



## LISTING PACKAGE

DATE: October 25, 2010

LP2010-2269

PREPARED FOR:

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

PROPERTY OWNER:

~~MENTAL~~ BANK OF NEW YORK MELLON  
ET AL

STREET ADDRESS:

1050 Gold Mine Trail

LEGAL DESCRIPTION:

Lot 5, Block "A", WILDVIEW ACRES  
SUBDIVISION, Instrument No. 71-6175

Thank you for using Yukon Title Company, Inc.

Lacy Birklid  
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:

PAN No.	:	0163953	Tax Amount*	:	\$3,018.10
Land	:	\$27,373	Misc. Improvement	:	\$0
Building	:	\$160,361	Total Assessed Value	:	\$187,734

\*Taxes for 2010 are FULLY PAID.

MIL RATE	:	17.7110
PARCEL SIZE	:	2.9092 Acres/126,725 Sq. Feet
ZONING	:	RE-2/MHS (Rural Estate/ Mobile Home Subdivision) See attached information sheet
STRUCTURE AGE/YR BUILT	:	39 Years/1971
FIRE DISTRICT	:	Steese
ROAD SERVICE AREA	:	Wildview
SCHOOLS	:	Weller Elementary Tanana Middle Lathrop High
MLS AREA	:	45
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.5425
LATITUDE	:	64.9316

## LISTING PACKAGE

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

1. ~~Last Deed of Record recorded in Book 900 at Page 847 and as Instrument No. 2006-005544-0 to SHAWN D. MCNEAL~~
2. ~~Deed of Trust recorded as Instrument No. 2006-006992-0~~  
~~Notice of Default recorded as Instrument No. 2007-000468-0~~  
~~Termination Notice recorded as Instrument No. 2007-002409-0~~  
~~Substitution of Trustee recorded as Instrument No. 2009-013167-0~~  
~~Notice of Default recorded as Instrument No. 2009-013168-0~~
3. As Built Survey
4. Covenants, Conditions and Restrictions recorded in Book 264 at Page 110.
5. Notes and /or Easements as Stated on the Plat.
6. Plat Map
7. Neighborhood Map
8. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0163953	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 5 BLOCK A WILDVIEW ACRES OUT OF TL-900 SEC 9 T1N-R1E	<b>TWN-RNG</b> 1N 1E
<b>NEIGHBORHOOD</b> 0601Chena Hot Springs Hills	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0906WILDVIEW ACRES SERVICE AREA	<b>MOST RECENT MILLAGE RATE</b> 17.7630	<b>STATUS</b> TAXABLE

**FIRE SERVICE AREA**  
STEESE VOL FIRE S A

**ADDITIONAL INFORMATION**

[Building Details](#)  
[View Property Location](#)

**LAND AREA**  
Parcel  
1 126725Square Feet

**OWNER**

**ADDRESS**

**NAME**

**INTEREST**

**SITUS ADDRESS**

CERTIFICATEHOLDERS ASSET BACKED  
CERT SERIES 2006-7,

OWNERSHIP

1050 GOLD MINE TRL

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 #
Trustees Deed	11/12/2010			<a href="#">2010-021455-0</a>
Deed of Trust	4/5/2006			<a href="#">2006-006992-0</a>
Quit Claim Deed	3/20/2006			<a href="#">2006-005544-0</a>
Deed of Trust	5/15/2002			<a href="#">2002-009621-0</a>
Deed of Trust	9/4/1997	<a href="#">1022</a>	<a href="#">909</a>	
Deed of Trust	6/25/1997	<a href="#">1010</a>	<a href="#">34</a>	
Deed of Trust	3/11/1996	<a href="#">943</a>	<a href="#">981</a>	
Warranty Deed	5/5/1995	<a href="#">900</a>	<a href="#">847</a>	<a href="#">1995-006785-0</a>
Quit Claim Deed	11/6/1992	<a href="#">770</a>	<a href="#">81</a>	
Quit Claim Deed	4/27/1992	<a href="#">745</a>	<a href="#">513</a>	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$27,373.00	\$159,921.00	\$187,294.00	\$187,294.00
2010	\$27,373.00	\$160,361.00	\$187,734.00	\$167,734.00
2009	\$27,373.00	\$168,733.00	\$196,106.00	\$176,106.00
2008	\$27,373.00	\$173,663.00	\$201,036.00	\$181,036.00
2007	\$27,373.00	\$175,123.00	\$202,496.00	\$182,496.00
2006	\$21,898.00	\$166,087.00	\$187,985.00	\$167,985.00

[Pay Property Taxes by credit card](#)

**Tax History** (Updated: 06/29/11 03:59 AM)

If taxes are delinquent interest calculation date is: 9/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$3,326.90	\$0.00	\$0.00	\$3,326.90	\$0.00	\$3,326.90
2010	\$3,018.10	\$0.00	\$0.00	\$3,018.10	\$3,018.10	\$0.00
2009	\$3,090.40	\$0.00	\$0.00	\$3,090.40	\$3,090.40	\$0.00
2008	\$3,127.56	\$0.00	\$0.00	\$3,127.56	\$3,127.56	\$0.00
2007	\$3,318.04	\$0.00	\$0.00	\$3,318.04	\$3,318.04	\$0.00

# Building Details for PAN 0163953

## Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
<a href="#">View Details</a>	1	1971	SFR	Standard Residential

### Amenities

QUANTITY	DESCRIPTION
2	3-Fix Bath_SFR

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1120	1.5	136	Main Area	LOG STD Rate

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	160	Deck
3	280	Deck

1120 main  
 560 sep  


---

 1680

# Alaska Street Master

<http://www.fairbanksalaskastreetmaster.com> 907-228-0477

## Property

<b>TAXID</b> 163953	<b>Map</b> 4	<b>Zoning</b> RE-2/MHS	<b>Primary Use</b> RESIDENTIAL	<b>Year Built</b> 1971	<b>Lot Sq Ft</b> 126725	<b>Acres</b> 2.91
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## Legal

### Property Owner

**Owner 1**  
MCNEAL SHAUN D

**First Name**      **Last Name**  
SHAUN              MCNEAL

### Owner 2

### Owner 3

### Mailing

1050 GOLDMINE TRL

**City**              **St**      **Zip**  
FAIRBANKS      AK      99712

## Other

**Elementary School**  
WELLER

**Middle School**  
TANANA

**High School**  
LATHROP

**Flood Zone**      X

### Legal

**Subdivision**  
WILDVIEW ACRES

**Block**              **Lot**  
A                      05

**Site Address**  
1050 GOLD MINE TRL

## Business

### Neighborhood

CHENA HOT SPRINGS HILLS

## Property Assessment

<b>Land 10</b>	<b>Bldg 10</b>	<b>Total 10</b>
27373	160361	187734

<b>Tax Status</b>	<b>Mill Rate</b>	<b>Est Taxes</b>
TAXABLE	17.711	3325

**Road Service**  
WILDVIEW

**Fire Service**  
STEESE

**Voter Precinct**  
33-230

**Legislature**  
Q33

**Elevation**  
1400

## Forest Coverage

<b>Census Tract</b>	<b>Census Blk</b>	<b>MLS</b>
19	2040	45

<b>Latitude</b>	<b>Longitude</b>
64.93165258	-147.5425234

<b>FNSB Planning Dist</b>	<b>Zip Code</b>
	99712

## Ownership History

<b>2009 Owner</b> MCNEAL SHAUN D	<b>09 Land</b> 27373	<b>09 Total</b> 196106	<b>09 Mill</b> 17.288	<b>2004 Owner</b> MCNEAL SHAUN D MCNEAL KRISTIE L	<b>04 Land</b> 21897	<b>04 Total</b> 170009	<b>04 Mill</b> 19.92
<b>2008 Owner</b> MCNEAL SHAUN D	<b>08 Land</b> 27373	<b>08 Total</b> 201036	<b>08 Mill</b> 17.04	<b>2003 Owner</b> MCNEAL SHA	<b>03 Land</b> 21897	<b>03 Total</b> 159914	
<b>2007 Owner</b> MCNEAL SHA	<b>07 Land</b> 27373	<b>07 Total</b> 202496	<b>07 Mill</b> 17.951	<b>2002 Owner</b> MCNEAL SHAUN D	<b>02 Land</b> 21897	<b>02 Total</b> 146898	
<b>2006 Owner</b> MCNEAL SHAUN D	<b>06 Land</b> 21898	<b>06 Total</b> 187985	<b>06 Mill</b> 18.97	<b>2001 Owner</b> MCNEAL SHAUN D	<b>01 Land</b> 21897	<b>01 Total</b> 133493	
<b>2005 Owner</b> MCNEAL SHAUN D	<b>05 Land</b> 21898	<b>05 Total</b> 184172	<b>05 Mill</b> 19.32	<b>2000 Owner</b> MCNEAL SHAUN D	<b>00 Land</b> 21897	<b>00 Total</b> 133999	

\*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.\*

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**Chapter 18.18**  
**RE-4 AND RE-2 RURAL ESTATE DISTRICTS**

**Sections:**

- 18.18.010 Intent.
- 18.18.020 Use regulations.
- 18.18.030 Standards.

**18.18.010 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)

**18.18.020 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. Domestic livestock;
6. Guesthouse;
7. Home occupations;
8. Single-family detached dwellings;
9. 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 towers;
6. Day care facilities;
7. Group homes;
8. Hostels;
9. Kennels, minor;

10. Kennels, major, in RE-4 district only, on lots of not less than 160,000 square feet in area;
11. Mobile homes;
12. Professional offices;
13. 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;
14. Residential cluster development;
15. School buildings. (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)

#### **18.18.030 Standards.**

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 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)

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**This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-46, passed September 23, 2010.**  
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

## 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.
- 18.48.110 SLA – Special landscape area.

### **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.**

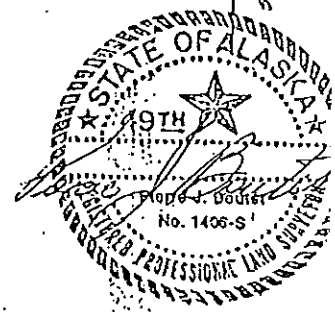
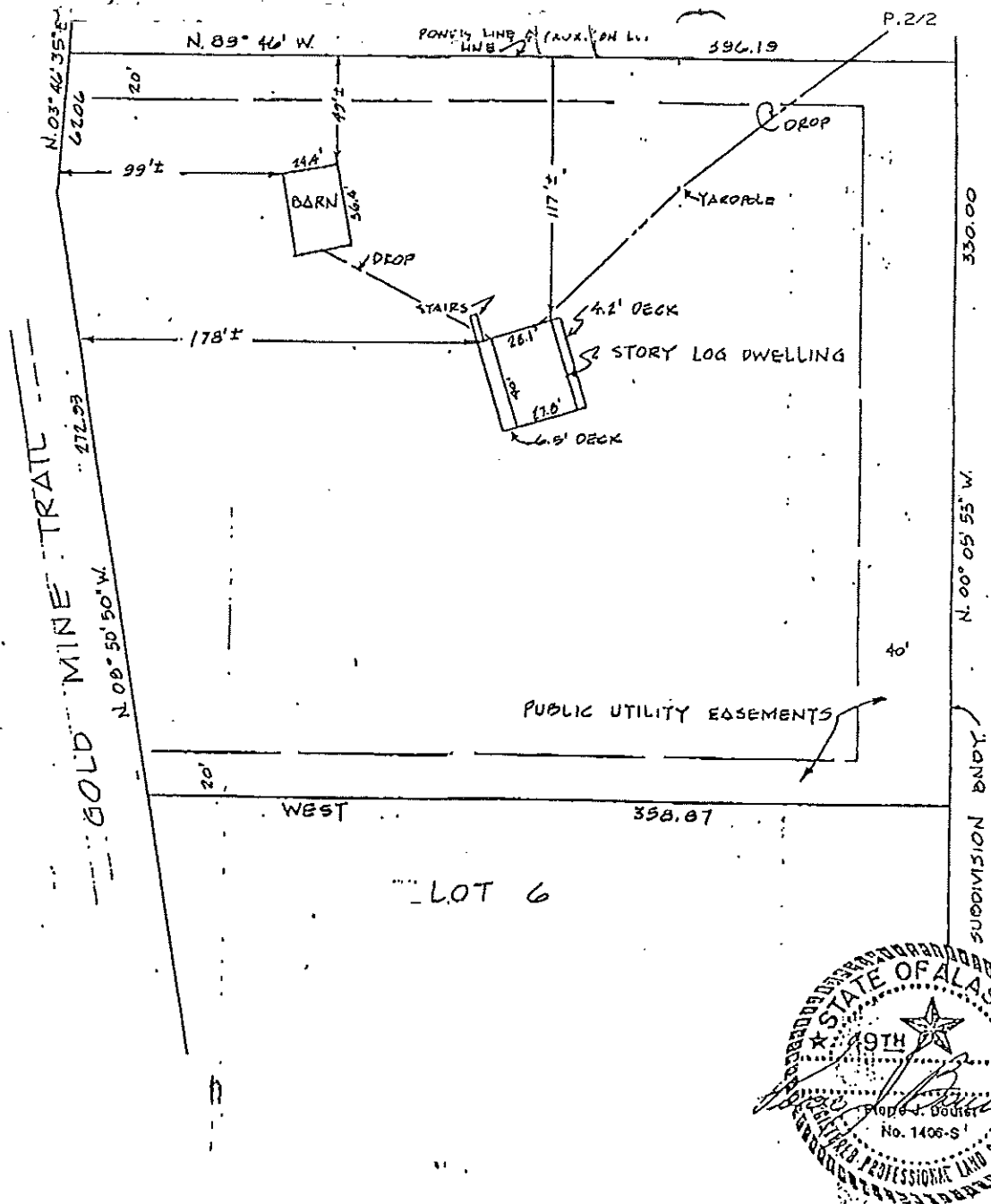
A. Purpose. This designation is intended to be applied to those areas presently identified on federal, state or local registers of historic areas, places and monuments.

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.**



MORTGAGE LOAN INSPECTION PLOT PLAN

DESCRIPTION: LOT 6 BLOCK A WILDVIEW ACRES SUBDIVISION

MORTGAGEE: ALASKA NATIONAL BANK  
 MORTGAGOR OR OWNER: JAMES R EBENDL

INSPECTED: 6 AUGUST 1976  
 DRAWN: 10 AUGUST 1976 BY: RG  
 SCALE: 1" = 60'

CERTIFICATION STATEMENT

This inspection plat is made for and at the instance of  
 ALASKA NATIONAL BANK  
 I hereby certify that this inspection plat shows the improvements as located on the premises described, that the improvements are entirely within lot lines, and that there are no encroachments upon the premises described by the improvements of any adjoining premises, except as indicated.  
 I further certify that this mortgagee's inspection was prepared for identification purposes only for the mortgagee in connection with a new mortgage and is not intended or represented to be a land or property line survey; that no property corners were set; and is not to be used or relied upon for the establishment of any fence, building, or other improvement lines. No responsibility is extended herein to the present or future land owner or occupant.

*Carrie J. Boudet*

**NOTICE**

THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE.

THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY, AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

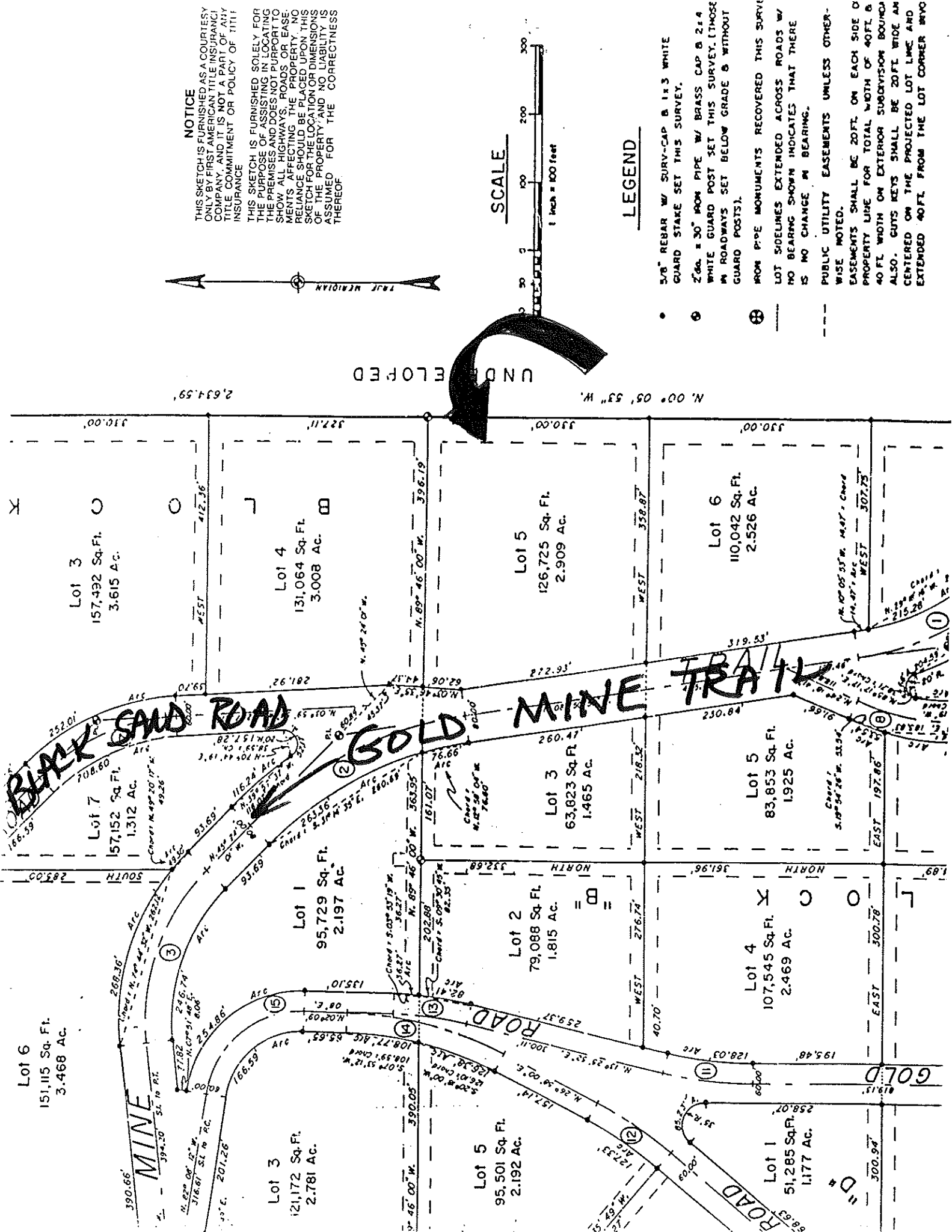


**SCALE**



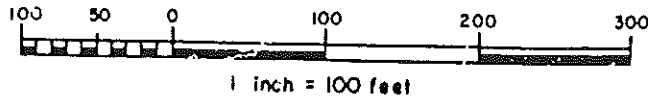
**LEGEND**

- 3/8" REBAR W/ SURV-CAP & 1 x 3 WHITE GUARD STAKE SET THIS SURVEY.
- 2" dia. x 30" IRON PIPE W/ BRASS CAP & 2 x 4 WHITE GUARD POST SET THIS SURVEY. (THOSE IN ROADWAYS SET BELOW GRADE & WITHOUT GUARD POSTS).
- ⊕ IRON PIPE MONUMENTS RECOVERED THIS SURVEY.
- LOT SPOULINES EXTENDED ACROSS ROADS W/ NO BEARING SHOWN INDICATES THAT THERE IS NO CHANGE IN BEARING.
- PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- EASEMENTS SHALL BE 20 FT. ON EACH SIDE OF PROPERTY LINE FOR TOTAL WIDTH OF 40 FT. & 40 FT. WIDTH ON EXTERIOR SUBDIVISION BOUNDARY ALSO. CUTS KEYS SHALL BE 20 FT. WIDE AND CENTERED ON THE PROJECTED LOT LINE AND EXTENDED 40 FT. FROM THE LOT CORNER INTO



UNDE

SCALE



LEGEND

- 5/8" REBAR W/ SURV-CAP & 1x3 WHITE GUARD STAKE SET THIS SURVEY.
  - ⊕ 2" dia. x 30" IRON PIPE W/ BRASS CAP & 2x4 WHITE GUARD POST SET THIS SURVEY. (THOSE IN ROADWAYS SET BELOW GRADE & WITHOUT GUARD POSTS).
  - ⊗ IRON PIPE MONUMENTS RECOVERED THIS SURVEY
  - ..... LOT SIDELINES EXTENDED ACROSS ROADS W/ NO BEARING SHOWN INDICATES THAT THERE IS NO CHANGE IN BEARING.
  - PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- EASEMENTS SHALL BE 20FT. ON EACH SIDE OF PROPERTY LINE FOR TOTAL WIDTH OF 40FT. & 40 FT. WIDTH ON EXTERIOR SUBDIVISION BOUNDARIES ALSO. GUYS KEYS SHALL BE 20FT. WIDE AND CENTERED ON THE PROJECTED LOT LINE AND EXTENDED 40FT. FROM THE LOT CORNER INVOLVED.

NOTES

1. This area not flooded in August 1967.
2. This area overlain by Gilmore, Ester, & Fairbanks Soil Series as per U.S.D.A. S.C.S. publication no. 25 (1959)

133.080 = Total Lot Acreage.

DATE OF PLAT - 10 June 1971.

INDEX

71-6165

CERTIFICATE OF PAY

I, the undersigned, being Treasurer for the Fairbanks North Star Borough, the following description records in the name of: BUD MEYERES

Description: T.L. 900,

and that, according to the records assessed and due against said North Star Borough, are paid Dated at Fairbanks, Alaska,  
Kenneth W. Anderson  
Clerk - Treasurer  
Fairbanks North Star Borough.

CERTIFICATE OF APPROVAL

I hereby certify that the plat has been found to comply with the Ordinance and Zoning, of the Fairbanks North Star Borough, and that said plat Commission, motion of Le Ju plat shown hereon has been Fairbanks Recording District, Dated at Fairbanks, Alaska, 1971

Attest: Diana Davis  
Clerk

CERTIFICATE OF APPROVAL  
FAIRBANKS NORTH

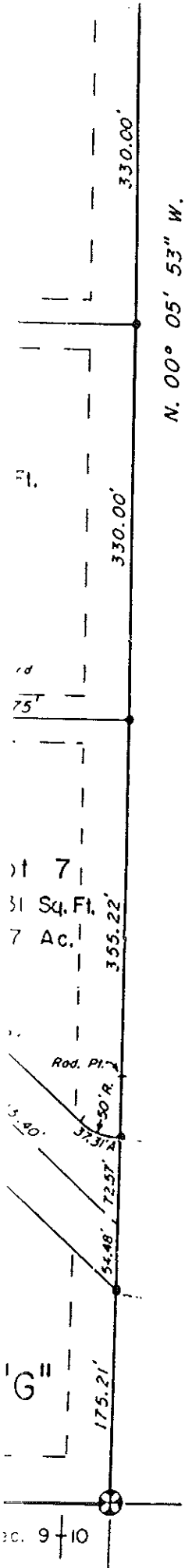
I hereby certify that the plat approved by the Fairbanks North Star Borough, motion of July 8 1971

Attest: Kenneth W. Anderson  
Clerk  
Fairbanks North Star Borough

STUTZMANN, E  
9 ADAK STREET  
FAIRBANKS, ALASKA

---

WILDVIEW A  
Portion  
TIN PIPE



ADDRESS REQUESTED BY  
JUL 23 1971

NOTE: EASEMENTS SHALL BE 20FT. ON EACH SIDE OF PROPERTY LINE FOR TOTAL WIDTH OF 40FT. A 40 FT. WIDTH ON EXTERIOR SUBDIVISION BOUNDARIES ALSO. GUYS KEYS SHALL BE 20FT. WIDE AND CENTERED ON THE PROJECTED LOT LINE AND EXTENDED 40FT. FROM THE LOT CORNER INVOLVED.

NOTES

1. This area not flooded in August 1967.
2. This area overlain by Gilmore, Ester, & Fairbanks Soil Series as per U.S.D.A. S.C.S. publication no. 25 (1959)

133.080 = Total Lot Acreage.

DATE OF PLAT - 10 June 1971.

71-6165

5533009  
 J-B-DALSTAD  
 11. MAR 2 1971  
 RECEIVED  
 FAIRBANKS REC.  
 DISTRICT

9919016

and Zoning, of the Fairbanks North Star Borough Code of Ordinances, and that said plot has been approved by the Commission, motion of July, 1971, and that the plot shown hereon has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska, Dated at Fairbanks, Alaska, this 22 day of July, 1971.

Attest:  
 Chairman, Fairbanks North Star Borough Planning Commission.

James Lewis  
 Clerk

10  
 July  
 1971

CERTIFICATE OF APPROVAL BY THE  
 FAIRBANKS NORTH STAR BOROUGH ASSEMBLY

I hereby certify that the subdivision shown hereon has been approved by the Fairbanks North Star Borough Assembly by motion of July 2, 1971.

James E. Hultgren  
 Presiding Officer  
 Fairbanks North Star Borough Assembly

Attest:  
 Clerk  
James E. Hultgren  
 Fairbanks North Star Borough



STUTZMANN, ENGINEERING COMPANY  
 9 ADAK STREET  
 FAIRBANKS, ALASKA, 99701  
 P.O. BOX 1429

WILDVIEW ACRES SUBDIVISION  
 Portion of NE 1/4 Sec. 9,  
 T.1N., R.1E., Fairbanks Meridian

FOR: <u>Mr. Hill Mathis &amp; Mr. Bud Meyeres</u>	
SURVEYED BY: <u>Raul E. Stutzmann</u>	DATE: <u>May 1971</u>
DRAWN BY: <u>N.K. Eklund</u>	SCALE: <u>1" = 100'</u>
SHEET NO. <u>1 of 1</u>	

Tenements Title Insurance Co.,  
P.O. Box 158  
Fairbanks, Alaska

BOOK 264 PAGE 110  
Fairbanks Recording District

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of September, 19 71, by and between:

BUD F. MEYERES, HILL H. MATHIS and RAY R. KOHLER,  
of Fairbanks, Alaska, hereinafter called Grantors,

and

FRANKLIN J. VAUGHAN and LORANE J. VAUGHAN,  
husband and wife, of Fairbanks, Alaska, as tenants  
in common of the entirety with right of survivorship,  
hereinafter called Grantee(s),

71-08957

RECORDED & FILED  
FAIRBANKS REC.  
DISTRICT

SEP 16 3 33 PM '71  
REQUESTED BY

WITNESSETH:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other good and valuable consideration to them in hand paid by the said Grantee(s), as tenants by the entirety with right of survivorship, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee(s) their heirs and assigns, forever, that real property, situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows, to-wit:

71-762

LOT FIVE (5)  
BLOCK A  
WILDVIEW ACRES SUBDIVISION, plat filed July 23, 1971  
as Instrument No. 71-6165, records of the Fairbanks  
Recording District, Fourth District, State of Alaska.

TOGETHER with, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the said premises as herein described, with the appurtenances, unto the said Grantee(s) and to their heirs and assigns forever.

AND the said Grantors, for themselves, their successors and assigns do covenant, grant, bargain and agree to and with the said Grantee(s) their heirs and assigns, that at the time of the enrolling and delivery of these presents that it is well seized of the herein granted premises in fee simple; the same are free and clear of all encumbrances whatever; and that they will, and their successors and assigns will defend the same against all lawful claims whatsoever.

SUBJECT, however, to the following described restrictions:

1. No obstructions shall be placed in drainage ditches adjoining said lot. Metal culverts of a diameter of not less than twelve (12) inches, or as required by public authority, shall be placed under driveways leading from public roads on to said lot to avoid the obstruction of any drainage ditch.

*Covenants*

67

*Covenants*

- 2. Any lot or portion thereof used for the parking or storing of commercial vehicles, machinery, surplus equipment, scrap or any other item not directly connected with the use of the land for residential purposes shall be enclosed within a building or screening fence.
- 3. No noxious or offensive activity of such nature as to constitute an annoyance to surrounding lot owners shall be carried on upon any lot.
- 4. No building or obstacle of any nature whatsoever, or portion thereof, shall be erected or stored within forty (40) lineal feet of an owners' perimeter street, interior or rear lot line or lines.
- 5. The restrictive covenants and agreements herein contained shall run with the land and remain in effect for a period of twenty-five (25) years, but shall be subject to a change or renewal either individually or collectively by the vote of the record owners of the property in the development at any time.

IN WITNESS WHEREOF, the said Grantors have set their hand the day and year first hereinafore written.

Bud F. Meyeres  
Bud F. Meyeres - Grantor

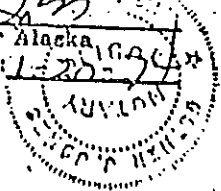
Hill H. Mathis  
Hill H. Mathis - Grantor

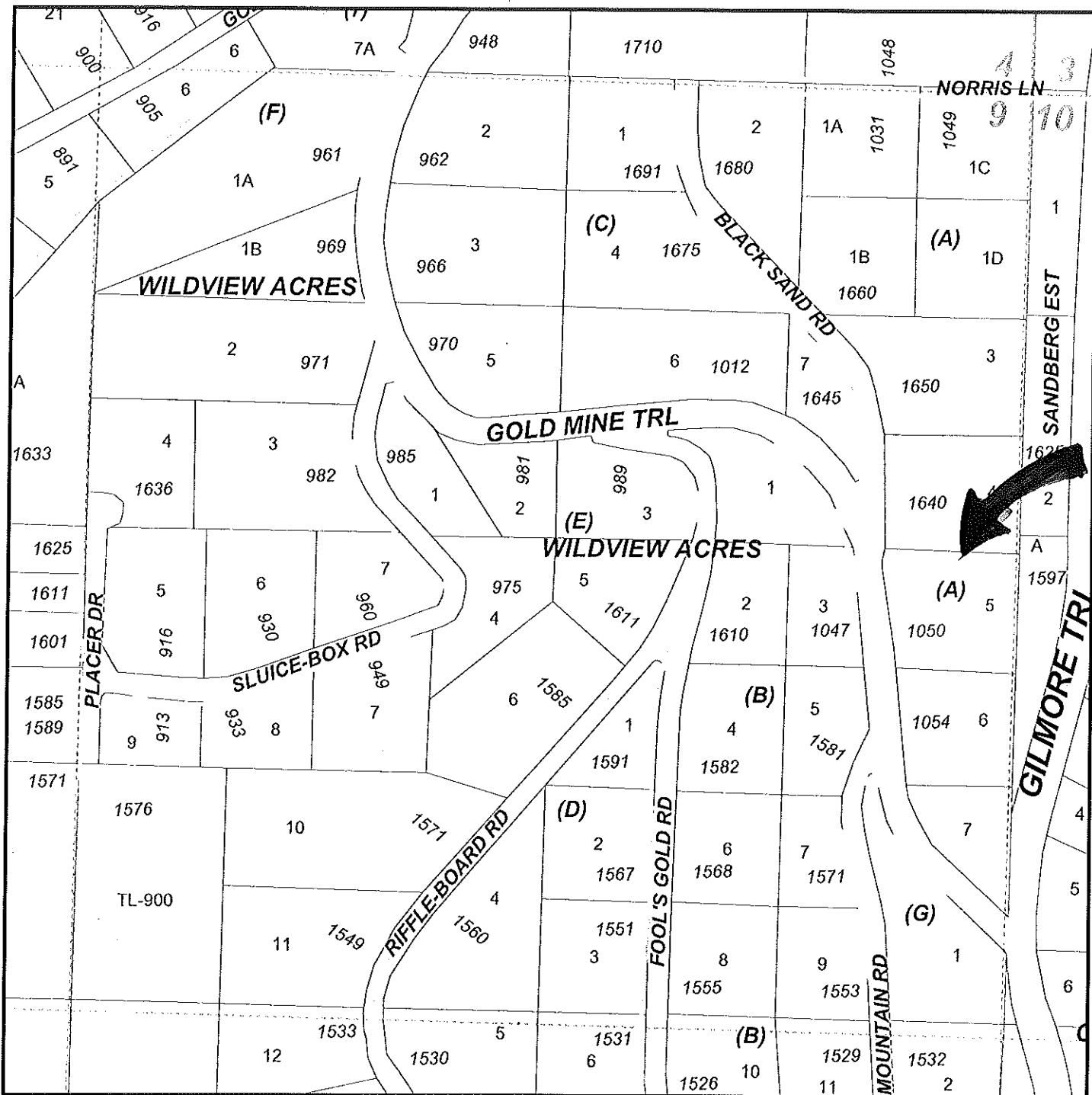
Ray R. Kohler  
Ray R. Kohler - Grantor

STATE OF ALASKA )  
Fourth Judicial District ) ss

On this 1 day of September 1971, before me, a Notary Public in and for the State of Alaska, personally appeared Bud F. Meyeres, Hill H. Mathis and Ray R. Kohler, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and they acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and notarial seal the day and year first herein written.

Guthrie J. Dalm  
Notary Public in and for Alaska  
My commission expires: 1-28-73  




**Owner**

MCNEAL SHAUN D  
1050 GOLDMINE TRL  
FAIRBANKS AK 99712

**Legal**

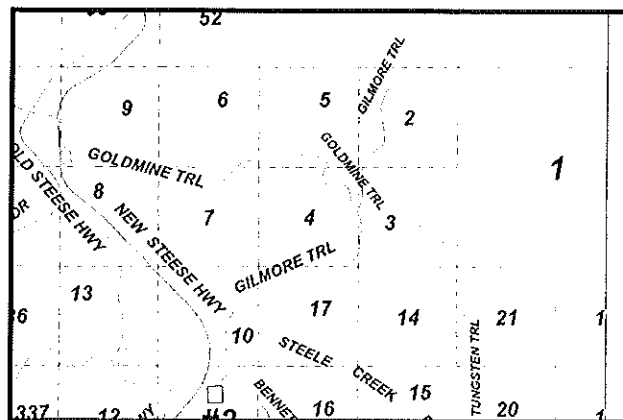
LOT 5 BLOCK A WILDVIEW ACRES  
OUT OF TL-900 SEC 9 T1N-R1E

Address 1050 GOLD MINE TRL

Tax ID	FNSB MAP	ASM Book
163953	111B3	4
T R S	Zoning	Zip Code Area
F001N001E09	RE-2/MHS	99712
Land App	Bldg Appr	SQ FT / ACRE
27373	160361	126725 2.91
Mill Rate	Primary Use	Tax Year
17.711	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
3325	1971	TAXABLE

Census Tract	19
Census Blk Grp	2040
Elem School	WELLER
Middle School	TANANA
High School	LATHROP
Road Service	WILDVIEW
Fire Service	STEESE
Latitude	64.93165258
Longitude	-147.5425234
MLS Area	45
Voting Dist	33-230
Legislature	Q33
Flood Zone	X
Elevation	1400

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1050 Gold Mine Trail, Fairbanks, AK 99712

**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) \_\_\_\_\_ 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) \_\_\_\_\_ 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; or
  - (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)  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.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

*Wendy J. Feldse* 6/29/11



# State of Alaska Residential Real Property Transfer Disclosure Statement

## Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

Legal Description: Lot 5 Block A Wildview Acres Subdivision

Property Address/City: 1050 Gold Mine Trail, Fairbanks, Alaska 99712

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

**It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.**

\* \* \* \* \*

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).

\* \* \* \* \*

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

\* \* \* \* \*

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

**Signing this waiver does not affect other obligations for disclosure.**

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Seller's Initials  
08-4229 (Rev. 7/08)

7 / / 11  
Date

1050 Gold Mine Trail, Fairbanks, AK 99712  
Property Address

\_\_\_\_\_  
Buyer's Initials

/ /  
Date

LOT 5  
BLOCK A  
WILLOW ACRES  
**HISTORICAL**

Owner McNeal  
Mailing Address \_\_\_\_\_ Property Address 1050 Gold Mine Trail

Permits Intg 9/27/74 452,000 Dist track Date Built 1971  
32,000 6 months  
M/S. 23,000 March 9-16-71 M/S \$70,000 9-15-78 NRH  
(Eff. 1975)

Observed Physical Condition Exterior Interior Foundation

BUILDING TYPE AND USE <input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other 1/2 # Stories Attic Finish % Basement Frame <input type="checkbox"/> Concrete Block <input checked="" type="checkbox"/> Log	4. EXTERIOR <u>5</u> Concrete Block Sheathing Kind Building Paper Insulation Kind Stucco Siding Kind Shakes Bricktex <input checked="" type="checkbox"/> Log <u>mixed</u> Slab Log Siding Metal Plywood	6. INTERIOR (Continued) Trim Kind Grade P A G Floor Number Rooms Number Baths Basement 1st Floor <u>4</u> <u>1</u> 2nd Floor <u>3</u> 3rd Floor Attic Total # Grade of Floor Plan P A G Ceiling Height Basement 1st Floor <u>8' &amp; OPEN</u> 1/2nd Floor <u>OPEN</u> Attic Grade of Kitchen P A G Oven Built-in Range Built-in Bath Room Finish Attic Stairway Attic Unfinished Attic Useful % Number Dormers Shed Type Size Gable Size	7. Floors (Continued) FINISH Wood <u>Subfloor 3/4"</u> Concrete Bath <u>Tile</u> Living Room <u>W-Cat</u> Bed Room <u>W-Cat</u> Kit <u>Tile</u> B. HEAT <u>5</u> Stove <u>OHUBB</u> Oil Furnace Cool Stoker Hot Water Hot air Forced Radiant Space Heater Kind Floor Furnace Number of Chimneys Kind NUMBER OF FIREPLACES Basement 1st Floor Type HEAT <u>w/ Rock</u>
	1. FOUNDATION <u>5</u> <input checked="" type="checkbox"/> Concrete Thick <input checked="" type="checkbox"/> Conc. Block Wood Posts Skids Wood Sills	5. ROOF <u>Est 4</u> Flat <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip Other Kind Shingle Shakes Composition # Shingle Insulation Kind Tar Paper <input checked="" type="checkbox"/> Metal Kind Built-up Other <u>PLYWOOD</u>	7. FLOORS <u>5</u> 1st Floor <u>16</u> o.c. Bridged Post Size o.c. Beam Size o.c. 2nd Floor o.c.
2. BASEMENT Partial S.F. Full Cribbed <u>SPANK</u> Concrete <u>SP</u> Outside Entrance Rec. Room Size Living Area Size Fin. Walls Kind Fin. Floor Kind Fin. Ceiling Kind	6. INTERIOR <u>Est 4</u> Insulation Board Plasterboard Plaster Masonry Wood Paneling Plywood Finished <u>NATURAL LOG</u> Unfinished <input checked="" type="checkbox"/> Open Stud <u>Log</u>	9. PLUMBING <u>2</u> <u>5</u> Grade 2 # Tubs w/shower 2 # Toilets 3 # Basins 1 # Kitchen Sinks # Shower Stalls # Hot Water Tanks # Gallons Kind # Laundry Trays	12. PORCHES 13. YARD IMPROVEMENTS
3. FRAME <u>5</u> Walls <u>Log</u> o.c. Bracing <u>24</u> Roof Log Ridge Poles 2x10 Floor <u>16</u> o.c. Ceiling o.c. Other <u>Open Ceiling</u>			

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
PAVN 13.3	8647	DIRT	MTL	D.S.			490	4234 X 1.10	4657		90%	4191
DEFT-4	24x26									85'	75%	3493

**BUILDING VALUE CALCULATION**

Item No.	Area or Quantity	Unit Cost	Total
5.0	1120 A	35.50	39,760
1/2 ST	1120 A	14.91	16,699
LESS	5600 OPEN	7.45	(41,72)
	1120+		1 1/2 ST

**OPERATIONS AND PROCEDURES**

Performed By	Date
Inspection	
Classification	
Calculation	
Review	

**DEPRECIATION AND OBSOLESCENCE**

Category	Percentage
a. Effective Age Depreciation	4%
b. Observed Physical Condition	8%
c. Total Depreciation (a+b)	7%
d. Net Condition (100 - c)	93%
e. Overimprovement	%
f. Underimprovement	%
g. Other	%
h. Net Condition (100 - (e+f+g))	%
i. FINAL NET CONDITION (d x h)	98%

**BUILDING AREA CALCULATION** 5098

Square Feet - Ground Area

Floor or Part	Width	Length	Area
2nd	28	40	1120
Deck	7	40	280

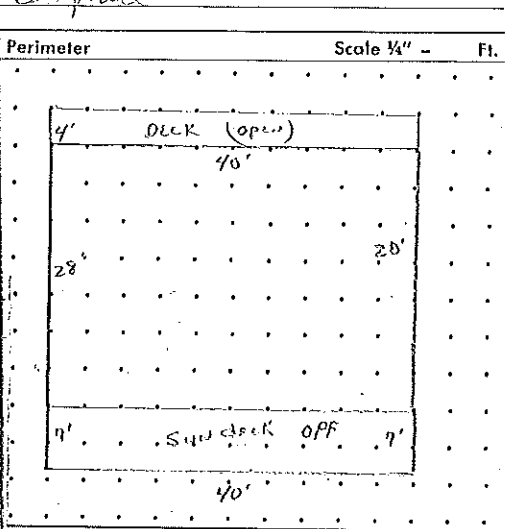
less overhangs 8570

**ADDITIONS AND DEDUCTIONS**

Description	Amount
3h FIREPLACE	2385
2a 2 Fix Bath	800
12a 280# DK	460
12a 160# DK	280
<b>TOTAL REPLACEMENT COST</b>	<b>57,208</b>
<b>COST CONVERSION FACTOR</b>	<b>1.25</b>

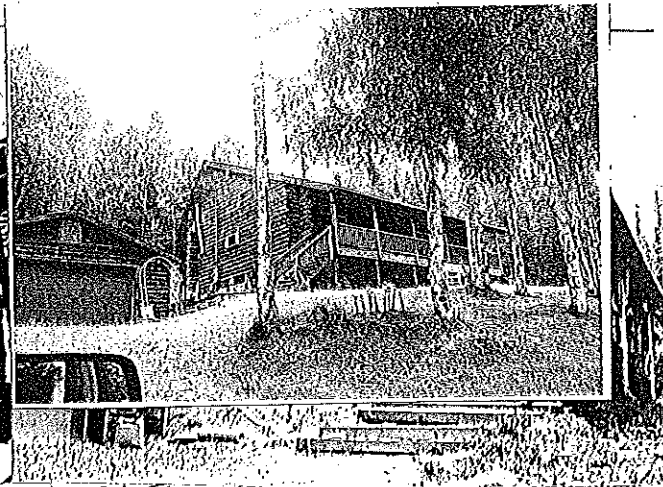
**SUMMARY OF APPRAISED VALUE**

66,504
3,493
<b>TOTAL</b>
<b>A.V. 70,000</b>



**HISTORICAL**

DESCRIPTION:			
			USE ZONE:
INFLUENCES	%	(+) or (-)	SIZE: 2.909 AC 126716.04' 126725' 0.5'
Topography			
AREA CHANGES:			
Drainage			0.5' W changed right to road w. plat
Access			
Irreg. Mod.			REMARKS:
	85		
	80		
	90		



8-24-79

1982	Leone, David N + Jan S.	1717	DET	NET: 10: 2002
1983		20375	70000	90375
85'	Walters, Daniel P + Chang, Andrew			
95	McNeal, Shaun D. + Kristie L.			
2006	McNeal, Shaun D.			

REMARKS: 7/1/88  
 12-14-86, n/c H&K  
 8/10/89 n/c, imprints same H&K  
 10-8-90 imprints same H&K  
 6-7-95 Review photo update, sat GAR  
 C. Campbell H&K  
 11/01 Review Sales - Error in EA - Corrected 1963  
 To 1971 - No apparent reason for such high dep-  
 calc as 199 Asc dep ASP  
 1/02 D to D talked to owner - Now H&BB - Some flouring  
 sat appl. updated - NOC AG 450 TO 500 JTP/05

PICTURE:

PLACE PICTURE HERE

DIT 123,722 5-5-95  
 (B) 062155

DOT = 123,262 3-11-96  
 DOT = 3510006197  
 DOT = 1478 7/97  
 DIT = 160,000 5/15/02