



FAIRBANKS TITLE AGENCY

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Your Team • 714 Third Avenue Fairbanks, Alaska 99701

LISTING PACKAGE

August 3, 2009

LP- 10693

PREPARED ESPECIALLY FOR

Audrey Foldoe
MEYERES REAL ESTATE
627 Gaffney Road, Suite 102
Fairbanks, AK 99701

REGARDING

The Secretary of Veterans Affairs

LEGAL DESCRIPTION

Lot 20, Block 2, Mellow Woods Subdivision

STREET ADDRESS

3346 Fernwood Avenue North Pole Alaska 99705

NOTICE OF DISCLAIMER OF LIABILITY

This letter and accompanying materials do not constitute a Policy of Title Insurance or a Preliminary Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by Fairbanks Title Agency and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact Fairbanks Title Agency to arrange for a Preliminary Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has an opportunity to perform a complete search and is prepared to issue a Policy.

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FAIRBANKS NORTH STAR BOROUGH INFORMATION

Collections (907) 459-1441 / Assessing (907) 459-1429

PAN NUMBER:	0393576	
2009 TAX AMOUNT:	\$3,631.84	Paid - See Property Summary
2009 MILL RATE:	15.1400	
LAND:	\$26,979.00	
STRUCTURES:	\$231,294.00	
2009 TOTAL ASSESSED VALUE:	\$258,273.00	
ZONING:	RR Rural Residential District and GWP	
PARCEL SIZE:	Square Feet: 85,647	
	Acres: 1.97	
YEAR BUILT:	1974	
EMERGENCY RESPONDER:	Fire: North Star Fire	
	Ambulance: North Pole Ambulance	
ROAD SERVICE AREA:	Mellow	
SCHOOLS:	Elementary: North Pole	
	Middle: North Pole	
	High School: North Pole	
MAP NUMBER:	222F3	
MLS AREA:	50	
FLOOD DETERMINATION:	Zone X	

Provided courtesy of your Fairbanks Title Team

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INFORMATION FROM FAIRBANKS TITLE AGENCY RECORDS

Warranty Deed Recorded as Instrument Number 2009-013118

No Deeds of Trust or assignments found

Covenants, Conditions and Restrictions attached

Plat Number 84-19

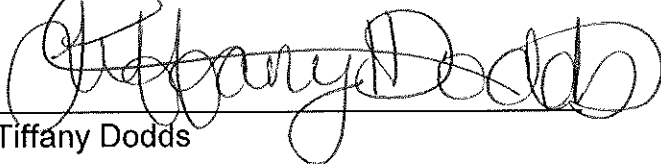
As-Built Survey attached

No PUR 101 / 102 found

If I may be of further assistance, please do not hesitate to call me at (907) 456-6626.

Thank you for choosing our Team.

FAIRBANKS TITLE AGENCY


Tiffany Dodds

Property Summary

[back to Search Page](#)

PAN 0393576	PROPERTY PHYSICAL DESCRIPTION LOT 20 BLOCK 2 MELLOW WOODS OUT OF TL-2370 2S 2E SEC 23 T2S-R2E	TWN-RNG
NEIGHBORHOOD 2002 Newby Road	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2207 MELLOW WOODS SERVICE AREA	MOST RECENT MILLAGE RATE 15.1400	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE DIST		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 85647 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
SECRETARY OF VETERANS AFFAIRS,	OWNERSHIP	3346 FERNWOOD AVE

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	7/15/2009			2009-013118-0
Trustees Deed	7/1/2009			2009-012038-0
Residential Exemption Previous Applicant	1/1/2005			
Warranty Deed	11/17/2004			2004-025975-0
Deed of Trust	11/17/2004			2004-025976-0
Deed of Trust	3/19/2003			2003-006443-0
Deed of Trust	12/5/2001			2001-024811-0
Warranty Deed	7/17/2000	1207	563	
Deed of Trust	7/17/2000	1207	564	
Warranty Deed	3/20/2000	1188	973	
Trustees Deed	3/14/2000	1188	259	
Deed of Trust	9/11/1998	1093	311	
Warranty Deed	5/9/1997	1001	292	
Deed of Trust	5/9/1997	1001	293	
Warranty Deed	9/1/1993	815	517	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2009	\$26,979.00	\$231,294.00	\$258,273.00	\$238,273.00
2008	\$26,979.00	\$232,750.00	\$259,729.00	\$239,729.00
2007	\$22,482.00	\$233,654.00	\$256,136.00	\$236,136.00
2006	\$22,482.00	\$216,507.00	\$238,989.00	\$218,989.00
2005	\$20,684.00	\$211,274.00	\$231,958.00	\$221,958.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 08/03/09 03:53 AM)

If taxes are delinquent interest calculation date is: 9/1/2009 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2009	\$3,631.84	\$0.00	\$0.00	\$3,631.84	\$3,631.84	\$0.00
2008	\$3,652.26	\$0.00	\$0.00	\$3,652.26	\$3,652.26	\$0.00
2007	\$3,827.80	\$0.00	\$0.00	\$3,827.80	\$3,827.80	\$0.00
2006	\$3,748.12	\$0.00	\$0.00	\$3,748.12	\$3,748.12	\$0.00
2005	\$3,868.74	\$0.00	\$0.00	\$3,868.74	\$3,868.74	\$0.00

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

Building Details for PAN 0393576

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1974 SFR DLB/Split Entry Residential

Amenities

QUANTITY	DESCRIPTION
2	3-Fix. Bath_SFR
1	Airtight/Wood
1	Fireplace/Resi.

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1502	1	157	Basement W/FINISH	Bsmt Wall
1	1502	1	157	Main Area	LOG STD Rate

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	120	Screen Por Finished
2	40	Deck

3004

Chapter 18.20
RR RURAL RESIDENTIAL DISTRICT

18.20.010 Intent.

This district is intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available. (Ord. 88-010 § 2, 1988)

18.20.020 Use regulations.

A. Permitted Uses. In the RR, rural residential district, permitted uses are:

1. Accessory uses;
2. Animals, where there are less than 25 nonhooved animals each weighing less than 50 pounds;
3. Bed and breakfast homestay;
4. Bed and breakfast residence;
5. Church buildings;
6. Domestic livestock on lots of not less than 80,000 square feet in area;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RR, rural residential 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. Day care facilities;
5. Domestic livestock;
6. Guesthouse, one per lot, and only on a lot with an existing single-family detached dwelling or, where permitted, an existing mobile home;
7. Group homes;
8. Kennels, minor, on lots of not less than 80,000 square feet in area;
9. Mobile homes;
10. Professional offices;
11. 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, microwave relay towers and stations, antenna towers and other outdoor equipment essential to the interest of public convenience and necessity, commercial radio and television towers, 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;
12. Residential cluster development;
13. School buildings. (Ord. 94-046 § 5, 1994; Ord. 89-099 § 7, 1990; Ord. 88-010 § 2, 1988)

18.20.030 Standards.

In the RR, rural residential district, geometric standards are:

- A. Lot Area. Lot area shall not be less than 40,000 square feet.
- B. Required Yards for Buildings.
 1. Front yard shall not be less than 25 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 and Building Height Requirements. See Chapter 18.50 FNSBC.
- E. Parking. See Chapter 18.50 FNSBC.
- F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988)

Chapter 18.48
OVERLAY DESIGNATIONS

Sections:

- 18.48.010 Purpose.
- 18.48.020 Procedures.
- 18.48.030 DC – Downtown core designation.
- 18.48.040 HS – Historically significant designation.
- 18.48.050 MHS – Mobile home subdivision designation.
- 18.48.060 CF – Correctional facilities designation.
- 18.48.070 GWP – Groundwater damage protection.
- 18.48.080 ANSA – Airport noise sensitive area.
- 18.48.090 WS – Waterways setback designation.
- 18.48.100 WP – Waterways protection designation.

18.48.010 Purpose.

An overlay designation is applied to a certain geographic area, already designated with one or more of the zoning districts as provided herein, to effectuate additional and unique regulations on land use development that are necessary for the public health, safety and welfare but are difficult or impossible to implement because of the standardized regulations of the underlying conventional zoning district or districts. The restrictions imposed by an overlay designation are in addition to, and not in lieu of, the restrictions placed by the underlying zoning district on the property subject to the overlay designation. (Ord. 88-010 § 2, 1988)

18.48.020 Procedures.

A request for or an amendment to an overlay designation shall be initiated in accordance with the procedures applicable to requests for rezones. (Ord. 94-088 § 5, 1995; Ord. 92-006 § 3, 1992; Ord. 88-010 § 2, 1988)

18.48.030 DC – Downtown core designation.

A. Purpose. This designation is intended to be used as a recognition of past building practices within a specific area of the Fairbanks central business district where such practices have now made it physically impossible to provide for off-street parking as is required by this title.

B. Regulations and Standards. Any new construction or any change in the use of, or addition to, an existing building or structure in the downtown core designation shall not be required to provide for off-street parking as otherwise set forth by this title. (Ord. 88-010 § 2, 1988)

18.48.040 HS – Historically significant designation.

A. Purpose. This designation is intended to be applied to those areas presently identified on federal, state or local registers of historic areas, places and monuments.

B. Regulations and Standards. This designation shall be applied only to areas that have been designated as historically significant in accordance with applicable federal, state or local law. (Ord. 88-010 § 2, 1988)

18.48.050 MHS – Mobile home subdivision designation.

A. Purpose. This designation is intended to provide an alternative to conventional housing by permitting mobile home development on privately owned lots. Also, this designation is intended to be applied to a large area where a multilot mobile home subdivision can be established and is not intended to be applied on an individual lot-by-lot basis. (Ord. 88-010 § 2, 1988)

18.48.060 CF – Correctional facilities designation.

A. Purpose. This designation is intended to provide for the location of correctional facilities.

B. Regulations and Standards. Neither a center or correctional facility shall be located within 1,000 feet of either a habitable dwelling or a school, excluding private trade, clerical skills, or other adult training centers. (Ord. 92-006 § 4, 1992)

18.48.070 GWP – Groundwater damage protection.

A. Purpose. This designation is intended to prohibit construction of basements and structures below the natural elevation of the ground surface in order to minimize damage caused by elevated groundwater.

B. Regulations and Standards. Any new construction or any additions to existing basements and structures below natural elevation of the ground surface is prohibited, except as permitted in this subsection. The placement of foundations, footings or crawlspaces below the natural elevation of the ground surface is permitted, except that crawlspaces shall not be used for mechanical and electrical equipment or storage purposes of any kind below the surface of the natural elevation of the exterior ground surface. (Ord. 2005-21 § 2, 2005; Ord. 94-088 § 2, 1995)

18.48.080 ANSA – Airport noise sensitive area.

A. Purpose. This designation is intended to provide information and notice to property owners, future property owners, developers, public officials and others that the designated properties may be affected by aircraft noise. This designation is intended to encourage airport compatible land uses in the area surrounding the Fairbanks International Airport.

B. Regulations and Standards. There are no regulations included or intended to be included with this overlay designation. Designated properties are defined within an area where estimated 24-hour average aircraft noise levels may reach or exceed 60 Ldn (day/night decibels). (Ord. 98-054 § 2, 1999)

18.48.090 WS -- Waterways setback designation.

A. Purpose. This designation is intended to protect the banks of rivers, sloughs and waterways in the developed areas of the borough and to restrict structural development in the Chena River floodway and flood hazard areas. The zone has been further designed to prohibit most structural development within the zone unless the structures are directly related to recreational waterfront purposes. This zone does not convey public use of private property.

B. Regulations and Standards. Permitted uses in this zone are: dock, deck or boat launch. Conditional uses are: boat houses, roads, bridges, trails, bike paths, bank stabilization and utilities. There shall be no minimum lot area except as may be required by the State of Alaska Department of Environmental Conservation in areas where community sewer and water are unavailable. Setback from ordinary high water mark (except for permitted structures) shall not be less than 25 feet. (Ord. 2000-08 § 2, 2000)

18.48.100 WP – Waterways protection designation.

A. Purpose. This designation is intended to promote riparian habitat, prevent erosion, minimize natural hazards and promote waterway ambiance and aesthetics. Natural vegetation is to be preserved to the greatest extent possible. Preservation of wildlife and the restoration of disturbed areas to a more natural state is also intended. This zone does not convey public use of private property.

B. Regulations and Standards. Permitted use in this zone is preservation of natural vegetation. Conditional uses are clearing of natural vegetation, physical structures necessary to access property via the waterway such as boat docks, stairways, walkways, etc., roads or bridges, trails and bike paths, utilities, and riverbank stabilization. There shall be no minimum lot area except as may be required by the State of Alaska Department of Environmental Conservation in areas where community sewer and water is unavailable. (Ord. 2003-16 § 2, 2003; Ord. 2000-09 § 2, 2000)