

# YUKON

TITLE COMPANY

## PROPERTY PROFILE

DATE: March 2, 2017

LP2017-0538

PREPARED FOR:

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

PROPERTY OWNER:

DORSETT/WONG

STREET ADDRESS:

LEGAL DESCRIPTION:

Lot 7 & 8, Block 2, JOHNSTON SUBDIVISION,  
Plat No. 193.737

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. Yukon Title, Inc. has not completed a search of the court records to determine the existence of Judgements, Tax Liens, or Bankruptcies. 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. The liability of the Company is expressly limited to the fee paid for this report.

**LISTING  
PACKAGE**

A. The following information has been obtained from the Fairbanks North Star Borough records:

**REAL PROPERTY TAXES:**

**2016 Assessed Value for Lot 7, Block 2:**

PAN No.	:	0079227	Tax Amount*	:	\$573.14
Land	:	\$21,600	Misc. Improvement	:	N/A
Building	:	\$11,979	Total Assessed Value	:	\$33,579

\*The first half of taxes for 2016 are PAID; the second ½ of taxes are due November 1, 2016; delinquent November 2, 2016.

\*Taxes for 2016 are FULLY PAID.

**2016 Assessed Value for Lot 8, Block 2:**

PAN No.	:	0079235	Tax Amount*	:	\$2,466.04
Land	:	\$21,600	Misc. Improvement	:	N/A
Building	:	\$122,876	Total Assessed Value	:	\$144,476

\*The first half of taxes for 2016 are PAID; the second ½ of taxes are due November 1, 2016; delinquent November 2, 2016.

\*Taxes for 2016 are FULLY PAID.

MIL RATE	:	17.069
ZONING	:	TF
FIRE DISTRICT	:	CITY OF FAIRBANKS
ROAD SERVICE AREA	:	CITY OF FAIRBANKS
SCHOOLS	:	Joy Elementary Randy Smith Middle West Valley High
MLS AREA	:	710
RECORDING DISTRICT	:	401
LONGITUDE	:	64.86205032
LATITUDE	:	-147.75771079

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.

## **LISTING PACKAGE**

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

1. Last Deed of Record recorded for Lot 7, Block 2 JOHNSTON as Instrument No. 2014-015277-0 to: HEATHER DORSETT & MICHAEL WONG

Last Deed of Record recorded for Lot 8, Block 2 JOHNSTON as Instrument No. 2009-014158-0 to: HEATHER DORSETT & MICHAEL WONG

2. Deed of Trust recorded as Instrument No. 2009-014159-0.
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> 0079235	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 8 BLOCK 2 JOHNSTON	<b>PROPERTY CLASS</b> Multi-Family
<b>NEIGHBORHOOD</b> 0160 Aurora-Lemeta	<b>BUSINESS</b>	<b>STATUS</b> TAXABLE
<b>MILLAGE GROUP</b> 0078 JOHNSTON	<b>MOST RECENT MILLAGE RATE</b> 17.0690	<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>FIRE SERVICE AREA</b> CITY OF FAIRBANKS		
<b>LAND AREA</b> Parcel 1 7200 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
DORSETT, HEATHER E	OWNERSHIP	1717 TAMARACK ST
WONG, MICHAEL N	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 #
Warranty Deed	7/29/2009			<a href="#">2009-014158-0</a>
Deed of Trust	7/29/2009			<a href="#">2009-014159-0</a>
Quitclaim Deed	2/20/2008			<a href="#">2008-002857-0</a>
Quitclaim Deed	7/31/2002			<a href="#">2002-015371-0</a>
Warranty Deed	10/1/1996	972	768	
Multi-Parcel Deed of Trust	9/30/1996	972	769	

### 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	\$21,600	\$122,876	\$144,476	\$0	\$144,476
2015	\$21,600	\$118,450	\$140,050	\$0	\$140,050
2014	\$21,600	\$118,450	\$140,050	\$0	\$140,050
2013	\$21,600	\$126,337	\$147,937	\$0	\$147,937
2012	\$21,600	\$133,304	\$154,904	\$0	\$154,904

### Pay Property Taxes by credit card

#### Tax History (Updated: 02/28/17 03:50 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	\$2,466.04	\$0.00	\$0.00	\$2,466.04	\$2,466.04	\$0.00
2015	\$2,419.64	\$0.00	\$0.00	\$2,419.64	\$2,419.64	\$0.00
2014	\$2,367.54	\$0.00	\$0.00	\$2,367.54	\$2,367.54	\$0.00
2013	\$2,504.88	\$0.00	\$0.00	\$2,504.88	\$2,504.88	\$0.00
2012	\$2,625.62	\$0.00	\$0.00	\$2,625.62	\$2,625.62	\$0.00

# Property Summary



[back to Search Page](#)

<b>PAN</b> 0079227	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 7 BLOCK 2 JOHNSTON	<b>PROPERTY CLASS</b> Other (Misc.)
<b>NEIGHBORHOOD</b> 0160 Aurora-Lemeta	<b>BUSINESS</b>	<b>STATUS</b> TAXABLE
<b>MILLAGE GROUP</b> 0078 JOHNSTON	<b>MOST RECENT MILLAGE RATE</b> 17.0690	<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>FIRE SERVICE AREA</b> CITY OF FAIRBANKS		

**LAND AREA**  
Parcel  
1 7200 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
DORSETT, HEATHER E	OWNERSHIP	1721 TAMARACK ST
WONG, MICHAEL N	CO-OWNER	

### Documents

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DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	10/15/2014			<a href="#">2014-015277-0</a>
Quitclaim Deed	2/20/2008			<a href="#">2008-002857-0</a>
Quitclaim Deed	7/31/2002			<a href="#">2002-015371-0</a>
Warranty Deed	10/1/1996	<a href="#">972</a>	<a href="#">768</a>	
Multi-Parcel Deed of Trust	9/30/1996	<a href="#">972</a>	<a href="#">769</a>	
Warranty Deed	5/1/1991	<a href="#">700</a>	<a href="#">519</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	\$21,600	\$11,979	\$33,579	\$0	\$33,579
2015	\$21,600	\$12,425	\$34,025	\$0	\$34,025
2014	\$21,600	\$12,870	\$34,470	\$0	\$34,470
2013	\$21,600	\$13,315	\$34,915	\$0	\$34,915
2012	\$21,600	\$13,761	\$35,361	\$0	\$35,361

[Pay Property Taxes by credit card](#)

### Tax History (Updated: 03/02/17 03:50 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	\$573.14	\$0.00	\$0.00	\$573.14	\$573.14	\$0.00
2015	\$587.84	\$0.00	\$0.00	\$587.84	\$587.84	\$0.00
2014	\$582.70	\$0.00	\$0.00	\$582.70	\$582.70	\$0.00
2013	\$591.18	\$0.00	\$0.00	\$591.18	\$591.18	\$0.00
2012	\$599.36	\$0.00	\$0.00	\$599.36	\$599.36	\$0.00

# Building Details for PAN 0079235

## Building General Features

### #YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1950      Triplex      DLB/Spilt Entry      Residential

### Amenities

#### DESCRIPTION

3-Fix. Bath\_SFR

### QUANTITY

3

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALL
1	571	1	75	Basement W/FINISH	Bsmt W
1	936	1.25	124	MLA + Attic	2x4cusi

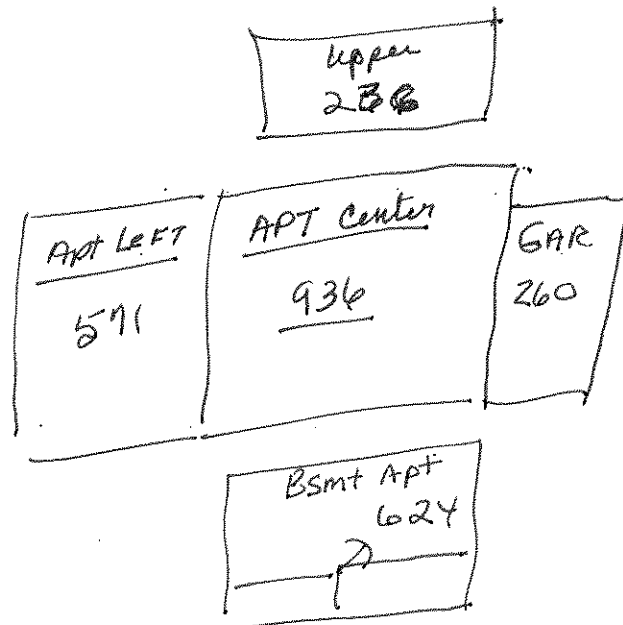
### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	56	Resl Bsmt/ unfinished
2	70	Closed Por Finished
3	260	Attached Gar. (A)
4	90	Glazed Por Finished

236  
 571  
 936  
 624  


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 2367





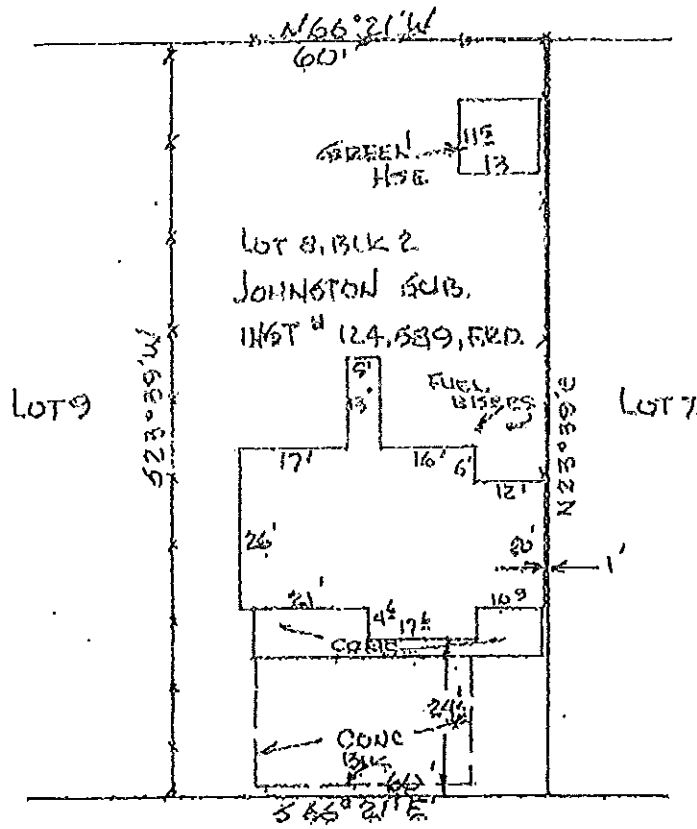
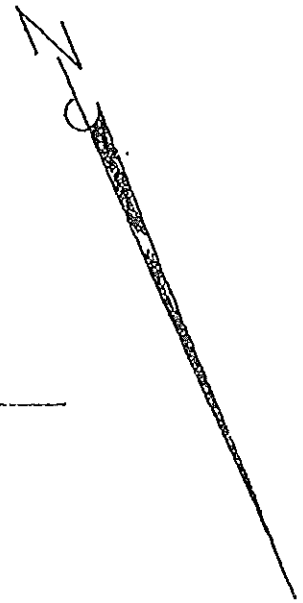
FOR TITLE INSURANCE PURPOSES ONLY

I David M. McNary, a Professional Land Surveyor, registered in the State of Alaska hereby certify that I am familiar with the improvements located within LOT 8, BLK 2, JOHNSTON SUBD. INST # 124,589, F.R.D.

and that these improvements lie wholly within the property lines and do not overlap onto property adjacent thereto unless indicated hereon and that no improvements on the property adjacent thereto encroach upon the premises in question unless indicated hereon and that there are no roadways, transmission lines or any other visible easements except as indicated hereon. Liability of this survey is limited to the relationship of improvements to existing found monuments. Liability of this survey is limited to the amount of the fee charged.

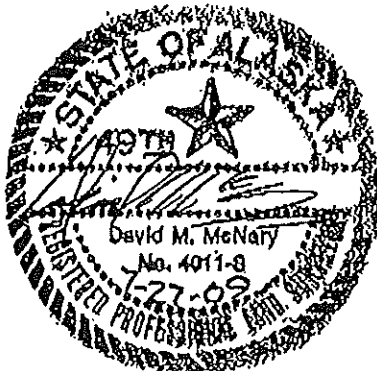
*David M. McNary* 7-27-09  
David M. McNary, 4011-S, PH. # 607-457-2737 ©

SCALE  
1" = 30'



TAMARACK ST  
50' ROW

AS BUILT PLOT PLAN  
LOT 8, BLK 2, JOHNSTON  
SUBD. INST # 124,589, F.R.D.  
BY D.M.M., 7-27-09



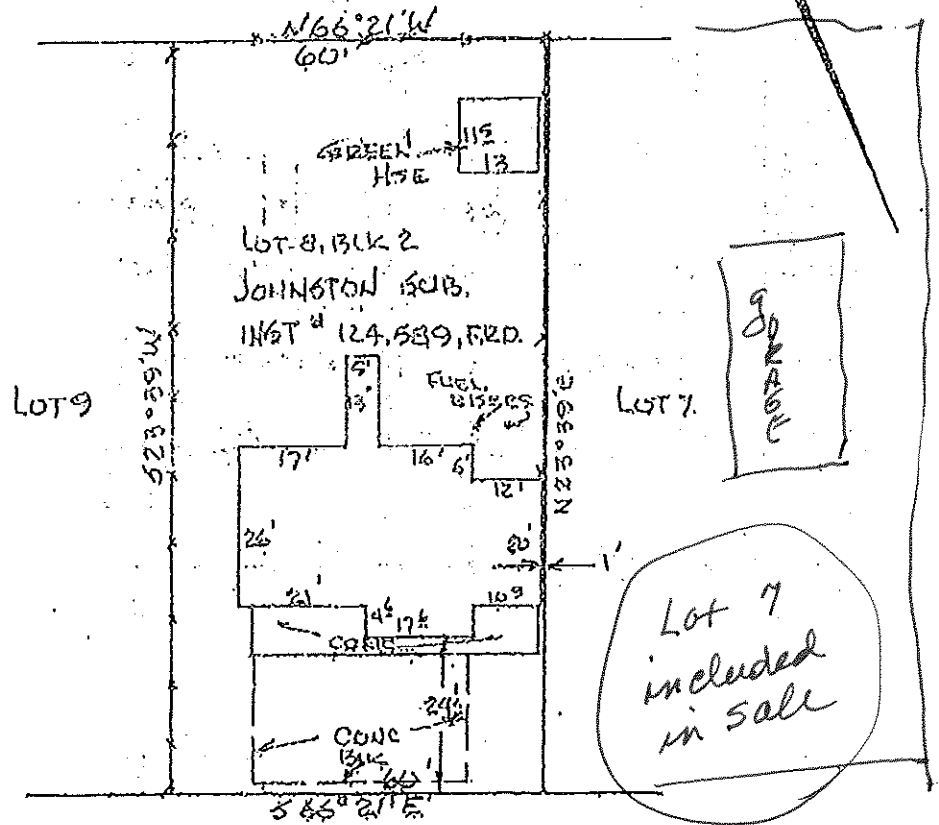
**FOR TITLE INSURANCE PURPOSES ONLY**

I David M. McNary, a Professional Land Surveyor, registered in the State of Alaska hereby certify that I am familiar with the improvements located within LOT 8, BLK 2, JOHNSTON SUBD. INST # 124,589, F.R.D.

and that these improvements lie wholly within the property lines and do not overlap onto property adjacent thereto unless indicated hereon and that no improvements on the property adjacent thereto encroach upon the premises in question unless indicated hereon and that there are no roadways, transmission lines or any other visible easements except as indicated hereon. Liability of this survey is limited to the relationship of improvements to existing found monuments. Liability of this survey is limited to the amount of the fee charged.

*David M. McNary* 7-27-09  
David M. McNary, 4011-B, PH # 807-457-2737 ©

SCALE  
1" = 30'



TAMARACK ST  
50' ROW



AS BUILT PLOT PLAN  
LOT 8, BLK 2, JOHNSTON  
SUBD. INST # 124,589, F.R.D.  
BY DFM, 7-27-09



**Chapter 18.48**  
**TF TWO-FAMILY RESIDENTIAL DISTRICT**

**Sections:**

- 18.48.010 Intent.
- 18.48.020 Use regulations.
- 18.48.030 Standards.

**18.48.010 Intent.**

This district is intended for medium density residential development and other uses which maintain the medium density residential nature of the district in areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988. 2004 Code § 18.24.010.)

**18.48.020 Use regulations.**

A. Permitted Uses. In the TF, two-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
2. Two-family attached dwellings.

B. Conditional Uses. In the TF, two-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10 and SF-5 districts;
2. Communications tower, major;
3. Communications tower, minor. (Ord. 2012-58 §§ 4, 6, 2013; Ord. 88-010 § 2, 1988. 2004 Code § 18.24.020.)

**18.48.030 Standards.**

In the TF, two-family residential district, geometric standards are:

**A. Lot Area.**

1. Lot area for a single-family detached dwelling 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.

**B. Required Yards for Principal Buildings.**

1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five feet;
3. Rear yard shall not be less than five feet.

**C. Building Height.** Unlimited.

D. Exceptions for Yard, Lot Area, and Building Height Requirements. See Chapter 18.98 FNSBC.

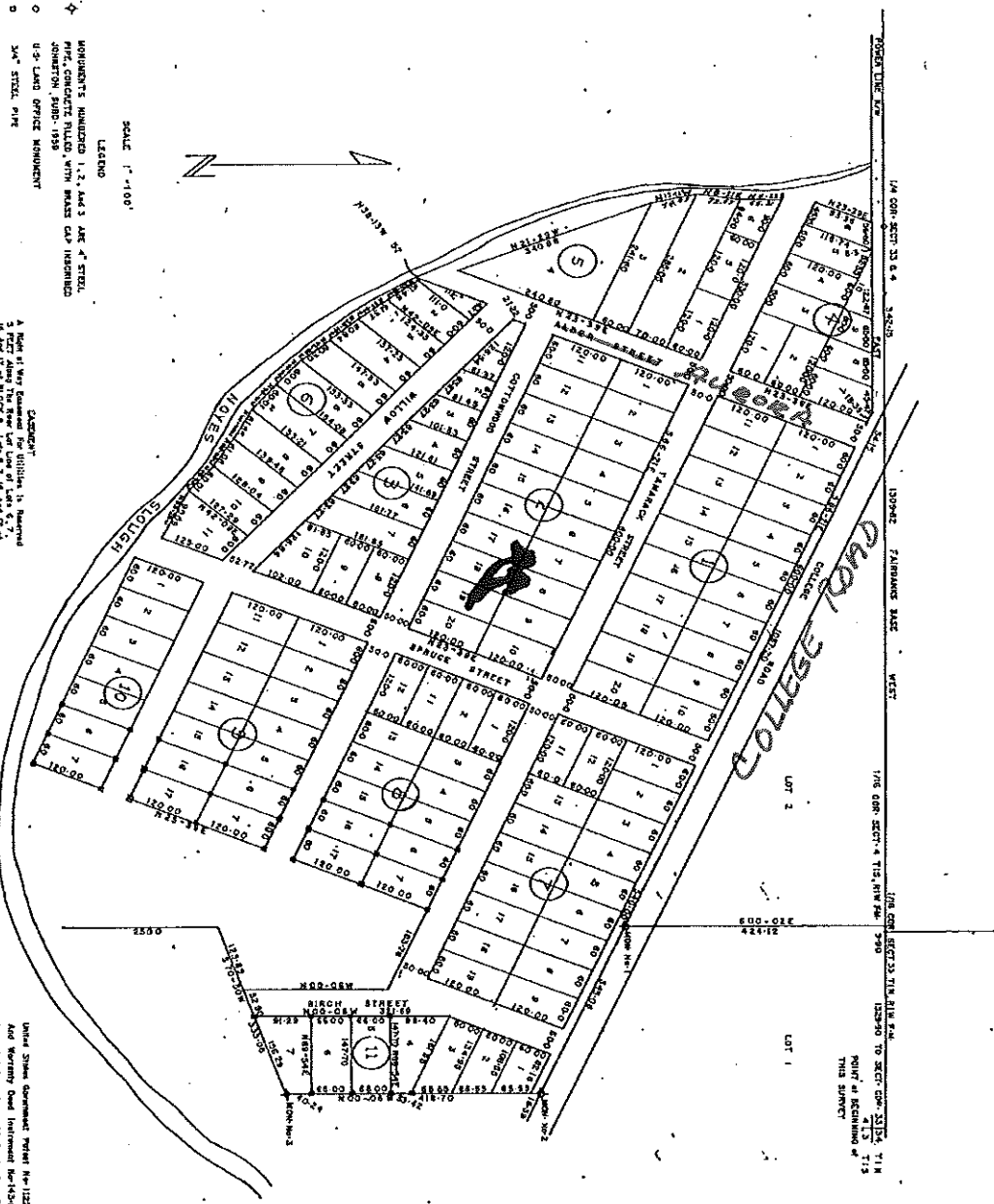
E. Parking. See Chapter 18.98 FNSBC.

F. Signs. See Chapter 18.96 FNSBC. (Ord. 2016-12 § 3, 2016; Ord. 88-010 § 2, 1988). (2004 Code § 18.24.030.)

## EASEMENT

A Right of Way Easement For Utilities Is Reserved  
5 FEET Along The Rear Lot Line of Lots 6, 7,  
16, And 17 of BLOCK 8, Lots 6, 7, 16, And 17 of  
BLOCK 9; Also 10 FEET Along The North Lot Line  
of Lots 6 And 7 Block 10; Also 10 FEET Along  
The East Lot Line of Lots 2, 3, 4, 5, 6 And 7  
of BLOCK 11.

SECTION 23 T14, R1W, P14



SCALE 1"=100'

LEGEND

- MONUMENTS NUMBERED 1, 2, 4&5 ARE 4" STEEL, PERM. CONCRETE PILES, WITH BRASS CAP INScribed
- JOHNSON, SUBD. 1939
- U.S. LAND OFFICE MONUMENT
- 3/4" STEEL PIPE

CAUTION

A Note at West End of Section 23, Township 14 North, Range 14 West, Alaska, is hereby recorded to advise that the same is subject to a mortgage in favor of the State of Alaska, recorded in the Office of the State Engineer, at Fairbanks, Alaska, on the 10th day of March, 1939, and that the same is subject to a mortgage in favor of the State of Alaska, recorded in the Office of the State Engineer, at Fairbanks, Alaska, on the 10th day of March, 1939, and that the same is subject to a mortgage in favor of the State of Alaska, recorded in the Office of the State Engineer, at Fairbanks, Alaska, on the 10th day of March, 1939.

United States Government Patent No. 1122023  
 And Warranty Deed Instrument No. 1452128  
 Recorded in Vol. 64 of Deeds from 50  
 Technical Recording Division of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Henry Curtis of the County of Kenai, State of Alaska, do hereby certify that I am the owner of the property shown and described herein and that I hereby dedicate this part of said subdivision to the public use of the State of Alaska, and that I have no other claim or interest in the same.

Witness my hand and seal of office at Fairbanks, Alaska, this 12th day of December, 1939.

Henry Curtis  
 Owner

UNITED STATES OF AMERICA )  
 STATE OF ALASKA )  
 ss

That I, Henry Curtis of the County of Kenai, State of Alaska, do hereby certify that I am the owner of the property shown and described herein and that I hereby dedicate this part of said subdivision to the public use of the State of Alaska, and that I have no other claim or interest in the same.

Witness my hand and seal of office at Fairbanks, Alaska, this 12th day of December, 1939.

Henry Curtis  
 Owner

CERTIFICATE OF REGISTERED SURVEYOR

Original Survey Made by: WALTER C. JOHNSON  
 Original Subdivided Survey by: WALTER C. JOHNSON  
 I, Walter C. Johnson, Registered Surveyor, do hereby certify that the above described survey was made in accordance with the provisions of the laws of the State of Alaska, and that the same is correct and true to the best of my knowledge and belief.

Witness my hand and seal of office at Fairbanks, Alaska, this 12th day of December, 1939.

Walter C. Johnson  
 Registered Surveyor

CERTIFICATION OF APPROVAL BY THE BOARD

I, Walter C. Johnson, Registered Surveyor, do hereby certify that the above described survey was made in accordance with the provisions of the laws of the State of Alaska, and that the same is correct and true to the best of my knowledge and belief.

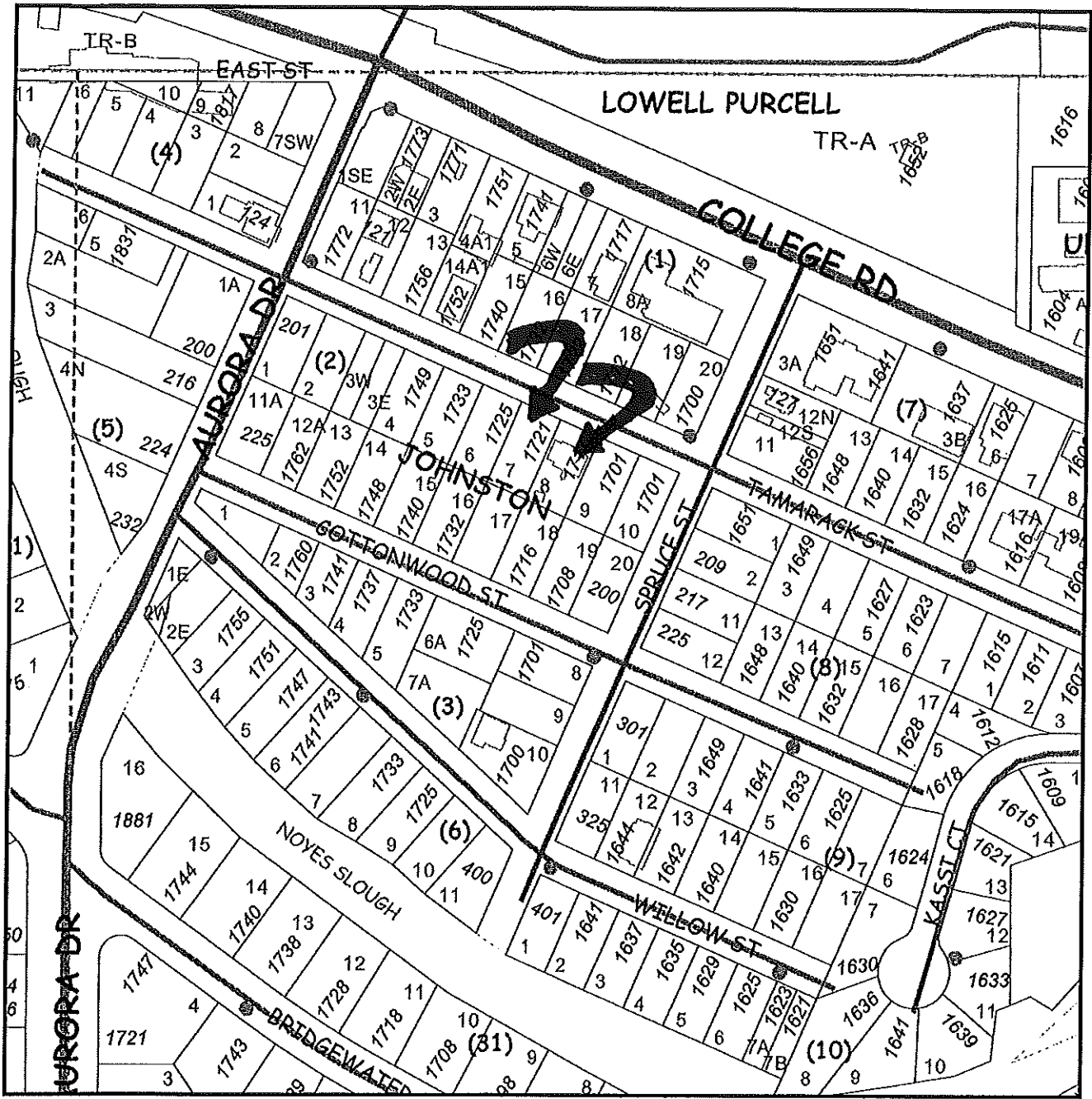
Witness my hand and seal of office at Fairbanks, Alaska, this 12th day of December, 1939.

Walter C. Johnson  
 Registered Surveyor

NOTE

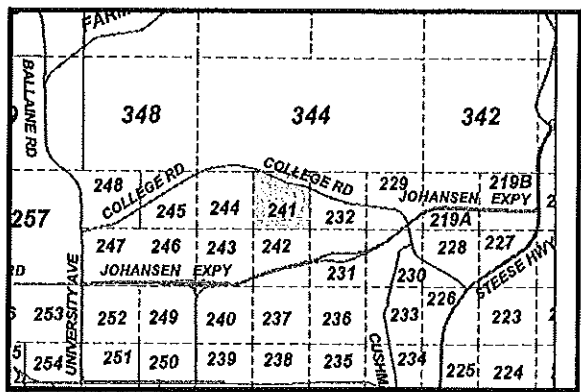
The Original JOHNSON SUBDIVISION is recorded in the Office of the State Engineer, at Fairbanks, Alaska, on the 10th day of March, 1939, and that the same is subject to a mortgage in favor of the State of Alaska, recorded in the Office of the State Engineer, at Fairbanks, Alaska, on the 10th day of March, 1939.

JOHNSON SUBDIVISION  
 AND  
 ADDITION  
 COMPRISED OF LOTS 2, 4 AND PART OF LOTS 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



<b>Owner</b>			<b>Census Tract</b>		
HEATHER DORSETT 2228 BRIDGEWATER DR FAIRBANKS AK 99709			6		
<b>Legal</b>			<b>Community</b>		
LOT 8 BLOCK 2 JOHNSTON			AURORA-LEMETA		
<b>Address</b> 1717 TAMARACK ST			<b>Elem School</b>		
			JOY		
			<b>Middle School</b>		
			Randy Smith		
			<b>High School</b>		
			West Valley		
			<b>Road Service</b>		
			CITY OF FAIRBANKS		
			<b>Fire Service</b>		
			CITY OF FAIRBANKS		
<b>Tax ID</b> 79235			<b>Latitude</b>		
<b>FNSB MAP</b>			64.86198457		
<b>ASM Book</b> 241			<b>Longitude</b>		
<b>TR S</b>			-147.76736746		
<b>Zoning</b> TF			<b>MLS Area</b>		
<b>Zip Code Area</b> 99709			710		
<b>Land App</b> 21600			<b>Voting Dist</b>		
<b>Bldg Appr</b> 122876			1		
<b>Mill Rate</b> 17.069			<b>House District</b>		
<b>Primary Use</b> MULTI-FAMILY			A		
<b>Year Built</b> 1950			<b>Senate District</b>		
<b>Est Taxes</b> 2466.04			Flood Zone		
			X		
			<b>Elevation</b>		
			400		
			<b>Tax Status</b>		
			TAXABLE		

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1717 Tamarack St, Fairbanks, AK 99709

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) MW 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) MW 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;

(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) XX 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.

<input checked="" type="checkbox"/>	<u>Michael Way</u>	<u>3/1/17</u>	<input checked="" type="checkbox"/>	<u>Heather E. Dornett</u>	<u>3/1/17</u>
Seller		Date	Seller		Date
				<u>Cecily J. Tolson</u>	
Purchaser		Date	Purchaser		Date
			Agent		Date

GREATER FAIRBANKS BOARD OF REALTORS®  
**MOLD DISCLOSURE AND HOLD HARMLESS**

Buyer \_\_\_\_\_  
Seller Heather E. Dorsett & Michael N. Wong  
Legal Description Lot 8, Block 2, Johnson Subdivision  
Property Address 1717 Tamarack St, Fairbanks, AK 99709

**MOLD.** The Center for Disease Control and Prevention (CDC) defines mold as fungi that can be found both indoors and outdoors. No one knows how many species of fungi exist. Molds grow best in warm, damp, and humid conditions, and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth. According to the Environmental Protection Agency (EPA), inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic reactions to mold are common and can be immediate or delayed. Mold growth may be directly visible or visible when barriers (such as walls) or furnishings (such as carpet) are removed. Mold may exist in the property of which Brokers, Licensees and parties to the transaction are unaware. Molds generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. These conditions might not be identified with a typical building inspection. Brokers/Licensees recommend Buyer/Seller obtain a building inspection to better determine the condition of the property. Neither Brokers nor Licensees are experts in the field of mold. Buyer/Seller should consult with their building inspector to determine if additional inspections are prudent. The cost and quality of such inspection(s) may vary.

**PROFESSIONAL ADVICE.** Buyer and Seller execute this Mold Disclosure and Hold Harmless with the understanding that they may consult with a professional of their choice regarding any questions or concerns.

**LEGAL ADVICE.** Buyer and Seller acknowledge that this Mold Disclosure and Hold Harmless does not attempt to offer legal advice. If Buyer or Seller feels the need for legal advice they may consult an attorney of their choice.

**HOLD HARMLESS.** Buyer and Seller agree to hold Brokers and Licensees harmless in the event any molds are discovered on the property.

More information regarding mold may be obtained from the U. S. Environmental Protection Agency at [www.epa.gov/iaq](http://www.epa.gov/iaq) or 800-438-4318.

I/We acknowledge having read and received a copy of this Mold Disclosure and Hold Harmless.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller ✓ Michael Wong Date 3/1/17

Seller ✓ Heather E Dorsett Date 3/1/17

