



## LISTING PACKAGE

DATE: January 7, 2010

LP2010-40

PREPARED FOR:

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

PROPERTY OWNER:

~~REDACTED~~ BAC/VA

STREET ADDRESS:

1161 Dolphin Way

LEGAL DESCRIPTION:

Lot 5A, Block 12, SECOND ADDITION TO  
CHENA MARINA SUBDIVISION, Plat No. 98-14

Thank you for using Yukon Title Company, Inc.

  
\_\_\_\_\_  
Lacy Birkliid  
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:

PAN No.	:	0122416	Tax Amount*	:	\$3,595.28
Land	:	\$10,500	Misc. Improvement	:	\$0
Building	:	\$228,501	Total Assessed Value	:	\$239,001

\*Taxes for 2009 are FULL PAID

MIL RATE	:	15.0430
PARCEL SIZE	:	.9183 Acres/40,000 Sq. Feet
ZONING	:	GU-1 (GENERAL USE) See attached information sheet
STRUCTURE AGE/YR BUILT	:	28 Years/1982
FIRE DISTRICT	:	Chena Goldstream South
ROAD SERVICE AREA	:	Chena Marina
SCHOOLS	:	Woodriver Elementary Ryan Middle West Valley High
MLS AREA	:	30
RECORDING DISTRICT	:	401
FLOOD ZONE	:	A
LONGITUDE	:	-147.9229
LATITUDE	:	64.8157

- B. There are no covenants that apply to this property

## LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2007-023280-0 to [REDACTED]  
[REDACTED]
2. Deed of Trust recorded as Instrument No. 2007-023281-0  
[REDACTED]  
Deed of Trust Assignment recorded as Instrument No. 2007-023282-0  
[REDACTED]  
Substitution of Trustee recorded as Instrument No. 2009-012724-0  
[REDACTED]  
Notice of Default recorded as Instrument No. 2009-012725-0  
[REDACTED]  
Termination recorded as Instrument No. 2009-013914-0  
[REDACTED]  
Notice of Default recorded as Instrument No. 2009-014000-0  
[REDACTED]  
Amended Notice of Default recorded as Instrument No. 2009-016401-0  
[REDACTED]
3. As Built Survey
4. Plat Map
5. Neighborhood Map
6. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0122416	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 5A BLOCK 12 CHENA MARINA 2ND ADDN OUT OF TL-2202 SEC 22 T1S-R2W	<b>TWN-RNG</b> 1S 2W
<b>NEIGHBORHOOD</b> 1101 Chena Ridge	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 2193 CHENA MARINA SERVICE AREA	<b>MOST RECENT MILLAGE RATE</b> 15.4060	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> CHENA GOLDSTREAM FIRE S A	<b>IS PARENT OF THE FOLLOWING:</b> <a href="#">498874</a>	<b>ADDITIO</b> <a href="#">Building C</a> <a href="#">View Prop</a>
<b>LAND AREA</b>		
Parcel		
1 40000 Square Feet		

<b>OWNER</b>	<b>ADDRESS</b>
<b>NAME</b>  <b>VA</b>	<b>SITUS ADDRESS</b> 1161 DOLPHIN WAY
<b>INTEREST</b> OWNERSHIP	

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. The FNSB has contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web endorsement by the FNSB of the site, its content, advertisers or sponsors.

## Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INS1
Deed of Trust	10/4/2007			<a href="#">2007-023281-C</a>
Warranty Deed	10/4/2007			<a href="#">2007-023280-C</a>
US Patent	3/22/2006			<a href="#">2006-005863-C</a>
Warranty Deed	3/18/2005			<a href="#">2005-005153-C</a>
Deed of Trust	3/18/2005			<a href="#">2005-005154-C</a>
Deed of Trust	3/18/2005			<a href="#">2005-005156-C</a>
Quit Claim Deed	4/30/2003			<a href="#">2003-010065-C</a>
Deed of Trust	4/30/2003			<a href="#">2003-010066-C</a>
Deed of Trust	4/30/2003			<a href="#">2003-010067-C</a>
Quit Claim Deed	4/30/2003			<a href="#">2003-010065-C</a>
Deed of Trust	7/29/2002			<a href="#">2002-015142-C</a>
Warranty Deed	10/11/2000	<a href="#">1221</a>	<a href="#">118</a>	
Deed of Trust	10/11/2000	<a href="#">1221</a>	<a href="#">119</a>	
Deed of Trust	2/8/2000	<a href="#">1183</a>	<a href="#">501</a>	
Warranty Deed	2/27/1998	<a href="#">1052</a>	<a href="#">302</a>	
Deed of Trust	2/27/1998	<a href="#">1052</a>	<a href="#">303</a>	
Replat	2/24/1998			
Warranty Deed	5/29/1981	<a href="#">214</a>	<a href="#">770</a>	

## Assessment History (For questions regarding assessments, contact the FNSB Assessing at 907-459-1428.)

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMT
2010	\$10,500.00	\$222,258.00	\$232,758.00	\$232,758.00
2009	\$10,500.00	\$228,501.00	\$239,001.00	\$239,001.00

# Building Details for PAN 0122416

## Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
<a href="#">View Details</a>	1	1982	SFR	Standard Residential

### Amenities

QUANTITY	DESCRIPTION
1	2-Fix. Bath_SFR
2	3-Fix. Bath_SFR

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1586	1	176	Main Area	2x4cust/2x6 Std
2	880	1	128	Secondary L.A.	2x6 CUS Siding

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	506	Attached Gar. (C)
4	60	Deck

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**Chapter 18.44**  
**GU-1 GENERAL USE DISTRICT**

**Sections:**

- 18.44.010 Intent.
- 18.44.020 Use regulations.
- 18.44.030 Standards.

**18.44.010 Intent.**

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

**18.44.020 Use regulations.**

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Any use except for correctional facilities.

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Adult entertainment facilities as a principal use;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Nuclear power plant;
5. Petrochemical plant;
6. Petroleum refinery and storage;
7. Residential cluster development;
8. Sanitary landfill;
9. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988)

**18.44.030 Standards.**

In the GU-1, general use district, geometric standards are:

A. Lot Area.

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

B. Required Yards for All Buildings. Front, side and rear yards shall not be required.

C. Building Height. Unlimited.

D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

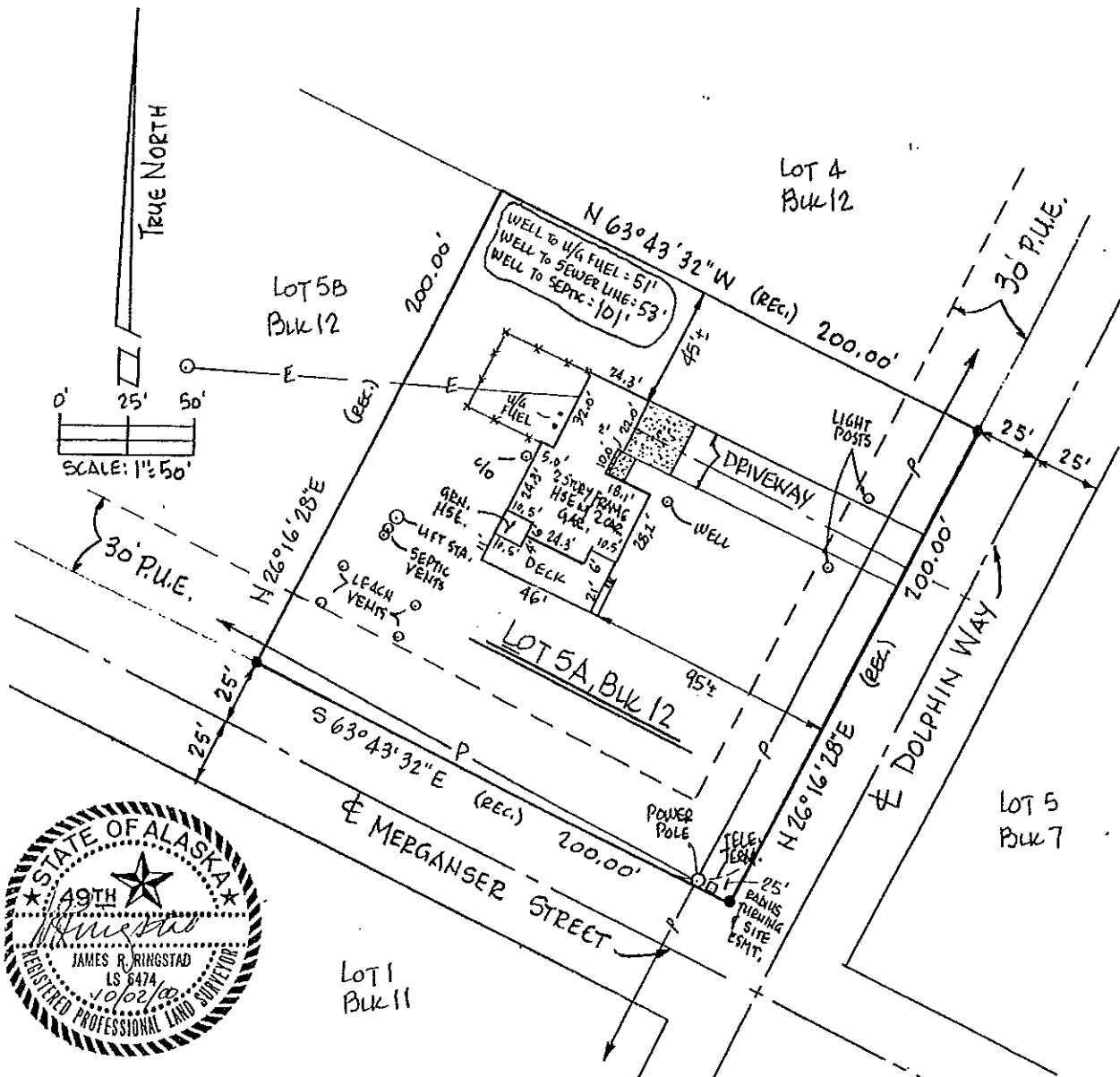
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**This page of the Fairbanks North Star Borough Code is current through Ordinance 2009-50, passed October 8, 2009.**

Code Publishing Company

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/>  
Telephone number: (907) 459-1401




**FOR TITLE INSURANCE PURPOSES ONLY**

I, James R. Ringstad, a Professional Land Surveyor registered in the State of Alaska, hereby certify that I am familiar with the improvements located within Lot 5A, Block Twelve, Chena Marina Subdivision-Second Addition (FRD Plat No. 98-14) and that these improvements lie wholly within the property lines and do not overlap onto property adjacent thereto and that no improvements on the property adjacent thereto encroach upon the premises in question and that there are no roadways, transmission lines or any other visible easements, except as indicated hereon. Liability of the AS-BUILT PLOT PLAN is limited to the relationships of improvements to existing found monumentation and does not extend to the accuracy of said monumentation; nor is it intended to represent a Property Survey. Liability of this AS-BUILT PLOT PLAN is limited to the amount of the fee charged.

*James R. Ringstad 10/02/00*  
James R. Ringstad, L.S. 6474

**AS-BUILT PLOT PLAN**

Prepared For: Kathy Chisholm 1161 Dolphin Way; Fairbanks, AK 99709		Job No. 3TA00482
Drawn: JRR	 <b>3 TIER-Alaska, Corp.</b> 432 Lignite Avenue; P. O. Box 71940 Fairbanks, Alaska 99707-1940 (907) 456-5895 Office (907) 456-3176 Fax CIVIL ENGINEERING • SURVEYING	Fld Book 0010-63
Checked: JRR		
Scale: 1" = 50'		
Date: 10/02/2000		





EASEMENT AND DEDICATION

Grantors, Gareth T. Wright, Lawrence P. Wright, who took title as Laurence P. Wright, and Alfred F. Wright, as the owners of CHENA MARINA SUBDIVISION SECOND ADDITION do hereby dedicate for the use and benefit of the present and future owners of Lots One (1) through Eight (8), Block Eleven (11), Lots One (1) through Five (5), Block Twelve (12), and Lots One (1) through Four (4), Block Thirteen (13), of CHENA MARINA SUBDIVISION SECOND ADDITION an easement and right-of-way to taxi aircraft along and over Dolphin Way, Quay Street, Merganser Street, Cormorant Street, Sea Way and any and all other roads in said Chena Marina Subdivision Second Addition to and from each of the above referred to lots to and from the future landing strip designated on the above referred to plat.

Grantors, Gareth T. Wright, Lawrence P. Wright, and Alfred F. Wright, as the owners of Chena Marina Subdivision Second Addition, further expressly dedicate for the use and benefit of the present and future owners of Lots One (1) through Eight (8), Block Eleven (11), Lots One (1) through Five (5), Block Twelve (12), and Lots One (1) through Four (4), Block Thirteen (13) of said Chena Marina Subdivision Second Addition, an easement and right-of-way to use the runway, as designated in the above described plat, for landing, taking off and taxing of aircraft.

This easement and right-of-way shall run with the above described lots and the title thereto, and be binding upon the grantors, their personal representatives, assigns and to any persons who shall hereafter acquire title in lots in Chena Marina Subdivision Second Addition.

DATED this 26<sup>th</sup> day of January, 1976.

Gareth T. Wright  
Gareth T. Wright

Lawrence P. Wright  
Lawrence P. Wright

Alfred F. Wright  
Alfred F. Wright

1/27/76

STATE OF ALASKA ) SS

THIS IS TO CERTIFY that on this 26<sup>th</sup> day of June, 1976, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared GARETH T. WRIGHT, LAWRENCE P. WRIGHT, and ALFRED F. WRIGHT to me known to be the persons described in and who executed the within and foregoing Easement and Dedication and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein specified.

WITNESS my hand and notarial seal on the day and year in this certificate first herein written.

*R. W. P. 6*

Notary Public in and for Alaska  
My commission expires: 5-3-76.

78-00987  
8.00

RECORDED  
FAIRBANKS REC.  
DISTRICT

JUN 23 3 07 PM '76  
NOTARIAL SEAL OF *Richard R. Cole*

JUN. 19. 2007 11:31

MT MCKINLEY BANK

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

### ELEVATION CERTIFICATE

NO. 111 No. 1 P. 2/008  
Expires February 28, 2009

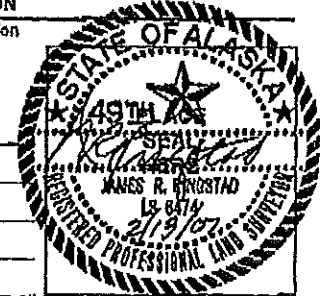
Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:	
A1. Building Owner's Name	Aaron and Tara Pletnikoff	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	1181 Dolphin Way	Company NAIG Number	
City Fairbanks State AK ZIP Code 99709			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 5, Block 12, Chena Marina Subdivision-Second Addition			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)	Residential	Horizontal Datum: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	
A5. Latitude/Longitude: Lat. _____ Long. _____			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number 4			
A8. For a building with a crawl space or enclosure(s), provide:		A9. For a building with an attached garage, provide:	
a) Square footage of crawl space or enclosure(s)	1288 sq ft	a) Square footage of attached garage	528 sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade	0	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade	0
c) Total net area of flood openings in A8.b	0 sq in	c) Total net area of flood openings in A9.b	0 sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number		B2. County Name		B3. State	
Fairbanks 028099		Fairbanks North Star Borough		Alaska	
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
025009 0183	G	1/02/1992	1/02/1992	AE	426' MSL
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, AR/AE, ARIA1-A30, ARIA/H, AR/AO. Complete items C2.a-g below according to the building diagram specified in Item A7. Benchmark Utilized <u>IBM</u> (See Comments Pg 2) Vertical Datum _____ Conversion/Comments _____	
Check the measurement used.	
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	420.8 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	425.3 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	424.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	424.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	423.9 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	423.9 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.	
Certifier's Name	James R. Ringstad License Number Alaska L.S. 6474
Title	Registered Land Surveyor Company Name \$ TIER-Alaska, Corp.
Address P.O. Box	71840 City Fairbanks State AK ZIP Code 99707-1840
Signature	<i>James R. Ringstad</i> Date 2/13/2007 Telephone (907) 458-5556



Ins No. 51A98200

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
 1161 Dolphin Way  
 City Fairbanks State AK ZIP Code 99709

For Insurance Company Use:  
 Policy Number  
 Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)** Job No. 3749870

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments The Temporary Bench Mark (TBM), which was used to determine the elevations shown hereon, is located on the power pole at the northeast corner of Lot 1, Block 13, Chena Marina Subdivision-Second Addition. The elevation of the TBM is 426.00 feet (Mean Sea Level).

Signature *[Signature]* Date 2/13/2007

Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation G2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	-----------------------------------------------------

G7. This permit has been issued for:  New Construction  Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

Check here if attachments



**Owner**

SCHEI JUSTIN L  
1161 DOLPHIN WAY  
FAIRBANKS AK 99709

**Legal**

LOT 5A BLOCK 12 CHENA MARINA 2ND  
ADDN OUT OF TL-2202 SEC 22 T1S-R2W

Address 1161 DOLPHIN WAY

Tax ID	FNSB MAP	ASM Book
122416	312E2	299
T R S	Zoning	Zip Code Area
F001S002W22	GU-1	99709
Land App	Bldg Appr	SQ FT / ACRE
10500	228501	40000 0.92
Mill Rate	Primary Use	Tax Year
15.043	RESIDENTIAL	2009
Est Taxes	Year Built	Tax Status
3595	1982	TAXABLE

Census Tract	9
Census Blk Grp	1031
Elem School	WOODRIVER
Middle School	RYAN
High School	WEST VALLEY
Road Service	CHENA MARINA
Fire Service	CHENA GOLDSTREAM SOUTH
Latitude	64.8157
Longitude	-147.9229
MLS Area	30
Voting Dist	29-455
Legislature	029
Flood Zone	A
Elevation	400

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