



**YUKON**  
TITLE COMPANY

**LISTING PACKAGE**

**DATE:** July 20, 2016

**LP-2016-2301**

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

**PROPERTY OWNER:** ██████████ **MTGLQ Investors LP**  
**STREET ADDRESS:** 2246 OUTSIDE BLVD  
**LEGAL DESCRIPTION:** Lot 20, BROOKSIDE SUBDIVISION. Plat No. 75-121

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

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**

**2016 Assessed Value:**

PAN No.	: 279048	Tax Amount*	: \$3,480.10
Land	: \$35,903	Building	: \$210,018
Total Assessed Value	: \$245,921		

The first half taxes for 2016 are Due 9/1/2016 delinquent 9/2/2016;  
the second half taxes are due 11/1/2016; delinquent 11/2/2016.

MILL RATE	: 15.316
PARCEL SIZE	: 2.34 Acres / 102061.00 Sq. Feet
ZONING	: RE-2
STRUCTURE AGE/YR BLT	: 38 / 1977
FIRE DISTRICT	: BROOKSIDE
ROAD SERVICE AREA	: BROOKSIDE
SCHOOLS	: BADGER
	: North Pole
	: North Pole
MLS AREA	: 760
RECORDING DISTRICT	: 401
LONGITUDE	: -147.31909109
LATITUDE	: 64.76045374

**LISTING  
PACKAGE**

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

1. Last Deed of Record recorded as Book 975 at Page 665.  
to: [REDACTED].
2. Last Deed of Trust recorded as Instrument No. 2007-014596-0.
3. Notice of Default recorded as Instrument No. 2016-004208-0.
4. 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.
5. Covenants, Conditions and Restrictions. \*NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.
6. Notes and / or Easements as Stated on the Plat.
7. Plat Map.
8. Neighborhood Map
9. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0279048	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 20 BROOKSIDE	
<b>NEIGHBORHOOD</b> 2002 Newby Road	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0963 Brookside Service Area	<b>MOST RECENT MILLAGE RATE</b> 15.3160	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> NORTH STAR FIRE S A		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>

**LAND AREA**  
Parcel  
1 102061.1 Square Feet

OWNER	ADDRESS
NAME	SITUS ADDRESS
[REDACTED]	2246 OUTSIDE BLVD
[REDACTED]	
OWNERSHIP	
CO-OWNER	

### 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 #
Deed of Trust	6/29/2007			<a href="#">2007-014596-0</a>
Deed of Trust	2/7/2007			<a href="#">2007-002626-0</a>
Deed of Trust	7/20/2005			<a href="#">2005-014709-0</a>
Deed of Trust	5/28/2004			<a href="#">2004-011531-0</a>
Deed of Trust	8/10/1999	<a href="#">1155</a>	<a href="#">287</a>	
Warranty Deed	10/22/1996	<a href="#">975</a>	<a href="#">665</a>	
Deed of Trust	10/17/1996	<a href="#">975</a>	<a href="#">666</a>	

### 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	\$35,903	\$210,018	\$245,921	\$20,000	\$225,921
2015	\$35,903	\$206,453	\$242,356	\$20,000	\$222,356
2014	\$35,903	\$206,550	\$242,453	\$20,000	\$222,453
2013	\$35,903	\$206,646	\$242,549	\$20,000	\$222,549
2012	\$35,903	\$203,373	\$239,276	\$20,000	\$219,276

[Pay Property Taxes by credit card](#)

### Tax History (Updated: 07/20/16 04:30 AM AST)

If taxes are delinquent the interest calculation date is: 9/1/2016. 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	\$3,480.10	\$0.00	\$0.00	\$3,480.10	\$0.00	\$3,480.10
2015	\$3,457.42	\$0.00	\$246.84	\$3,704.26	\$3,704.26	\$0.00
2014	\$3,380.16	\$0.00	\$0.00	\$3,380.16	\$3,380.16	\$0.00
2013	\$3,322.72	\$0.00	\$0.00	\$3,322.72	\$3,322.72	\$0.00
2012	\$3,264.04	\$0.00	\$0.00	\$3,264.04	\$3,264.04	\$0.00

**Chapter 18.36**  
**RE-4 AND RE-2 RURAL ESTATE DISTRICTS** Revised 7/16

Sections:

- 18.36.010 Intent.
- 18.36.020 Use regulations.
- 18.36.030 Standards. Revised 7/16

**18.36.010 Intent.**

These districts are intended for low density residential development and other compatible uses in areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988. 2004 Code § 18.18.010.)

**18.36.020 Use regulations.**

A. Permitted Uses. In the RE-4 and RE-2, rural estate districts, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestays;
3. Bed and breakfast residence;
4. Church buildings;
5. Communications tower, minor (only in the RE-4 district);
6. Domestic livestock;
7. Guesthouse;
8. Home occupations;
9. Single-family detached dwellings;
10. Two-family attached dwellings.

B. Conditional Uses. In the RE-4 and RE-2, rural estate district, conditional uses are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of such uses;
2. Animal and veterinary hospitals;
3. Cemeteries;
4. Clubs and lodges;
5. Communications tower, major;
6. Communications tower, minor (only in the RE-2 district);
7. Day care facilities;
8. Group homes;

9. Hostels;

10. Kennels, minor;

11. Kennels, major, in RE-4 district only, on lots of not less than 160,000 square feet in area;

12. Mobile homes;

13. Professional offices;

14. Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, telephone exchanges, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar uses. These uses do not include the installation and maintenance of utility lines which are permitted uses in all zoning districts;

15. Residential cluster development;

16. School buildings;

17. Trade/technical/vocational school. (Ord. 2012-58 §§ 2, 3, 4, 6, 2013; Ord. 2012-22 § 5, 2012; Ord. 2009-05 § 6, 2009; Ord. 95-005 § 2, 1995; Ord. 94-046 § 4, 1994; Ord. 89-099 § 6, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.18.020.)

**18.36.030 Standards.** Revised 7/16

In the RE-4 and RE-2, rural estate districts, geometric standards are:

A. Lot Area.

1. In the RE-4 district, lot area shall not be less than 160,000 square feet.

2. In the RE-2 district, lot area shall not be less than 80,000 square feet.

B. Required Yards for Buildings.

1. Front yard shall not be less than 35 feet;

2. Side yard shall not be less than 25 feet;

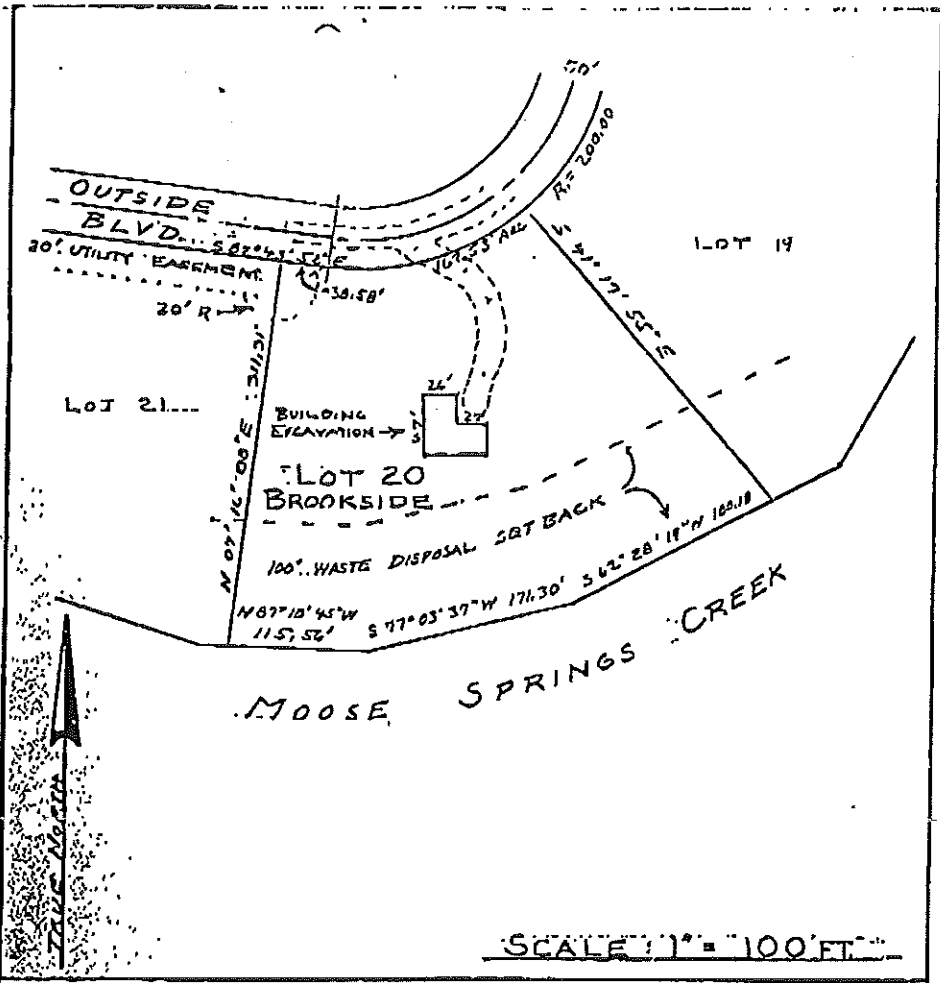
3. Rear yard shall not be less than 25 feet.

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 § 18.18.030.)



SCALE 1" = 100 FT

NEIL K EKLUND, a Registered Land Surveyor, hereby certify 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 adjacent thereto and that no improvements on the adjacent property encroach onto the property in question and that there are no roadways, transmission lines or other visible easements except as indicated hereon.

Dated: 6/27/77  
Neil K Eklund

FOR TITLE INSURANCE PURPOSES ONLY.



STUTZMANN ENGINEERING ASSOCIATES, INC.

PLOT PLAN

DESCRIPTION: LOT 20 BROOKSIDE SUBD  
 FOR: MR. JIM MAYNOR DATE: 6/27/77

DECLARATION OF PROTECTIVE COVENANTS

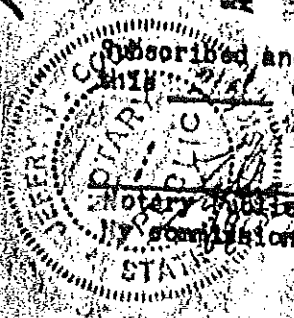
1. Each lot shall be classified as restricted residential and shall not be divided or partitioned into smaller parcels until, and at such time, as Brookside Subdivision is annexed to the city of North Pole, Alaska, and then only to specifications set by the City of North Pole and the Fairbanks North Star Borough Planning and Zoning Commission.
2. Only one dwelling not to exceed two stories shall be permitted on each lot or part thereof; said dwelling shall not house or provide for more than two (2) single family dwelling units.
3. No building or portion thereof shall be constructed or placed within twenty feet of any lot line. Fenced enclosures shall be limited to a maximum height of six (6) feet.
4. No dwelling shall contain less than twelve hundred (1200) square feet of floor space, and must conform to FHA minimum standards. The exterior of said dwelling shall be completed within a period of two years (2) after the beginning of construction, and must be finished with an acceptable recognized permanent orthodox finish material. Accessory buildings shall also be finished in the same manner on the exterior within two (2) years after beginning construction.
5. Trees or brush on property shall be hand-cleared (machete, hand axe, power saw, etc.) to preserve the natural atmosphere; no bulldozers or other heavy equipment shall be used to clear trees or brush. Burning will be permitted only in cleared areas a minimum of fifty (50) feet from the nearest tree, and on days without any wind; fires shall not be left unattended at any time.
6. Water and sewage systems shall be provided on each lot to adequately serve the number of people to be housed, and in conformance with the regulations of the State Department of Health. Plans for construction shall be submitted to the State Department of Health prior to installation of the systems.
7. No noxious or offensive activity 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.
8. No lot or any part thereof shall be used as a dumping or storage ground for refuse or rubbish of any kind whatsoever. Trash, garbage and other waste shall be kept in sanitary containers; accumulated trash, garbage and other waste shall be disposed of not less than once weekly. Containers and equipment used for the storage or disposal of refuse shall be maintained in a clean and sanitary condition, in accordance with the regulations of the State Department of Health.
9. No lot shall be used for the parking or storing of any commercial vehicles, machinery, surplus equipment or buildings; quonsets, trailers or scrap of any kind. Only items directly connected with the use of the land for strictly residential purposes may be kept on the lot. One camp trailer and one boat may be stored on the property.



- 10. No structure of a temporary character such as a trailer, tent, barn, shack, garage, or other out-building shall be used on any lot at any time as a residence either temporarily or permanently. A basement may be used as a temporary residence for no more than a period of eighteen (18) months.
- 11. No poultry, dogs, cats, livestock, or other animals shall be permitted on any lot or part thereof for commercial purposes, nor shall they be allowed to constitute a nuisance. Ambulatory pets shall be contained in proper enclosures on the owner's property so as not to disturb neighboring property owners. A maximum of one horse, one dog, one cat, one rabbit may be kept on any one lot. House pets such as fish, birds, and turtles are not considered to be ambulatory nuisances to neighbors and may be kept in reasonable quantities.
- 12. No obstructions shall be placed in drainage ditches adjoining any lot. Metal culverts of a diameter not less than twelve (12) inches, or as required by the Division of Highways, shall be placed under driveways leading from roads or streets onto said lot, to avoid obstruction of said ditch.
- 13. No signs of any description shall be placed upon said lot or part thereof for public view which exceed five (5) square feet in area, nor shall any sign be located nearer than twenty (20) feet from any lot line.
- 14. No outbuildings will be permitted unless constructed in harmony with the main dwelling and the number of outbuildings shall not exceed three for the purposes of tool sheds, greenhouse and detached garage.
- 15. The restrictive covenants and agreements herein contained shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years, but shall be subject to change or renewal either individually or collectively by the vote of the record owners of a majority of the property in the subdivision at any time. 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. Invalidation of any one of these covenants shall in no way affect any of the other provisions, which shall remain in full force and effect.

75-14304 800 chg

AUG 26 2 47 PM '75  
REQUESTED BY  
ADDRESS  
FBKs. North  
STAR Borough



Subscribed and sworn to before me this \_\_\_\_\_ day of August, 1975.

*[Signature]*  
Notary Public for Alaska

*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*

29 Loks

AGREEMENT TO CHANGE DECLARATION OF PROTECTIVE COVENANTS

In accordance with paragraph 15 of the Declaration of Protective Covenants for Brookside Subdivision, Fairbanks Recording District, Alaska, recorded On August of 1975, in Volume 18 Page 457, Records of the Fairbanks Recording District, Alaska; the undersigned owners of property in said Brookside Subdivision hereby vote and declare as a majority of the property owners in said subdivision that they change the Declaration of Protective Covenants as follows:

Paragraph 11 of said covenants is changed and amended to read as follows:

No poultry, dogs, cats, livestock or other animals shall be permitted on any lot or part thereof for commercial purposes, nor shall they be allowed to constitute a nuisance. Ambulatory pets shall be contained in proper enclosures on the owner's property so as not to disturb neighboring property owners. No horses or other farm or large type animals shall be allowed on any lot in the subdivision. Up to three (3) dogs will be allowed on a lot if there is a dog run. No kennels or dog teams will be allowed on any lot or part thereof. If dogs as allowed are kept on any lot, only one cat and one rabbit will be allowed on that same lot. House pets such as fish, birds and turtles are not considered to be ambulatory nuisances to neighbors and may be kept in reasonable quantities.

Dated April 28, 1978.

Earl E. Cook  
Earl E. Cook, owner

Emma M. Cook  
Emma M. Cook, owner

John Butrovich, Jr.  
John Butrovich, Jr., owner

Grace M. Butrovich  
Grace M. Butrovich, owner

John J. Mavencamp  
John J. Mavencamp, owner

Sharon D. Mavencamp  
Sharon D. Mavencamp, owner

78-1525.1  
800

RECORDED-FILED  
FAIRBANKS REC.  
DISTRICT

APR 1 10 26 AM '78

REQUESTED BY  
ADDRESS TITLE

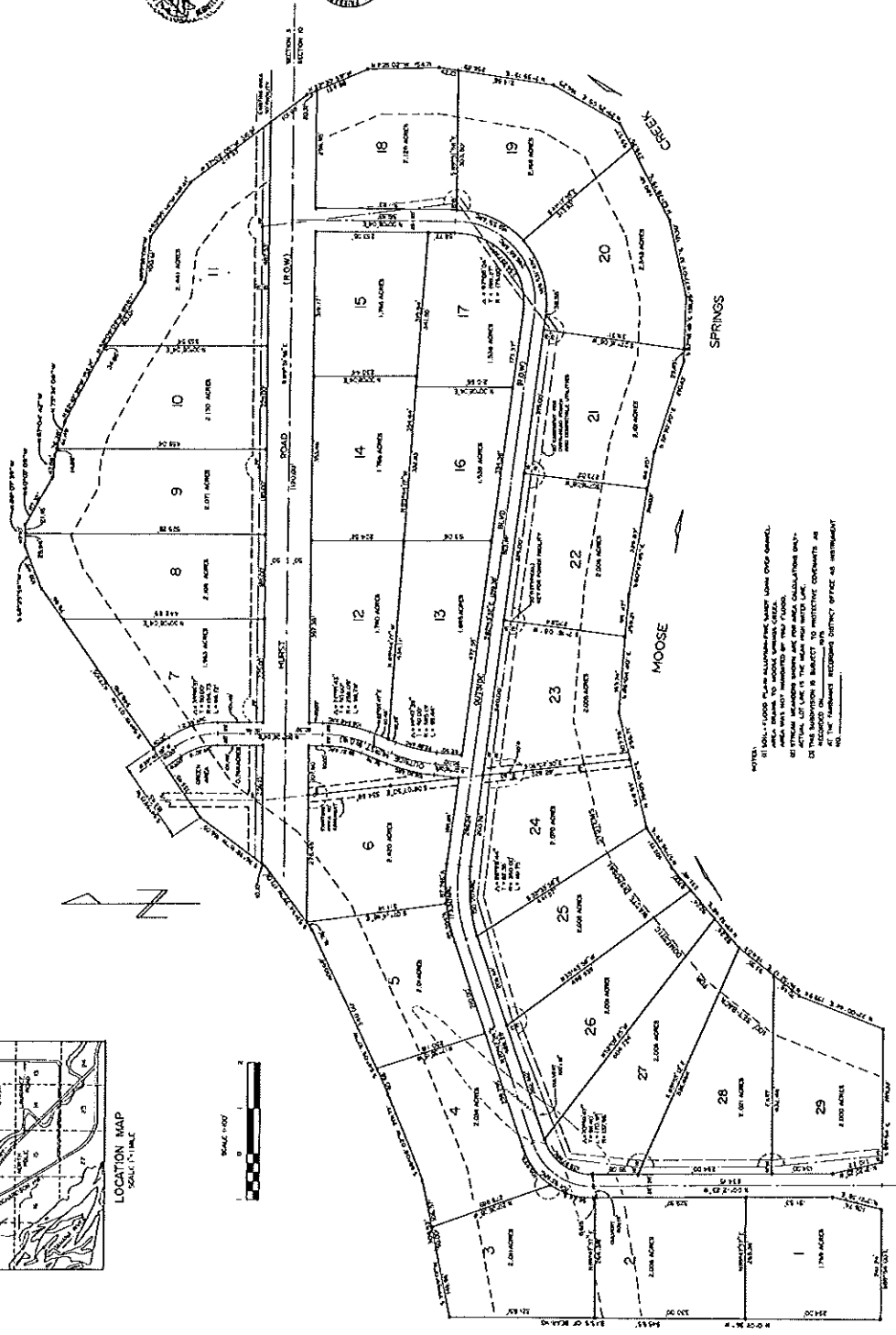
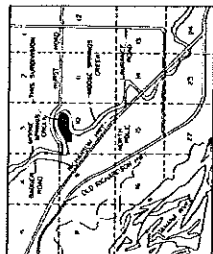
Cook 900008-1

This is to certify that on this 27<sup>th</sup> day of April, 1978, personally appeared before me Earl E. and Emma M. Cook, John Butrovich, Jr., and Grace M. Butrovich, and John J. and Sharon D. Mavencamp. They are known to me to be the individuals as indicated, and they signed this agreement voluntarily for the uses and purposes mentioned therein.



Jeffrey J. Cook  
Notary for Alaska  
My Commission expires: 6/27/79

75-121



NOTES:  
 1. LOTS 1-28 ARE ALLOCATED TO THE BEAVER SUBDIVISION.  
 2. LOTS 1-28 ARE TO BE DEVELOPED AS RESIDENTIAL.  
 3. LOTS 1-28 ARE TO BE DEVELOPED AS RESIDENTIAL.  
 4. LOTS 1-28 ARE TO BE DEVELOPED AS RESIDENTIAL.  
 5. LOTS 1-28 ARE TO BE DEVELOPED AS RESIDENTIAL.

**BROOKSIDE SUBDIVISION**

**CERTIFICATE OF OWNERSHIP AND REGISTRATION**

I, the undersigned, do hereby certify that the above described land is the property of the State of Alaska, and that the same is being offered for sale to the highest bidder at public auction on the 10th day of August, 1968, at 10:00 A.M. at the State Office Building, Anchorage, Alaska.

*John W. Calkins*  
 Governor  
 STATE OF ALASKA  
 UNITED STATES OF AMERICA

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, the undersigned, do hereby certify that the above described land is the property of the State of Alaska, and that the same is being offered for sale to the highest bidder at public auction on the 10th day of August, 1968, at 10:00 A.M. at the State Office Building, Anchorage, Alaska.

*John W. Calkins*  
 Registered Land Surveyor

**CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION**

I, the undersigned, do hereby certify that the above described land is the property of the State of Alaska, and that the same is being offered for sale to the highest bidder at public auction on the 10th day of August, 1968, at 10:00 A.M. at the State Office Building, Anchorage, Alaska.

*John W. Calkins*  
 Planning Commission

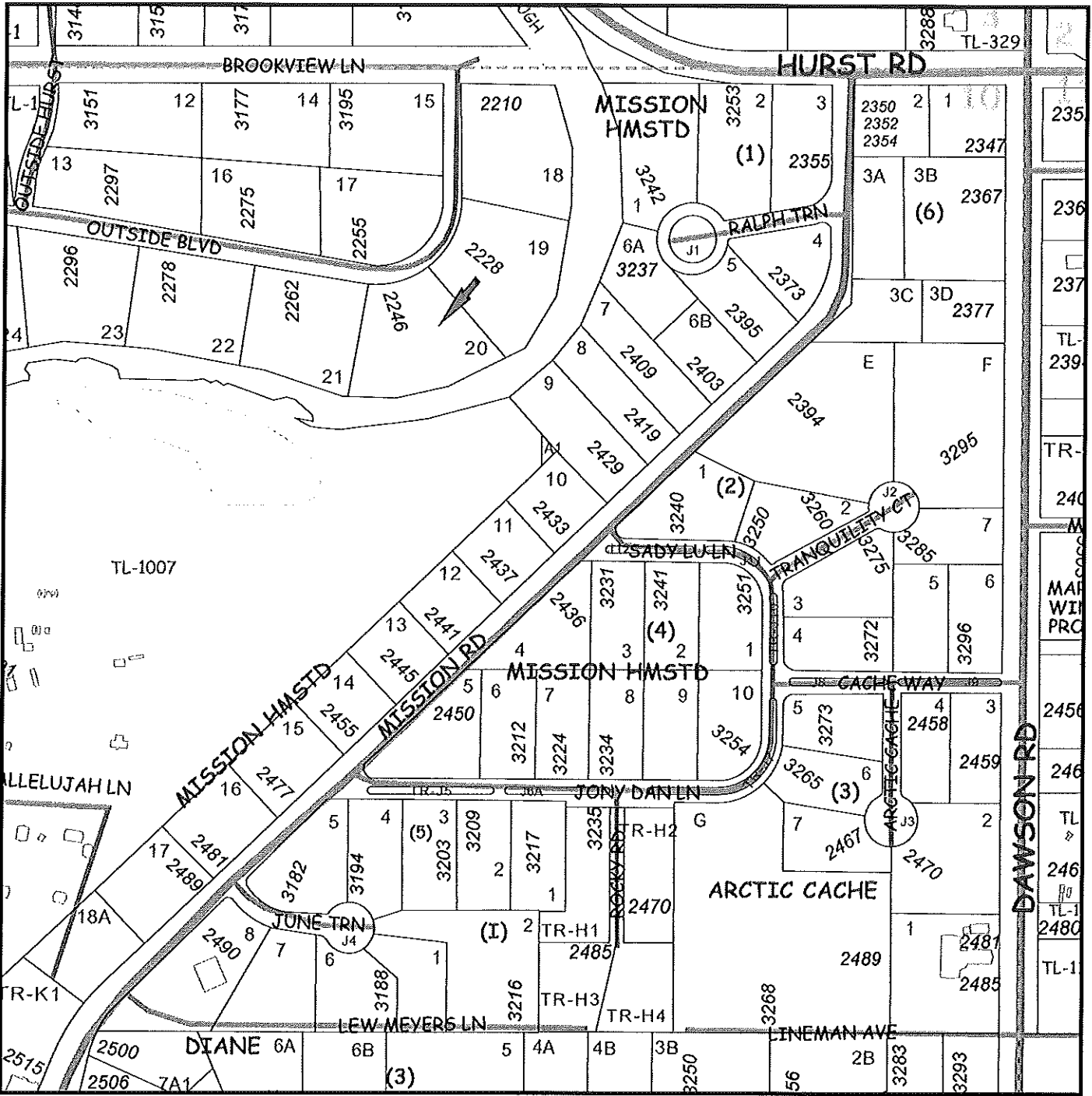
**CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION**

I, the undersigned, do hereby certify that the above described land is the property of the State of Alaska, and that the same is being offered for sale to the highest bidder at public auction on the 10th day of August, 1968, at 10:00 A.M. at the State Office Building, Anchorage, Alaska.

*John W. Calkins*  
 Planning Commission

7-5-121  
 5-24  
 RECEIVED  
 PLANNING  
 9:40 AM  
 7/5/68  
 F.A.S.E.

ALASKA ENGINEERS AND SURVEYORS ANCHORAGE DISTRICT OFFICE 1000 W. 11TH AVENUE ANCHORAGE, ALASKA 99501
BROOKSIDE SUBDIVISION 28 LOTS, 100 ACRES, 1/4 SECTION 10, T. 10N., R. 10W., S. 24E.
FOR SALE, 10000
SUBMITTED BY: [Signature]
DATE: 7/5/68
SCALE: 1"=100'
SHEET: 1 of 1



**Owner**

EDWIN BATTLE  
PO BOX 57002  
NORTH POLE AK 99705

**Legal**

**LOT 20 BROOKSIDE**

**Address** 2246 OUTSIDE BLVD BLVD

Tax ID	FNSB MAP	ASM Book
279048		138
TRS	Zoning	Zip Code Area
F-02S-02E-10	RE-2	99705
Land App	Bldg Appr	SQ FT / ACRE
35903	206453	0 0
Mill Rate	Primary Use	Tax Year
15.4590	RESIDENTIAL	2015
Est Taxes	Year Built	Tax Status
3457.42	1977	TAXABLE

Census Tract	16
Community	NORTH POLE CITY
Elem School	BADGER
Middle School	North Pole
High School	North Pole
Road Service	BROOKSIDE
Fire Service	BROOKSIDE
Latitude	64.76045231 13668
Longitude	-147.319077962275
MLS Area	760
Voting Dist	
House District	3
Senate District	B
Flood Zone	A,X
Elevation	400

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