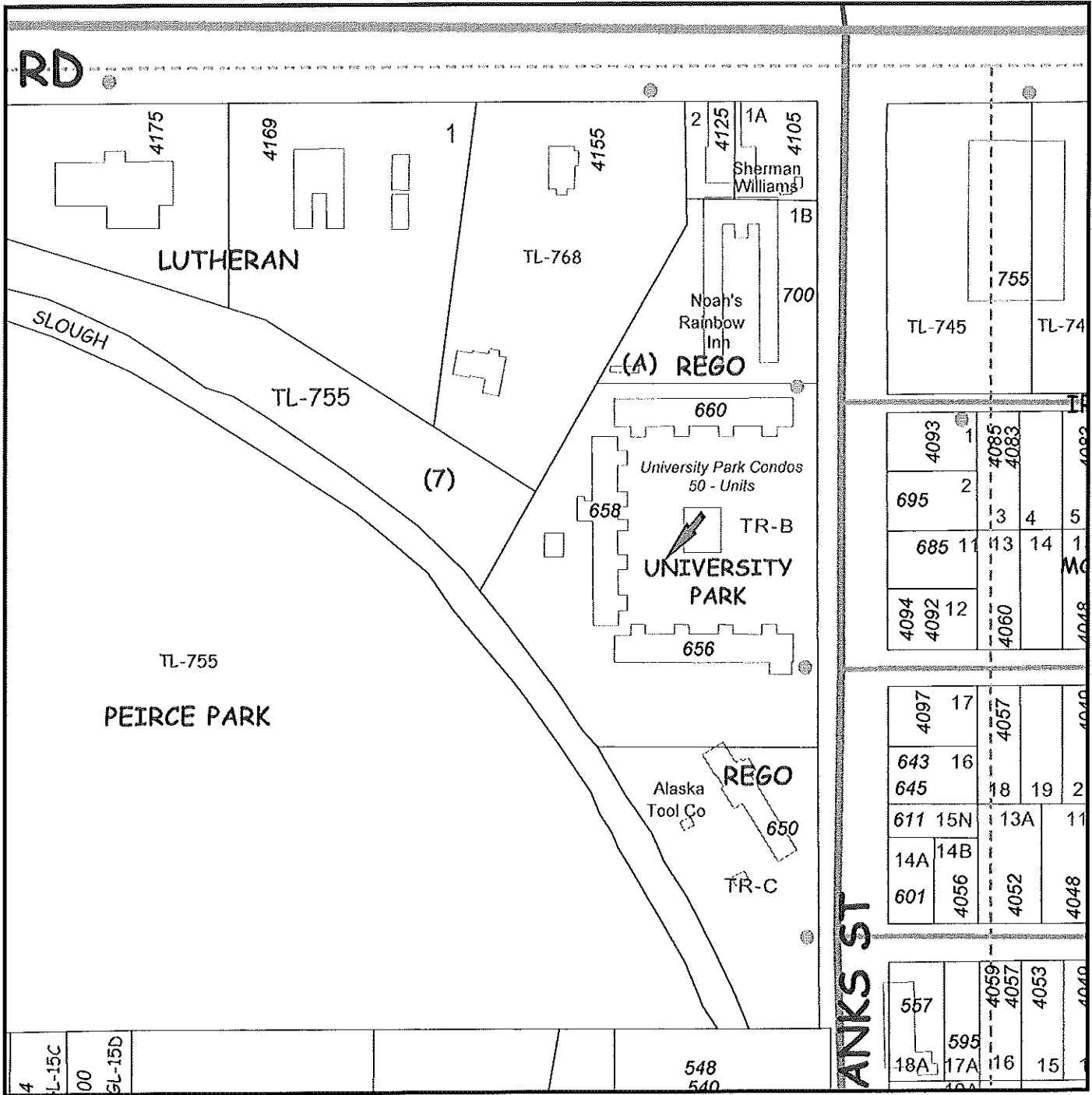
ANS FULLY  
THE UNIT  
MINIUM UNITS

*[Signature]*  
*[Signature]*

1985  
*[Signature]*  
*[Signature]*

FAIRBANKS  
82-185

<b>BRADLEY &amp; ASSOC. A.I.B.D.</b>			
<b>UNIVERSITY PARK</b>			
A CONDOMINIUM PROJECT			
JOB No.	8149	DESIGN BY	MARIO A.
SCALE	1" = 30'	APPROVED BY	DATE
			SHEET
			2 of 3



FAIRBANKS ST

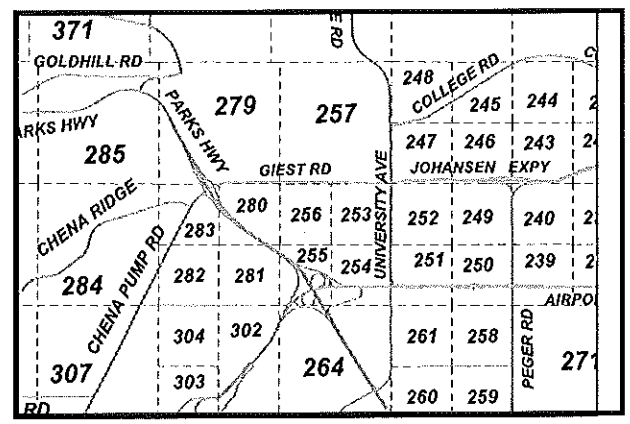
**Owner**  
 BERNET JOHN WILLIAM TRUST  
 658 FAIRBANKS ST UNIT B3  
 FAIRBANKS AK 99709

**Legal**  
 UNIT B3 UNIVERSITY PARK CONDO PLAT  
 82-185 12/3/82 OUT OF TRACT B REGO

**Address** 658 FAIRBANKS ST UNIT 3

<b>Tax ID</b> 362255	<b>FNSB MAP</b> TR S	<b>ASM Book</b> 256	<b>Census Tract</b> 8
<b>TR S</b> F-01S-01W-07	<b>Zoning</b> MF	<b>Zip Code Area</b> 99709	<b>Community</b> GEIST ROAD
<b>Land App</b> 0	<b>Bldg Appr</b> 73500	<b>SQ FT / ACRE</b> 0 0	<b>Elem School</b> UNIVERSITY PARK
<b>Mill Rate</b> 17.368	<b>Primary Use</b> RESI-CONDO	<b>Tax Year</b> 2016	<b>Middle School</b> Ryan
<b>Est Taxes</b> 1276.56	<b>Year Built</b> 1982	<b>Tax Status</b> TAXABLE	<b>High School</b> West Valley
			<b>Road Service</b> COLLEGE
			<b>Fire Service</b> UNIVERSITY
			<b>Latitude</b> 64.84716257
			<b>Longitude</b> -147.83124328
			<b>MLS Area</b> 725
			<b>Voting Dist</b> 5
			<b>House District</b> C
			<b>Senate District</b> C
			<b>Flood Zone</b> AE,X
			<b>Elevation</b> 400

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658 Fairbanks St, B3, 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) John W. Best 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) John W. Best 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) AGJ 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.

<u>John W. Best</u>	<u>2-7-2017</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	<u>Candace J. Foldes</u>	<u>2/17/2017</u>
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date