



## LISTING PACKAGE

**DATE:** May 3, 2011

**LP2011-927**

**PREPARED FOR:**

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

**PROPERTY OWNER:**

**THE SECRETARY OF VETERANS  
AFFAIRS**

**STREET ADDRESS:**

**930 Gold Pan Road**

**LEGAL DESCRIPTION:**

**Lot 23, Block 3, SECOND ADDITION to  
WILDVIEW ACRES SUBDIVISION, Plat No. 73-  
105**

**Thank you for using Yukon Title Company, Inc.**

**Kimberly DePaepe  
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:

#### 2010 Assessed Value:

PAN No.	:	0165115	Tax Amount*	:	\$3,227.60
Land	:	\$25,861	Misc. Improvement	:	\$0
Building	:	\$173,701	Total Assessed Value	:	\$199,562

\*Taxes for 2010 are FULLY PAID.

MIL RATE	:	17.7110
PARCEL SIZE	:	1.9037 Acres/82,929 Sq. Feet
ZONING	:	RE-2/MHS (Rural Estate/Mobile Home Subdivision) See attached information sheet
STRUCTURE AGE/YR BUILT	:	35 Years/1976
FIRE DISTRICT	:	Steese
ROAD SERVICE AREA	:	Wildview
SCHOOLS	:	Weller Elementary Tanana Middle Lathrop High
MLS AREA	:	45
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.5567
LATITUDE	:	64.9366

- 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. 2011-005677-0 to: THE SECRETARY OF VETERANS AFFAIRS and his successors in office as such
2. As Built Survey
3. Notes and /or Easements as Stated on the Plat.
4. Plat Map
5. Neighborhood Map
6. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0165115	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 23 BLOCK 3 WILDVIEW ACRES 2ND ADDN	<b>TWN-RNG</b> 1N 1E
<b>NEIGHBORHOOD</b> 0601 Chena Hot Springs Hills	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0906 WILDVIEW ACRES SERVICE AREA	<b>MOST RECENT MILLAGE RATE</b> 17.7110	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> STEESE VOL FIRE S A		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>

**LAND AREA**  
Parcel  
1 82929 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
SECRETARY OF VETERANS AFFAIRS,	OWNERSHIP	930 GOLD PAN RD

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	4/4/2011			<a href="#">2011-005677-0</a>
Trustees Deed	3/31/2011			<a href="#">2011-005097-0</a>
Assignment	7/20/2006			<a href="#">2006-018533-0</a>
Assignment	7/20/2006			<a href="#">2006-018534-0</a>
Warranty Deed	7/14/2006			<a href="#">2006-017986-0</a>
Deed of Trust	7/14/2006			<a href="#">2006-017987-0</a>
Warranty Deed	8/28/2002			<a href="#">2002-017549-0</a>
Deed of Trust	8/28/2002			<a href="#">2002-017550-0</a>
Warranty Deed	10/9/1997	<a href="#">1029</a>	<a href="#">595</a>	
Deed of Trust	10/9/1997	<a href="#">1029</a>	<a href="#">597</a>	
Deed of Trust	2/29/1996	<a href="#">941</a>	<a href="#">833</a>	
Deed of Trust	11/17/1994	<a href="#">881</a>	<a href="#">894</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
2010	\$25,861.00	\$173,701.00	\$199,562.00	\$179,562.00
2009	\$25,861.00	\$180,408.00	\$206,269.00	\$206,269.00
2008	\$25,861.00	\$185,620.00	\$211,481.00	\$211,481.00
2007	\$25,861.00	\$185,728.00	\$211,589.00	\$211,589.00
2006	\$12,937.00	\$177,285.00	\$190,222.00	\$190,222.00

[Pay Property Taxes by credit card](#)

### Tax History (Updated: 05/03/11 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$3,227.60	\$0.00	\$0.00	\$3,227.60	\$3,227.60	\$0.00
2009	\$3,565.96	\$0.00	\$0.00	\$3,565.96	\$3,565.96	\$0.00
2008	\$3,603.84	\$0.00	\$0.00	\$3,603.84	\$3,603.84	\$0.00
2007	\$3,798.24	\$0.00	\$0.00	\$3,798.24	\$3,798.24	\$0.00
2006	\$3,609.28	\$0.00	\$0.00	\$3,609.28	\$3,609.28	\$0.00

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

# Building Details for PAN 0165115

## Building General Features

# YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1976 SFR Standard Residential

### Amenities

#### QUANTITY

QUANTITY	DESCRIPTION
1	3-Fix. Bath_SFR
2	Bedroom

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	960	1	128	Main Area	2x4cust/2x6 Std
2	528	1	92	Secondary L.A.	2x4cust/2x6 Std

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	1296	Deck
3	120	Deck
4	700	Attached Gar. (C)

# Alaska Street Master

<http://www.alaskastreetmaster.com> 907-248-0477

## Property

<b>TAXID</b>	<b>Map</b>	<b>Zoning</b>	<b>Primary Use</b>	<b>Year Built</b>	<b>Lot Sq Ft</b>	<b>Acres</b>
165115	5	RE-2/MHS	RESIDENTIAL	1976	82929	1.9

## Legal

LOT 23 BLOCK 3 WILDVIEW ACRES  
2ND ADDN

## Property Owner

**Owner 1**  
MARTINEZ BALTAZAR JR

## Legal

**Subdivision**  
WILDVIEW ACRES 2

<b>First Name</b>	<b>Last Name</b>
BALTAZAR	MARTINEZ

<b>Block</b>	<b>Lot</b>
03	23

**Owner 2**  
MARTINEZ SANDRA M

**Site Address**  
930 GOLD PAN RD

## Business

## Owner 3

## Neighborhood

CHENA HOT SPRINGS HILLS

## Mailing

930 GOLD PAN RD

<b>City</b>	<b>St</b>	<b>Zip</b>
FAIRBANKS	AK	99712

## Site Address - Assessing

## Property Assessment

<b>Land 10</b>	<b>Bldg 10</b>	<b>Total 10</b>
25861	173701	199562
<b>Tax Status</b>	<b>Mill Rate</b>	<b>Est Taxes</b>
TAXABLE	17.711	3534

## Other

### Elementary School

WELLER

### Road Service

WILDVIEW

### Forest Coverage

Cultural

### Middle School

TANANA

### Fire Service

STEESE

### Census Tract

19

### Census Blk

2043

### MLS

45

### High School

LATHROP

### Voter Precinct

33-230

### Legislature

Q33

### Latitude

64.93662341

### Longitude

-147.5567811

**Flood Zone** X

**Elevation**  
1000

**FNSB Planning Dist**  
6 STEELE CREEK

**Zip Code**  
99712

## Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
MARTINEZ BALTAZAR JR	25861	206269	17.288	GRIFFITH SUCHIN D GRIFFITH ROBERT E	12932	171490	19.92
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
MARTINEZ BALTAZAR JR	25861	211481	17.04	GRIFFITH S	12932	148777	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
MARTINEZ B	25861	211589	17.951	GRIFFITH SUCHIN D	12932	143543	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
MARTINEZ BALTAZAR JR	12937	190222	18.97	SMITH BRIAN W	12932	138384	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
GRIFFITH SUCHIN D	12937	185465	19.32	SMITH BRIAN W	12932	138461	

\*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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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)

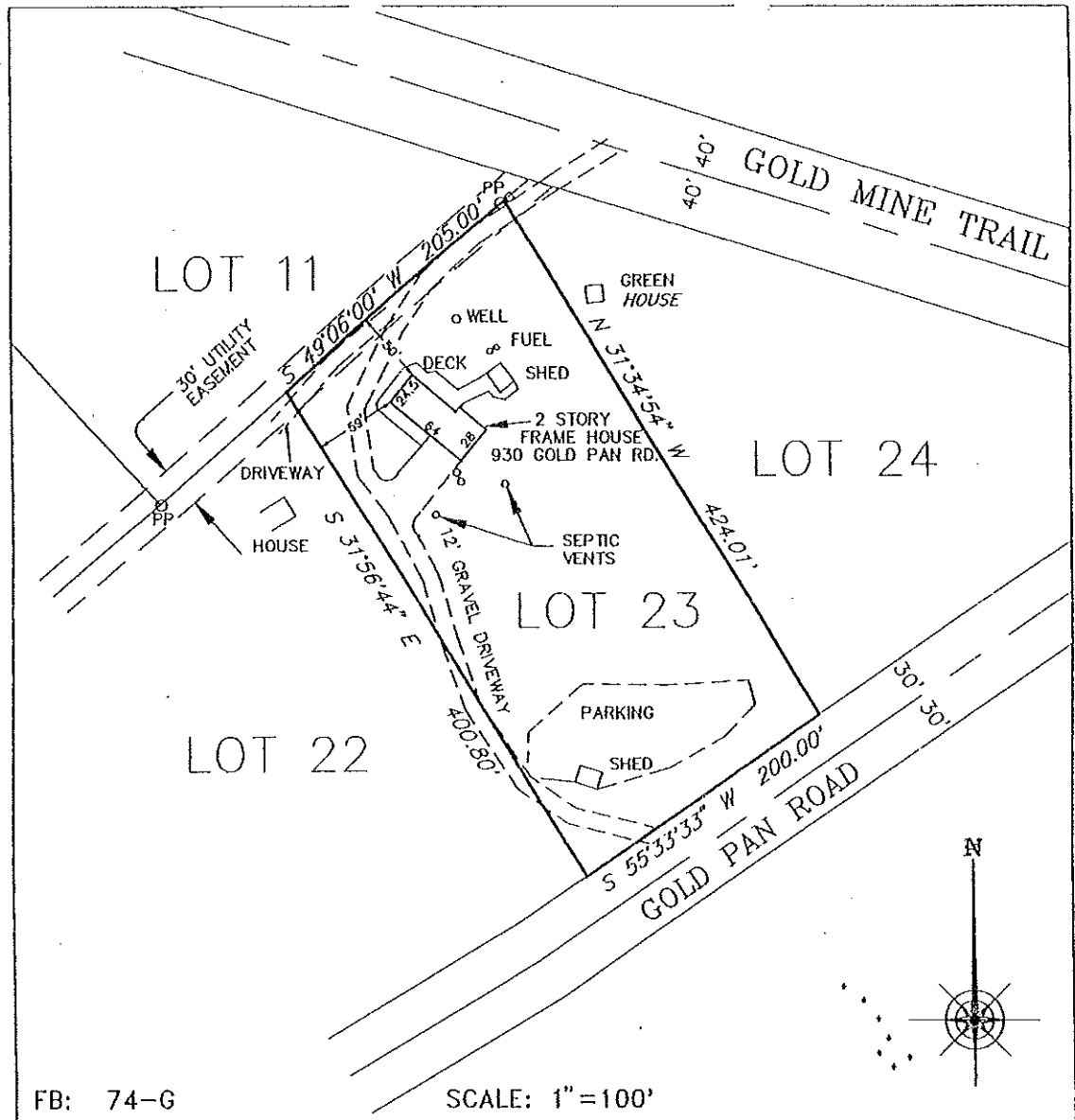
18.48.050 MHS – Mobile home subdivision designation.

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)



FB: 74-G

SCALE: 1"=100'

I, Neil K. Eklund, a Registered Land Surveyor, hereby certify that I am familiar with the above described property and that the improvements located thereon lie wholly within the property lines and do not overlap onto the property adjacent thereto and that no improvements on the adjacent property encroach onto the property in question and that there are no roadways, transmission lines or other visible easements except as indicated hereon.

Date: AUGUST 18, 1997  
Neil K. Eklund

FOR TITLE INSURANCE PURPOSES ONLY  
*This As-Built survey was prepared from an actual field inspection, however, it is not intended or represented to be a property line survey. No property corners were established in connection herewith and no buildings, fences, utility lines, or other improvements should be located for construction based upon this plan.*



STUTZMANN ENGINEERING ASSOCIATES, INC.

**AS-BUILT/PLOT PLAN**

DESCRIPTION: LOT 23, BLOCK 3, WILDVIEW ACRES, 2ND. ADDITION  
 FOR: COLDWELL BANKER DATE: AUGUST 18, 1997

S. 89° 51' 10" E.

2639.67'

N. 89° 42' 43" W.

1317.95'

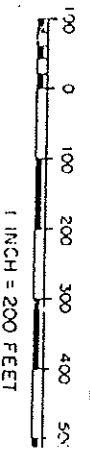


**NOTICE**

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



# NOTES

This area not flooded in August 1967.

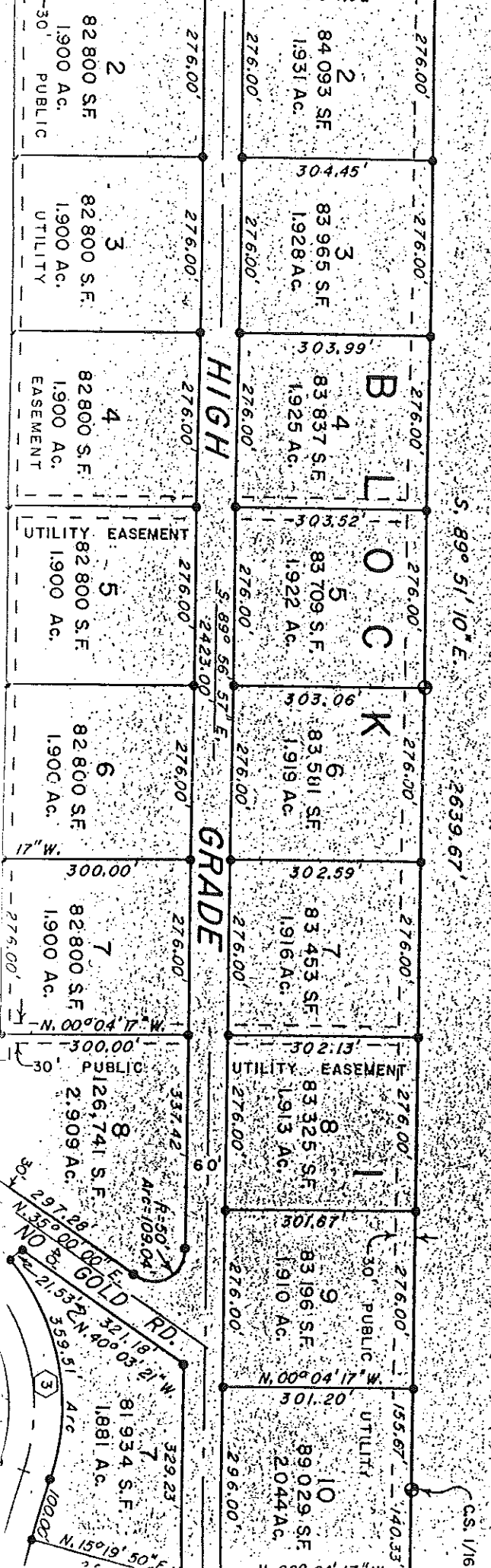
This area covered by Fairbanks & Goldstream Soil

Series as per U.S.D.A. S.C.S. Publication no. 25 (1959).

# LEGEND

- 5/8" RE-BAR WITH SURV-CAP & WHITE GUARD STAKE SET THIS SURVEY.
  - ⊕ 2" IRON PIPE WITH BRASS CAP & WHITE GUARD POST SET THIS SURVEY.
  - ⊙ RECOVERED BRASS CAPPED MONUMENT AS NOTED.
- TEMPORARY TURN-AROUND OF 50 FT. RADIUS TO BE AUTOMATICALLY VACATED WHEN ROAD PLATTED TO EAST OR WEST.

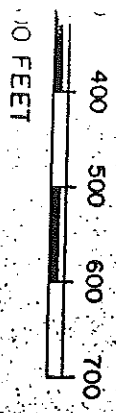
(UNDEVELOPED)



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LE

Attest :

*Victory Selmer*  
 Chairman, Fairbanks North Star  
 Borough Planning Commission.

Clerk

*Julie Rung*

73-105

6.00 = 45.50  
*JS*

11-30-73 3:51 P.M.

Address

FNSB



DATE OF PLAT = 31 October 1973

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

SECOND ADDITION TO  
 WILDVIEW ACRES SUBDIVISION

Portions of Sections 4 & 9 T.1N. R.1E. F.M.

FOR: Mr. Bud F. Meyeres, Mr. Hill Mathis, Mr. Roy Kohler

SURVEYED BY: Stutzmann Eng. Co. DATE: Sept.-Oct. 1973

DRAWN BY: N.K. Eklund SHEET NO. 1 of 1 SCALE: 1 inch = 200 ft.

73-105

M.

ION

WARRANTY DEED

THIS INDENTURE, made and entered into this first day of June, 1974, By and Between:

ROD F. HEYERSS, HILL H. WATHIS and RAY R. KOHLER, of Fairbanks, Alaska, hereinafter called Grantors,

and

FREDERICK W. NELIUS, Jr. and TERI M. NELIUS, husband and wife, as tenants by the entirety with right of survivorship,

hereinafter called Grantee(s);

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:

LOT 23 (Twenty-three)  
BLOCK 3 (Three)  
WILDVIEW ACRES SUBDIVISION SECOND ADDITION,  
PLAT FILED November 30, 1973, as Instrument  
No. 73-105, records of the Fairbanks Recording District, Fourth District, State of Alaska.

SUBJECT, to patent reservations and to easements of record, if any, AND SUBJECT, to the interest of Marion Taulbee and Marjorie Taulbee as conveyed by that certain Deed of Trust dated October 2, 1970, and recorded as Instrument No. 70-10151, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

RESERVING UNTO THE GRANTORS, their heirs and assigns, an undivided one-half interest in and to any oil, gas, other hydrocarbon deposits and subsurface mineral rights located thereon.

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

TO HAVE AND TO HOLD, the said premises 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 sealing 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, excepting as to the above described Deed of Trust; 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.

*[Handwritten signature]*

4



- 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 hereinabove written,



Bud F. Meyeres  
Bud F. Meyeres - Grantor

Hill H. Mathis  
Hill H. Mathis - Grantor

Ray R. Kohler  
Ray R. Kohler - Grantor

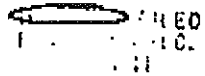
STATE OF ALASKA )  
FOURTH JUDICIAL DISTRICT)

On this first day of June, 1974, 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.

7410009

5.25



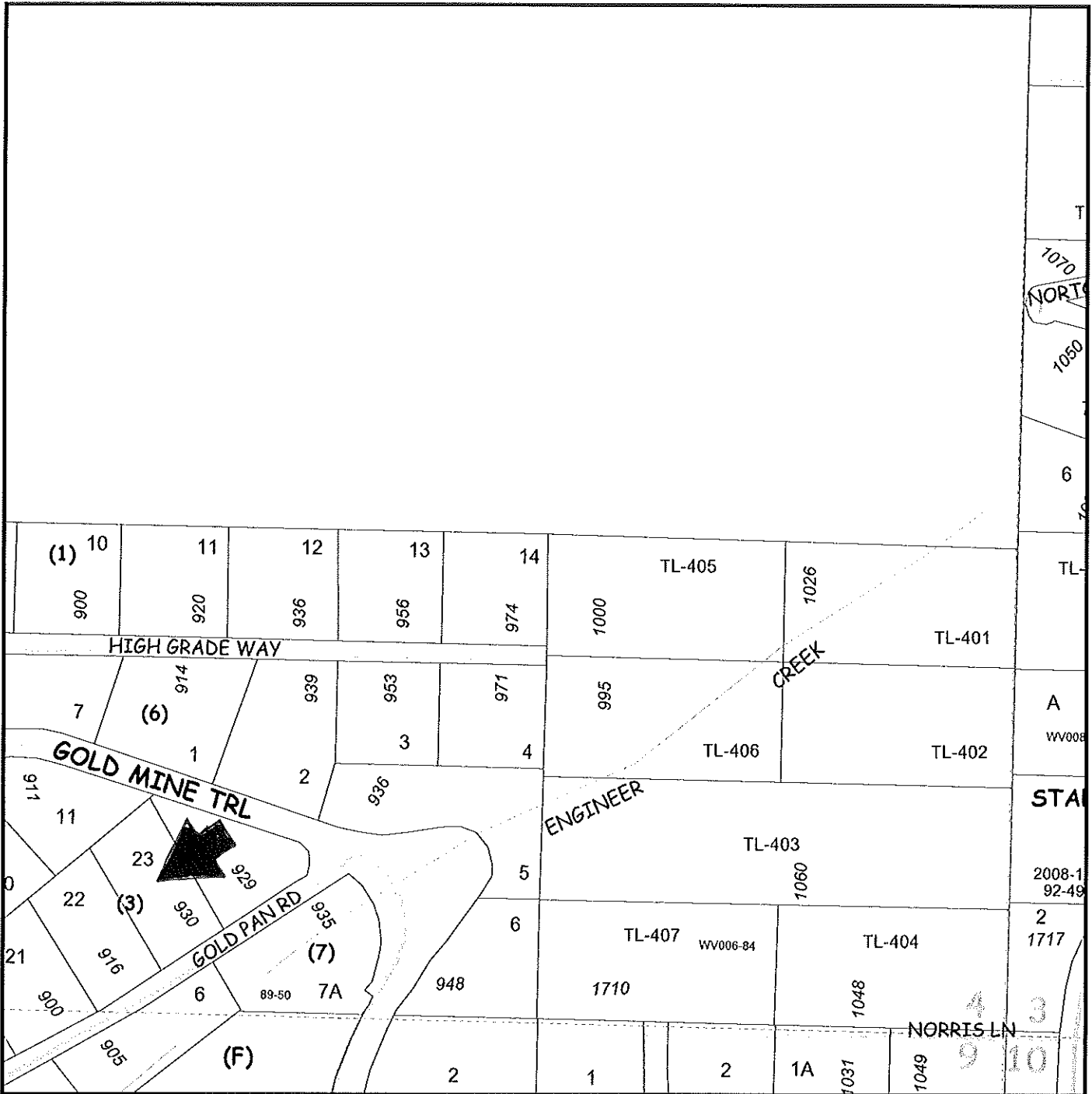
Donald W. Brown  
Notary Public in and for Alaska  
My commission expires: 5/25/78

JUN 18 4 08 PM '74

REQUESTED BY TTICO

ADDRESS \_\_\_\_\_

5



**Owner**  
 MARTINEZ BALTAZAR JR MARTINEZ SANDRA M  
 930 GOLD PAN RD  
 FAIRBANKS AK 99712

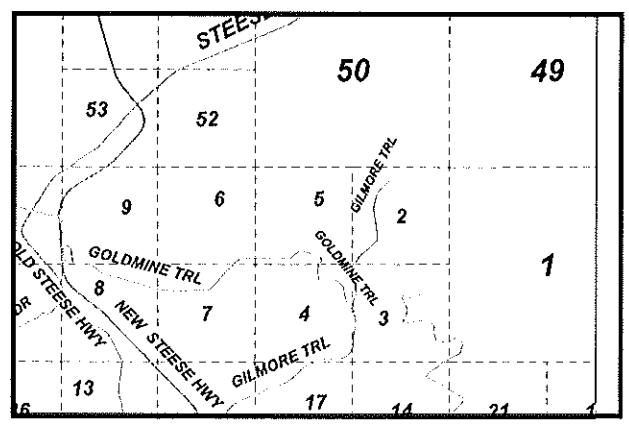
**Legal**  
 LOT 23 BLOCK 3 WILDVIEW ACRES  
 2ND ADDN

**Address** 930 GOLD PAN RD

<b>Tax ID</b>	<b>FNSB MAP</b>	<b>ASM Book</b>
165115	111B4	6 STEELE CREEKS
<b>T R S</b>	<b>Zonlng</b>	<b>Zip Code Area</b>
F001N001E04	RE-2/MHS	99712
<b>Land App</b>	<b>Bldg Appr</b>	<b>SQ FT / ACRE</b>
25861	173701	82929 1.9
<b>Mill Rate</b>	<b>Primary Use</b>	<b>Tax Year</b>
17.711	RESIDENTIAL	2010
<b>Est Taxes</b>	<b>Year Built</b>	<b>Tax Status</b>
3534	1976	TAXABLE

<b>Census Tract</b>	19
<b>Census Blk Grp</b>	2043
<b>Elem School</b>	WELLER
<b>Middle School</b>	TANANA
<b>High School</b>	LATHROP
<b>Road Service</b>	WILDVIEW
<b>Fire Service</b>	STEESE
<b>Latitude</b>	64.93662341
<b>Longitude</b>	-147.6567811
<b>MLS Area</b>	45
<b>Voting Dist</b>	33-230
<b>Legislature</b>	Q33
<b>Flood Zone</b>	X
<b>Elevation</b>	1000

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# Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
164071	MCGROGAN JAMES JR	WILDVIEW ACRES	C 01	1691 BLACK SAND RD
164089	JOHNSON JEFFERY A	WILDVIEW ACRES	C 02	962 GOLD MINE TRL
164097	PAQUIN LAURENCE M	WILDVIEW ACRES	C 03	966 GOLD MINE TRL
164119	POMEROY KEVIN	WILDVIEW ACRES	C 05	970 GOLD MINE TRL
164127	BAKER TED	WILDVIEW ACRES	C 06	1012 GOLD MINE TRL
164186	HIETALA JOSEPH LEE	WILDVIEW ACRES	E 01	985 SLUICE-BOX RD
164291	MITCHELL RUSSELL C	WILDVIEW ACRES	F 01A	961 GOLD MINE TRL
164305	HAYES PATRICIA	WILDVIEW ACRES	F 02	971 GOLD MINE TRL
164313	SKAUGSTAD CALVIN L	WILDVIEW ACRES	F 03	982 SLUICE-BOX RD
164321	LARSON E LELAND	WILDVIEW ACRES	F 04	1636 PLACER DR
164593	ORGAN ROBERT C	WILDVIEW ACRES 2	A	1633 PLACER DR
164658	FRISON JOHN L	WILDVIEW ACRES 2	01 06	830 HIGH GRADE WAY
164666	OLIVER DAVID A	WILDVIEW ACRES 2	01 07	842 HIGH GRADE WAY
164674	BECK CAROLYN A	WILDVIEW ACRES 2	01 08	864 HIGH GRADE WAY
164682	FLOWER OF SCOTLAND	WILDVIEW ACRES 2	01 09	878 HIGH GRADE WAY
164691	EMERY MICHAEL S	WILDVIEW ACRES 2	01 10	900 HIGH GRADE WAY
164704	BENEDETTI ANDREW	WILDVIEW ACRES 2	01 11	920 HIGH GRADE WAY
164712	COVINGTON RICHARD	WILDVIEW ACRES 2	01 12	936 HIGH GRADE WAY
164721	STEWART JULIA A	WILDVIEW ACRES 2	01 13	956 HIGH GRADE WAY
164739	GRESLIN JAMES C	WILDVIEW ACRES 2	01 14	974 HIGH GRADE WAY
164798	MUEHLENKAMP WILLIAM J	WILDVIEW ACRES 2	02 06	831 HIGH GRADE WAY
164801	BOND MICHAEL E	WILDVIEW ACRES 2	02 07	845 HIGH GRADE WAY
164810	GUSTAFSON F W LIFE	WILDVIEW ACRES 2	02 08	1755 NO GOLD RD
164887	OTT RICHARD K	WILDVIEW ACRES 2	02 15	850 GOLD MINE TRL
164941	DAVIS TIMOTHY A	WILDVIEW ACRES 2	03 06	831 GOLD MINE TRL
164950	SWARTZ JOHN	WILDVIEW ACRES 2	03 07	849 GOLD MINE TRL
164968	MCMILON JAMES D	WILDVIEW ACRES 2	03 08	863 GOLD MINE TRL
164976	PITCHER GERALD M	WILDVIEW ACRES 2	03 09	871 GOLD MINE TRL
164984	BURCH JOHN M	WILDVIEW ACRES 2	03 10	891 GOLD MINE TRL
164992	RANDBY SCOTT D	WILDVIEW ACRES 2	03 11	911 GOLD MINE TRL