



YUKON
TITLE COMPANY
LISTING PACKAGE

DATE: December 10, 2013

LP2013-3342

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

PROPERTY OWNER: **HALLSTEN**

STREET ADDRESS: **260 Skye-Lee Way**

LEGAL DESCRIPTION: **Lot 9, Block C, MELBAR SUBDIVISION, Plat No. 75-175**

Thank you for using Yukon Title Company, Inc.



James Brazeau
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:

2013 Assessed Value:

PAN No.	: 0140201	Tax Amount*	: \$572.12
Land	: \$15,525	Misc. Improvement	: \$0
Building	: \$20,558	Total Assessed Value	: \$36,083

*The taxes for 2013 are DELINQUENT plus penalties and fees.

MIL RATE	:	15.8560
PARCEL SIZE	:	2.3 Acres/100,188.00 Sq. Feet
ZONING	:	Ra-5 (Rural and Agricultural Districts) See attached information sheet
STRUCTURE AGE/YR BUILT	:	N/A
FIRE DISTRICT	:	None Stated
ROAD SERVICE AREA	:	Potlatch
SCHOOLS	:	Two Rivers Elementary North Pole Middle North Pole High
MLS AREA	:	47
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.1788
LATITUDE	:	64.8708

- 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 in Book 1053 at Page 56 to: **JOHN G. HALLSTEN**
2. Notes and /or Easements as Stated on the Plat.
3. Plat Map
4. Neighborhood Map
5. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0140201	PROPERTY PHYSICAL DESCRIPTION LOT 9 BLOCK C MELBAR	
NEIGHBORHOOD 0602 Two Rivers	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2216 POTLATCH SERVICE AREA	MOST RECENT MILLAGE RATE 15.8560	STATUS TAXABLE
FIRE SERVICE AREA Not within a fire service area.		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA
Parcel
1 2.3 Acres

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
HALLSTEN, JOHN GERDLUND ESTATE OF OWNERSHIP		260 SKYE-LEE WAY

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.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	3/5/1998	<u>1053</u>	56	
Order	11/1/1993	<u>821</u>	<u>798</u>	<u>1993-022597-0</u>
Quit Claim Deed	1/18/1990	<u>650</u>	<u>721</u>	<u>1990-000990-0</u>

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
2013	\$15,525	\$20,558	\$36,083	\$0	\$36,083
2012	\$9,487	\$12,622	\$22,109	\$0	\$22,109
2011	\$9,487	\$13,287	\$22,774	\$0	\$22,774
2010	\$9,487	\$13,619	\$23,106	\$0	\$23,106
2009	\$9,487	\$11,876	\$21,363	\$0	\$21,363

[Pay Property Taxes by credit card](#)

Tax History (Updated: 12/09/13 03:59 AM)

If taxes are delinquent interest calculation date is: 1/3/2014 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2013	\$572.12	\$0.00	\$68.80	\$640.92	\$0.00	\$640.92
2012	\$347.66	\$0.00	\$0.00	\$347.66	\$347.66	\$0.00
2011	\$356.72	\$0.00	\$20.42	\$377.14	\$377.14	\$0.00
2010	\$362.26	\$0.00	\$19.53	\$381.79	\$381.79	\$0.00
2009	\$326.60	\$0.00	\$0.00	\$326.60	\$326.60	\$0.00

For questions regarding taxes, contact the FNSB Division of Treasury and Budget at 907-459-1441.

Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

Property

Taxid	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
140201	38	RA-5	RESIDENTIAL	0	100188.00	2.3

Legal

Property Owner

Owner 1
HALLSTEN JOHN G ESTATE OF

First Name	Last Name
JOHN	HALLSTEN

Owner 2

Owner 3
C/O MACIAS MARGRETE R

Mailing
5869 S MALTA ST

City	St	Zip
CENTENNIAL	CO	80015

Other

Elementary School
TWO RIVERS

Middle School
NORTH POLE

High School
NORTH POLE

Flood Zone X

Legal

Subdivision
MELBAR

Block	Lot
C	09

Site Address
260 SKYE-LEE WAY

Site Address - Assessing
260 SKYE-LEE WAY

Business

Road Service
POTLATCH

Fire Service
NONE

Voter Precinct Two Rivers Precinct
Legislature Senate Q, House 7

Township Range Section F-01N-03E-30
Elevation 650

LOT 9 BLOCK C MELBAR

Plat Number	Deed Date	DNR Doc#
76-1	3/1/1998	1990-000990-01

Mortgage Date	DNR Doc#

Neighborhood
TWO RIVERS

Property Assessment

Land 2013	Bldg 2013	Total 2013
15525	20558	36083
Taxable Value	Tax Assessed	Tax Exempted
22109	347.66	0
Tax Status	Mill Rate	Tax Year
TAXABLE	15.856	2013

Forest Coverage
Cultural

Census Tract	Census Blk	MLS
19	1103	47

Latitude 64.87087747
Longitude -147.178808

FNSB Planning Dist
Zip Code 99712

Ownership History

2012 Owner	12 Land	12 Total	12 Mill	2007 Owner	07 Land	07 Total	07 Mill
HALLSTEN JOHN GERDLUND E	9487	22109	15.725	HALLSTEN J	9487	21928	16.021
2011 Owner	11 Land	11 Total	11 Mill	2006 Owner	06 Land	06 Total	06 Mill
HALLSTEN JOHN GERDLUND ESTATE OF	9487	22774	15.664	HALLSTEN JOHN G	7010	19734	16.86
2010 Owner	10 Land	10 Total	10 Mill	2005 Owner	05 Land	05 Total	05 Mill
HALLSTEN JOHN G	9487	23106	15.678	HALLSTEN JOHN G	7010	20016	18.07
2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
HALLSTEN JOHN G	9487	21363	15.288	HALLSTEN JOHN G	7010	18705	18.73
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
HALLSTEN JOHN G	9487	21645	15.22	HALLSTEN J	7010	17868	

*DISCLAIMER – Though every effort is made to be as accurate as possible, these maps and data are not the official representation of any of the Information Included. The maps and data are made available solely for informational purposes. Alaska Street Master maps and data is made available on the condition that users agree that Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the maps and data, even if such errors, inaccuracies or omissions are attributable in whole or in part to Alaska Street Master's negligence or failure to use due care in obtaining or presenting the maps and data. By accessing and using these maps and data, you accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability. If you do not wish to accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability do not access or use the maps and data in this program. THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. BECAUSE MAPS OR DATA MAY BE INACCURATE OR UNSUITABLE FOR YOUR PURPOSE, DO NOT RELY ON ANY INFORMATION IN THIS PROGRAM AS BEING TOTALLY ACCURATE. DO NOT REPRESENT TO OTHERS THAT INFORMATION OBTAINED FROM THIS PROGRAM IS TOTALLY ACCURATE OR COMPLETE. © Copyright 2013.

Chapter 18.14 RA-40, RA-20, RA-10 AND RA-5 RURAL AND AGRICULTURAL DISTRICTS

Sections:

- 18.14.010 Intent.
- 18.14.020 Use regulations.
- 18.14.030 Standards.

18.14.010 Intent.

These districts are intended for agricultural uses of land for very low density residential development. These districts are intended for areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.14.020 Use regulations.

A. Permitted Uses. In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, permitted uses are:

1. Accessory uses;
2. Agribusiness;
3. Agricultural uses;
4. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of said uses, in the RA-40 and RA-20 districts only;
5. Animal and veterinary hospitals;
6. Animal boarding and breeding facilities;
7. Bed and breakfast homestay;
8. Bed and breakfast residence;
9. Blacksmith shop;
10. Church buildings;
11. Commercial agriculture;
12. Commercial and/or domestic livestock;
13. Communications tower, major;
14. Communications tower, minor;
15. Golf courses and related buildings;
16. Grange hall;
17. Guesthouse;
18. Home occupations;

19. Kennels, major and minor;
20. Mobile homes;
21. Public utility and service uses including, but not limited to: fire stations, transfer stations, electric substations, gas regulator stations, 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;
22. Riding academies and stables;
23. Single-family detached dwellings;
24. Sawmills, noncommercial;
25. Storage of fertilizers, farm supplies and common livestock husbandry;
26. Two-family attached dwellings;
27. Trade/technical/vocational school.

B. Conditional Uses. In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, conditional uses are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of said uses, in the RA-10 and RA-5 districts only;
2. Biosolids application when used for agricultural purposes or beneficial land application, conditionally permitted in the RA-40 district only;
3. Cemeteries;
4. Clubs and lodges;
5. Day care facilities;
6. Dormitories and other dwelling units, including mobile homes, placed on the premises to be used by individuals employed in the agricultural uses of the premises;
7. Group homes;
8. Hostels;
9. Mobile home parks;
10. Neighborhood dumpsters;
11. Public dumping sites;
12. Residential cluster development;
13. Professional offices;
14. School buildings;
15. Shooting and archery ranges;

16. Sawmills, commercial;

17. Stadiums, arenas and fairgrounds;

18. Wildlife and animal parks. (Ord. 2012-58 §§ 2, 3, 5, 6, 2013; Ord. 2012-22 § 3, 2012; Ord. 2009-05 § 4, 2009; Ord. 94-046 § 2, 1994; Ord. 93-064 § 4, 1994; Ord. 93-053 § 2, 1993; Ord. 90-075 § 2, 1990; Ord. 90-006 § 3, 1990; Ord. 89-099 § 4, 1990; Ord. 88-010 § 2, 1988)

18.14.030 Standards.

In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, geometric standards are:

A. Lot Area.

1. In the RA-40 district, lot area shall not be less than 1,600,000 square feet.
2. In the RA-20 district, lot area shall not be less than 800,000 square feet.
3. In the RA-10 district, lot area shall not be less than 400,000 square feet.
4. In the RA-5 district, lot area shall not be less than 200,000 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 10 feet.
3. Rear yard shall not be less than 10 feet.

C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

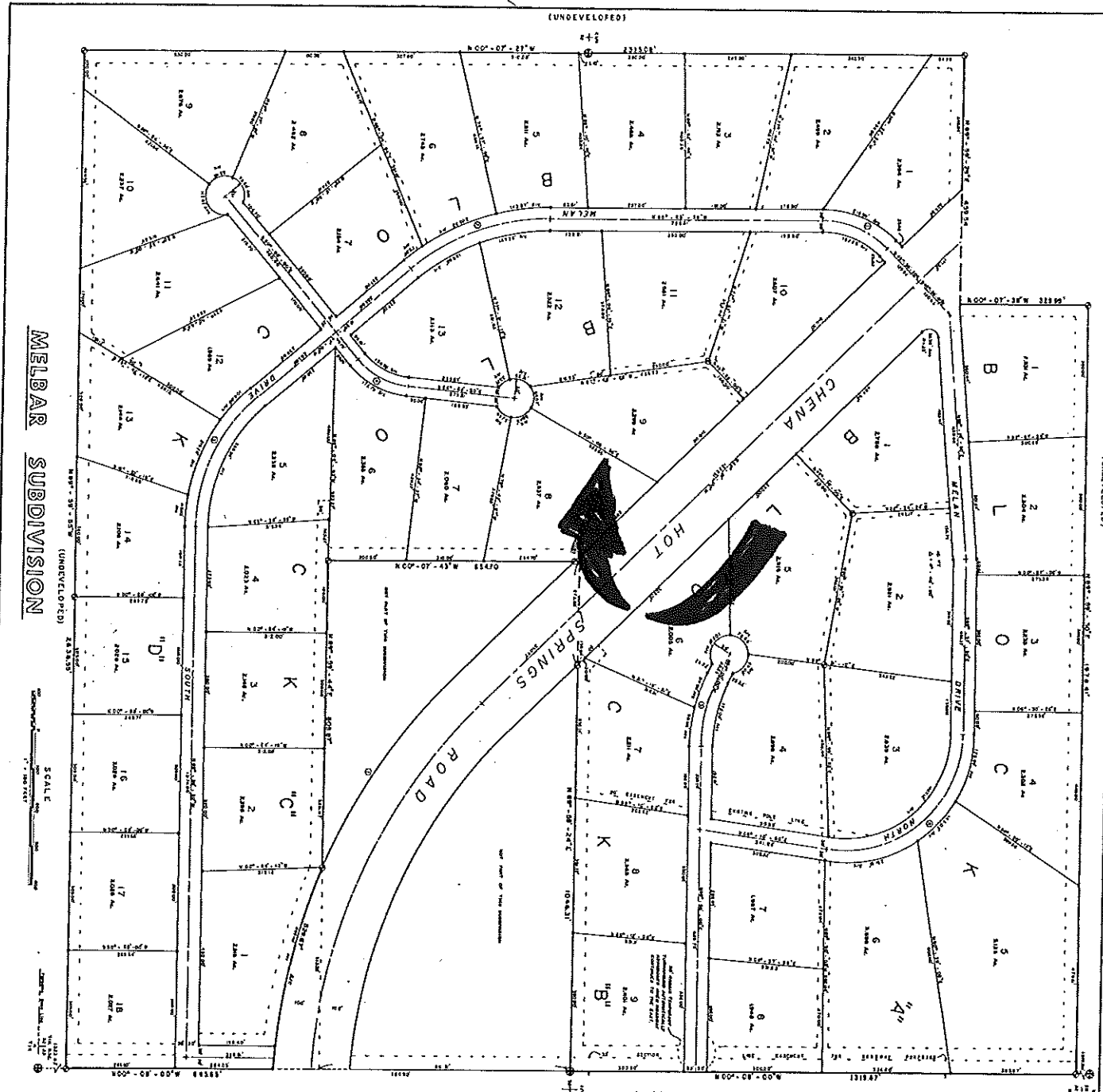
E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-070 § 3, 1988; Ord. 88-010 § 2, 1988)

The Fairbanks North Star Borough Code is current through Ordinance 2013-87, passed November 14, 2013.

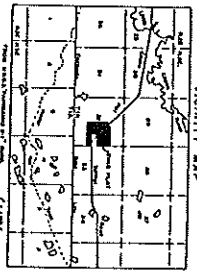
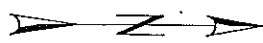
Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Borough Website: <http://www.co.fairbanks.ak.us/>
Borough Telephone: (907) 459-1401
Code Publishing Company



MELBAR SUBDIVISION

SCALE
1" = 100'



NOTES

1. This plat was prepared in accordance with the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.
2. The boundaries of the lots shown on this plat are based on the survey conducted by the Surveyor General of the State of Alaska, and are subject to the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.
3. The area shown on this plat is subject to the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.

LEGEND

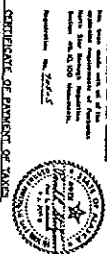
- ① All areas shown on this plat are subject to the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.
- ② All areas shown on this plat are subject to the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.
- ③ All areas shown on this plat are subject to the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.

5. CLONE DATA

CLONE NO.	CLONE NAME	CLONE TYPE	CLONE DATE
1	CLONE 1	CLONE 1	CLONE 1
2	CLONE 2	CLONE 2	CLONE 2
3	CLONE 3	CLONE 3	CLONE 3
4	CLONE 4	CLONE 4	CLONE 4
5	CLONE 5	CLONE 5	CLONE 5
6	CLONE 6	CLONE 6	CLONE 6
7	CLONE 7	CLONE 7	CLONE 7
8	CLONE 8	CLONE 8	CLONE 8
9	CLONE 9	CLONE 9	CLONE 9
10	CLONE 10	CLONE 10	CLONE 10
11	CLONE 11	CLONE 11	CLONE 11
12	CLONE 12	CLONE 12	CLONE 12
13	CLONE 13	CLONE 13	CLONE 13
14	CLONE 14	CLONE 14	CLONE 14
15	CLONE 15	CLONE 15	CLONE 15
16	CLONE 16	CLONE 16	CLONE 16
17	CLONE 17	CLONE 17	CLONE 17
18	CLONE 18	CLONE 18	CLONE 18



CERTIFICATE OF EXEMPTION OF TAXES
I, the Surveyor General of the State of Alaska, do hereby certify that the area shown on this plat is exempt from the payment of taxes under the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.



CERTIFICATE OF AMENDMENT OF PLAN
I, the Surveyor General of the State of Alaska, do hereby certify that the area shown on this plat is an amendment of the plan shown on the plat of the Surveyor General of the State of Alaska, and is subject to the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.

UNITED STATES OF AMERICA
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
SURVEYOR GENERAL

MELBAR SUBDIVISION
DESCRIBED AS S 1/2 NE 1/4, N1/2 SE 1/4, EXCEPTING THEREFROM N1/2 NW 1/4 SW 1/4 NE 1/4, N1/2 NE 1/4 SE 1/4, SECTION 32, T14N, R32E, PARAGRAPHS MEMORIAL CONTAINING 17000 LOT ACRES

75-05
11-14-75
MELBAR SUBDIVISION



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I, the Planning Commission of the State of Alaska, do hereby certify that the area shown on this plat is in accordance with the provisions of the Alaska Statutes, Title 25, Chapter 14, and the rules and regulations of the Department of Natural Resources.

DATE OF PREPARATION	11-14-75
DATE OF APPROVAL	11-14-75
DATE OF RECORDATION	11-14-75
DATE OF CANCELLATION	
DATE OF REVISION	
DATE OF AMENDMENT	
DATE OF CANCELLATION	
DATE OF REVISION	
DATE OF AMENDMENT	

NOTES

1. THIS AREA NOT FLOODED IN AUGUST 1967
2. THIS AREA OVERLAIN BY "FAIRBANKS", "MINTO", AND "TANANA" SOIL SERIES. (S.C.S. U.S.D.A. PUBLICATION 25)
3. LOT 1 BLOCK "A", LOT 1 BLOCK "D", LOTS 1,5, AND 6 BLOCK "B", AND LOTS 1, 8, 9, AND 10 BLOCK "C" SHALL NOT HAVE DIRECT ACCESS ONTO CHENA HOT SPRINGS ROAD BUT ARE REQUIRED TO UTILIZE THE PLATTED SUBDIVISION STREETS FOR VEHICULAR ACCESS.

MELBAR SUB.
Plat Amendment-Plat 75-175

76-1
1/8/76

FAIRBANKS NORTH STAR BOROUGH
PLANNING COMMISSION
P.O. Box 1267
FAIRBANKS, ALASKA 99707

In the matter of the)
amendment of the plat)
for Melbar Subdivision)
_____)

ORDER OF PLAT AMENDMENT

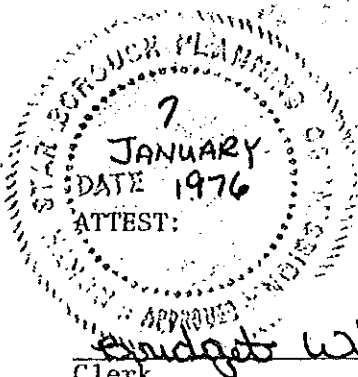
WHEREAS, the plat for Melbar Subdivision filed in the Fairbanks Recording District as Plat Number 75-175 dated November 14, 1975; and

WHEREAS, three errors have been discovered to exist on said plat;

IT IS HEREBY ORDERED that the plat for Melbar Subdivision, Plat Number 75-175, dated November 14, 1975 be amended as follows:

1. Front lot line of Lot 13, Block C, distance next to south corner of lot shown as 89.19' should read 59.19'.
2. Front lot line of Lot 6, Block C, distance next to southwest corner shown as 89.19' should read 59.19'.
3. Distance on street centerline between the above corrections shown as 119.19' should read 89.19'.

DONE THIS 7th DAY OF JANUARY, 1976 at Fairbanks, Alaska.



[Signature]
Chairman, Fairbanks North Star Borough
Planning Commission

76-1

300 charge

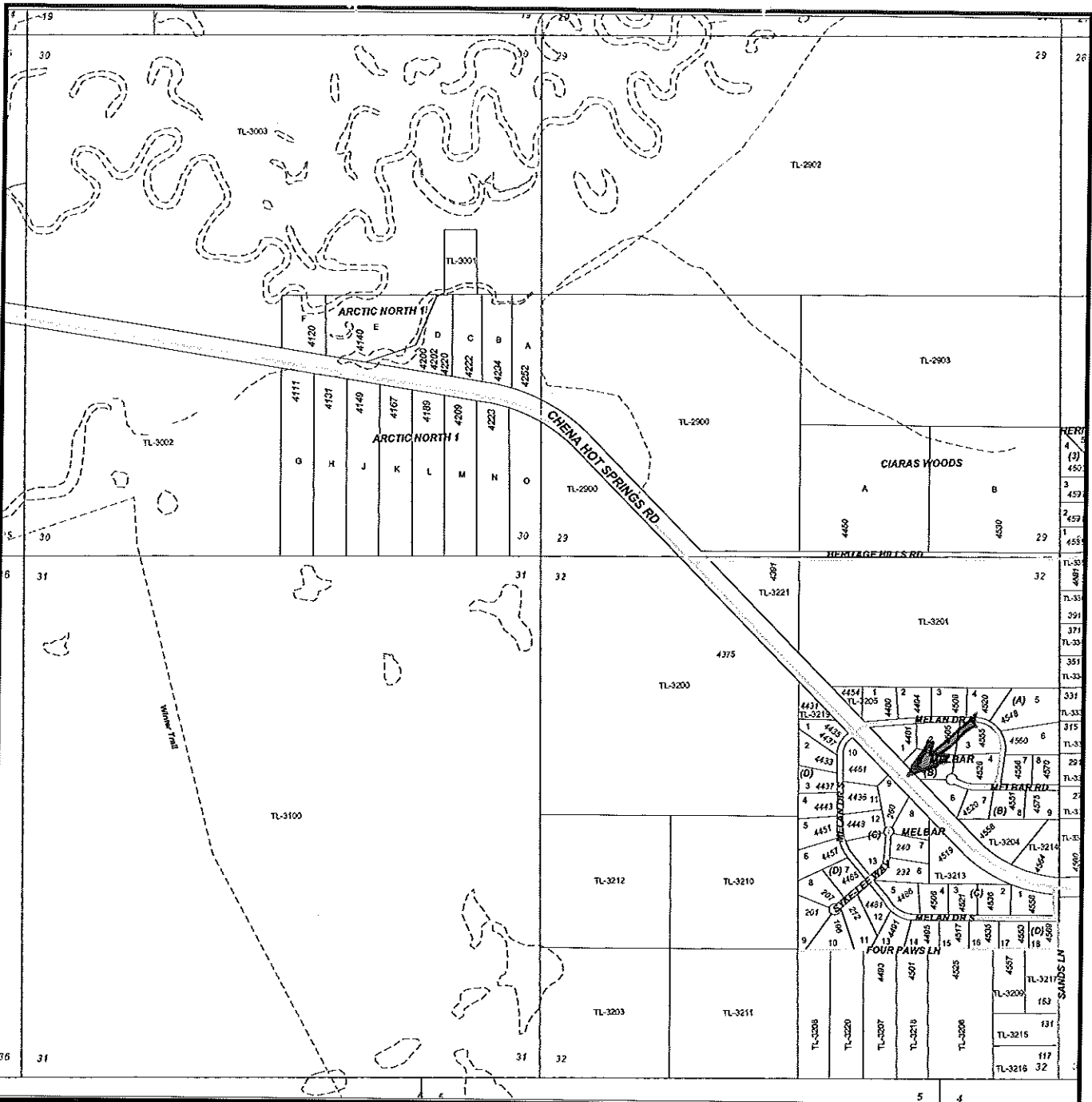
RECORDED-FILED
FAIRBANKS REC.
DISTRICT

JAN 8 11 09 AM '76

REQUESTED BY FNSB

ADDRESS

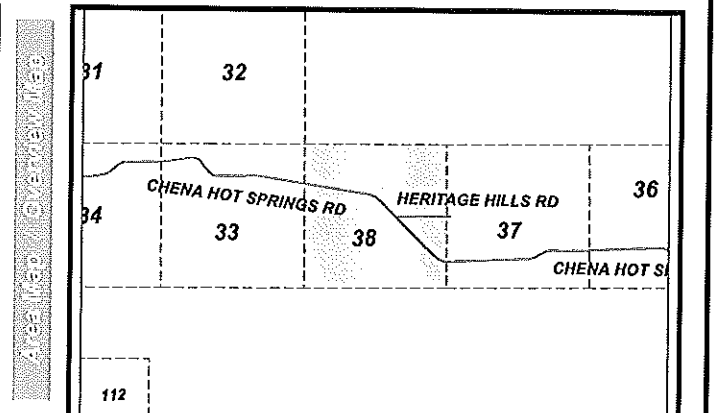
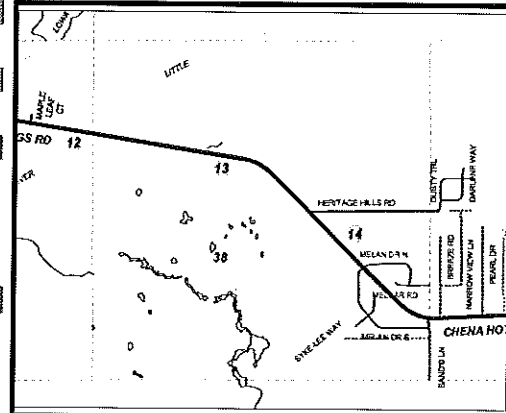
176-1

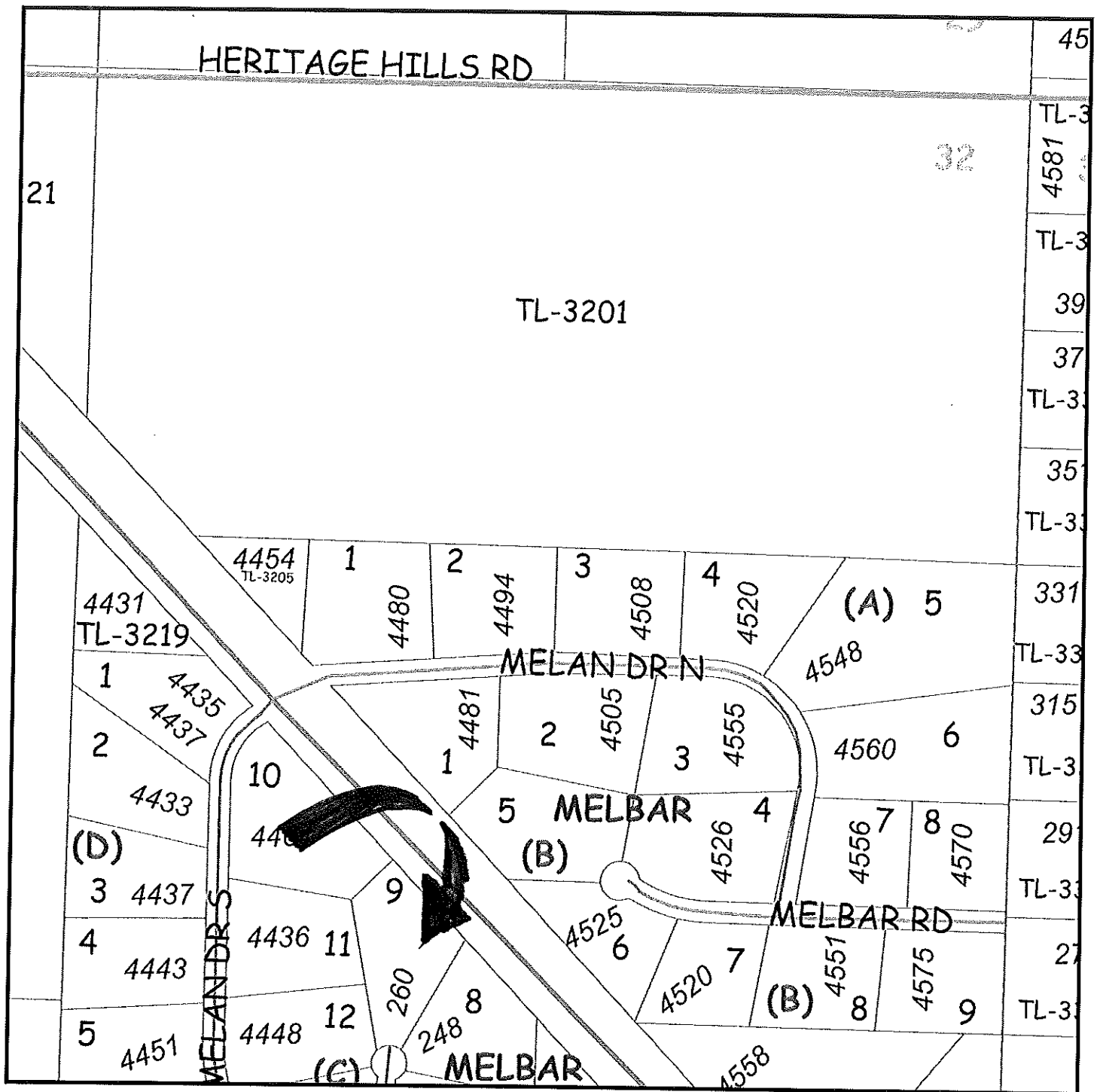


A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1N-3E
Community
Two Rivers
BNSF PARK
1131
38
ALASKA
(C) Copyright 2008
Alaska Street Master
Po Box 143225
Anchorage, AK 99514
907-243-0477





Owner

JOHN HALLSTEN
5869 S MALTA ST
CENTENNIAL CO 80015

Legal

LOT 9 BLOCK C MELBAR

Address 260 SKYE-LEE WAY

Tax ID 140201	FNSB MAP 38	ASM Book 38
T R S	Zoning RA-5	Zip Code Area 99712
F-01N-03E-30	Bldg Appr 20558	SQ FT / ACRE 100188.00 2.3
Land App 15525	Primary Use RESIDENTIAL	Tax Year 2013
Mill Rate 15.856	Year Built 0	Tax Status TAXABLE
Est Taxes 572.13		

Census Tract	19
Community	TWO RIVERS
Elem School	TWO RIVERS
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	POTLATCH
Fire Service	NONE
Latitude	64.87087747
Longitude	-147.178808
MLS Area	47 747
Voting Dist	Two Rivers Precinct
House District	House 7
Senate District	Senate Q
Flood Zone	X
Elevation	650

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

