



LISTING PACKAGE

DATE: April 7, 2011

LP2011-720

PREPARED FOR:

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

PROPERTY OWNER:

**ALASKA HOUSING FINANCE
CORPORATION**

STREET ADDRESS:

980 Gold Flake Avenue

LEGAL DESCRIPTION:

**Lot 1, GOLD FLAKE SUBDIVISION, Plat No.
2006-8**

Thank you for using Yukon Title Company, Inc.

A handwritten signature in black ink that reads 'Virginia Nelson'. The signature is written in a cursive style and is positioned above a horizontal line.

**Virginia Nelson
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.	: 0572314	Tax Amount*	: \$2,471.04
Land	: \$16,334	Misc. Improvement	: \$0
Building	: \$153,195	Total Assessed Value	: \$169,529

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.5760
PARCEL SIZE	:	1.2498 Acres/54,445.64 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	4 Years/2007
FIRE DISTRICT	:	Chena Goldstream North
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Pearl Creek Elementary Randy Smith Middle West Valley High
MLS AREA	:	35
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.9525
LATITUDE	:	64.9036

LISTING PACKAGE

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

1. **Trustee's Deed recorded as Instrument No. 2011-004850-0 to: ALASKA HOUSING FINANCE CORPORATION**
2. **Wastewater Easement recorded as Instrument No. 2007-004891-0.**
3. **Building Energy Efficiency Standard Certification recorded as Instrument No. 2008-008587-0.**
4. **Summary of Building Inspections recorded as Instrument No. 2008-008588-0.**
5. **As Built Survey**
6. **Covenants, Conditions and Restrictions.**
7. **Notes and /or Easements as Stated on the Plat.**
8. **Plat Map**
9. **Neighborhood Map**
10. **Neighbors List and Mailing Labels**

Property Summary

[back to Search Page](#)

PAN 0572314	PROPERTY PHYSICAL DESCRIPTION LOT 1 GOLD FLAKE Previously assessed as OSBORN 1N 2W HOMESTEAD FIRST ADDITION 02-E	TWN-RNG
NEIGHBORHOOD 1201 Ester/Parks Highway West	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2201 CHENA GOLDSTREAM FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 14.5760	STATUS TAXABLE
FIRE SERVICE AREA CHENA GOLDSTREAM FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
Lot 1 54445.64 Square Feet

OWNER

NAME

ALASKA HOUSING FINANCE
CORPORATION,

INTEREST

OWNERSHIP

ADDRESS

SITUS ADDRESS

980 GOLD FLAKE 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 #
Trustees Deed	3/29/2011			2011-004850-0
Warranty Deed	5/2/2008			2008-008589-0
Deed of Trust	5/2/2008			2008-008590-0
Quit Claim Deed	11/16/2007			2007-026779-0
Easement(s)	3/13/2007			2007-004891-0
Plat	1/13/2006			2006-000724-0
Covenants	1/13/2006			2006-000725-0

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$16,334.00	\$153,195.00	\$169,529.00	\$169,529.00
2009	\$16,334.00	\$168,746.00	\$185,080.00	\$185,080.00
2008	\$16,334.00	\$118,122.00	\$134,456.00	\$134,456.00
2007	\$16,334.00	\$0.00	\$16,334.00	\$16,334.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 04/07/11 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	\$2,471.04	\$0.00	\$0.00	\$2,471.04	\$2,471.04	\$0.00
2009	\$2,636.82	\$0.00	\$0.00	\$2,636.82	\$2,636.82	\$0.00
2008	\$1,917.72	\$0.00	\$0.00	\$1,917.72	\$1,917.72	\$0.00
2007	\$247.90	\$0.00	\$0.00	\$247.90	\$247.90	\$0.00

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

Building Details for PAN 0572314

Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
View Details	1	2007	SFR	Standard Residential

Amenities

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

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	656	1	108	Main Area	2x4cust/2x6 Std
2	676	1	110	Secondary L.A.	2x4cust/2x6 Std

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
3	104	Deck

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)

A
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K
A

2008-008588-0

Recording Dist: 401 - Fairbanks
5/2/2008 10:21 AM Pages: 1 of 2



SUMMARY OF BUILDING INSPECTIONS
Site-Built Construction

Owner of record: Plumb Line Enterprises, LLC

Legal description: Lot1, Gold Flake Subdivision - Fairbanks

Site address: 980 Gold Flake Avenue, Fairbanks (Include recording district)

This certification is issued pursuant to the requirements of AK Statute 18.56.300 and AHFC's regulations 15 AAC 150.030. Use of alternate methods, such as videos, must have **PRIOR WRITTEN APPROVAL** of Alaska Housing Finance Corporation.

By my signature below, I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, real estate agent, or other interested party for this project, other than as a fee inspector.

1. PLAN APPROVAL

	Printed Name	Signature	License # *	Date
	<u>Charles P Jeannet</u>	<u><i>Charles P Jeannet</i></u>	<u>08144R5</u>	<u>3-23-07</u>

2. COMPLETION OF FOOTINGS & FOUNDATION

	Printed Name	Signature	License # *	Date
Footings	<u>Charles P Jeannet</u>	<u><i>Charles P Jeannet</i></u>	<u>08144R5</u>	<u>9-26-07</u>
Foundation	<u>Charles P Jeannet</u>	<u><i>Charles P Jeannet</i></u>	<u>08144R5</u>	<u>9-26-07</u>

3. COMPLETION OF FRAMING, ELECTRICAL, PLUMBING, & MECHANICAL

	Printed Name	Signature	License # *	Date
Framing	<u>Charles P Jeannet</u>	<u><i>Charles P Jeannet</i></u>	<u>08144R5</u>	<u>9-26-07</u>
Electrical	<u>Charles P Jeannet</u>	<u><i>Charles P Jeannet</i></u>	<u>08144R5</u>	<u>9-26-07</u>
Plumbing	<u>Charles P Jeannet</u>	<u><i>Charles P Jeannet</i></u>	<u>08144R5</u>	<u>11-27-07</u>
Mechanical	<u>Charles P Jeannet</u>	<u><i>Charles P Jeannet</i></u>	<u>08144R5</u>	<u>11-27-07</u>

Recorder: Index by Legal, Owner, and Builder

Return to: Craig Sanford, PO Box 750895, Fairbanks, AK 99775

Form PUR-102
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01/06

2006-8

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2008-008587-0

Recording Dist: 401 - Fairbanks
5/2/2008 10:20 AM Pages: 1 of 1



Building Energy Efficiency Standard (BEES) Certification

Owner of Record: Dave Sinkey
Building is located at: 980 Gold Flake Ave Fairbanks
(Street) (City)
Legal Description is: Lot 1, Gold Flake Subdivision, Fairbanks Recording District

Property is: New Construction Existing Construction (Include recording district)
Date Construction Began: March 2007 (Defined as installation of the foundation)
 Certifying BEES 2007 - Property is Located in Zone: 6 7 8 urban 8 rural 9
 Certifying BEES 1991 - Property is Located in Region: 1 2G 2A 3 4 5

THERMAL COMPLIANCE STATEMENT:

Prescriptive Method Energy Rating Method; Rating: 88.7 5*
Rating software & version: 1.03d Rater's Name: JAMES LEE

I certify that I used the method indicated to determine that the structure located on the above described property complies with the thermal requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater AK Licensed New Home Inspector Builder Architect Engineer Owner

My BEES Compliance Certification # 83 Expiration Date: 3/31/2010

Name: James Lee Signature: [Signature] Date: 3/21/2008

VENTILATION COMPLIANCE STATEMENT:

I certify that the structure located on the above described property complies with the ventilation requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater AK Licensed New Home Inspector Mechanical Contractor Builder
 Architect Engineer Owner

If Certifying BEES 1991(select one): Option I Option II

My BEES Compliance Certification # 1184 Expiration Date: 2/09

Name: DAVID SINKEY Signature: [Signature] Date: 5/1/08

Return to: Craig B. Santfred, PO Box 750895, Fairbanks, AK 99775 Form PUR-101 04/07

Legal description: Lot 1, Gold Flake Subdivision - Fairbanks

4. COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER

Printed Name	Signature	License # *	Date
<u>Charles P Jeannet</u>	<u>[Signature]</u>	<u>08144R5</u>	<u>11-27-07</u>

5. CONDITIONAL APPROVAL

Items to be completed: n/a

_____ To be completed by: _____

Printed Name	Signature	License # *	Date
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6. FINAL APPROVAL

Printed Name	Signature	License # *	Date
<u>Charles P Jeannet</u>	<u>[Signature]</u>	<u>08144R5</u>	<u>4-16-08</u> ^{cpj}

* License # is the inspector's Registration # under AS 08.18 and 12 AAC 22

By my signature below, I certify that the required inspections have been completed and the building meets or exceeds standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify any/all engineered components are currently listed with the International Code Council (ICC) and to my knowledge there has been no action to rescind ICC approval.

Builder's Signature: David L. Sinkey Date: 8/1/08
Builder's Name: DAVID L. SINKEY Builder's License # 1725
(If applicable)
Business Name: Plumb Line Ent's LLC
Address: P.O. Box 82580
City, State: FBK, AK Zip 99708

Before me, a Notary Public in and for the State of Alaska, David L. Sinkey
has executed the foregoing document of his/her own free will.

Crystal Haman
(Notary Signature)

My Commission expires: _____

Recorder: Index by Legal, Owner, and Builder

Form PUR-102
Page 2 of 2
01/06



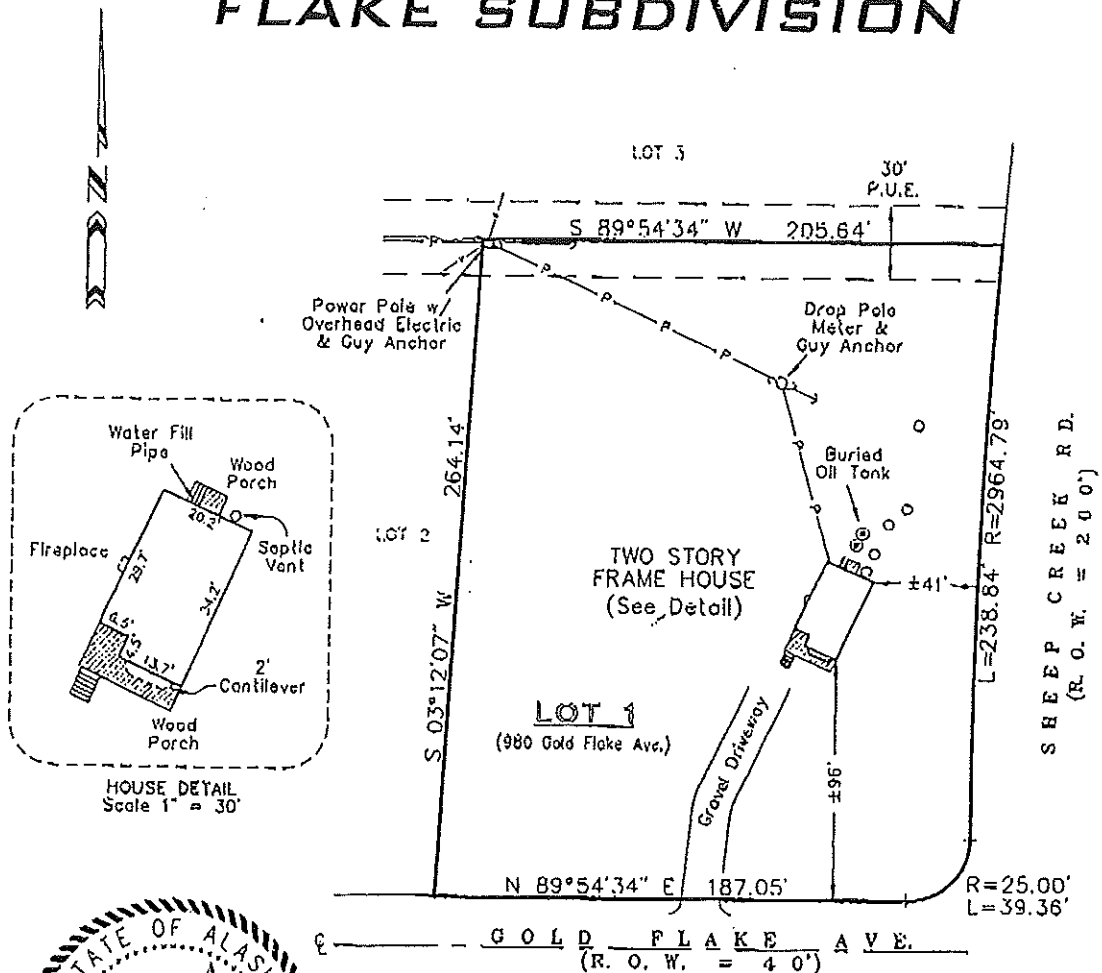
2 of 2
2008-008588-0

Reset

NOTARY PUBLIC
CRYSTAL HAMAN
STATE OF ALASKA
COMMISSION EXPIRES 6/29/11

LOT 1, GOLD FLAKE SUBDIVISION

V55364



MORTGAGE LOAN INSPECTION PLOT PLAN 08-015

LOT 1, GOLD FLAKE SUBDIVISION (PLAT NO. 2006-8, F.R.D., AK)

MORTGAGEE: Mt. McKinley Bank INSPECTED: 3-31-08

MORTGAGOR OR OWNER: Plumb Line Enterprises DRAWN: 4-01-08 BY: WMP

SCALE: 1" = 60'

CERTIFICATION STATEMENT

This inspection plat is made for and at the instance of Mt. McKinley Bank. I, Eric L. Gabrielson, Jr., a Registered Land Surveyor in the State of Alaska, hereby certify to the above 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 lying adjacent thereto, that no improvements on the property lying 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. 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. This survey complies with the ASPLS Mortgage Inspection Survey Standards.

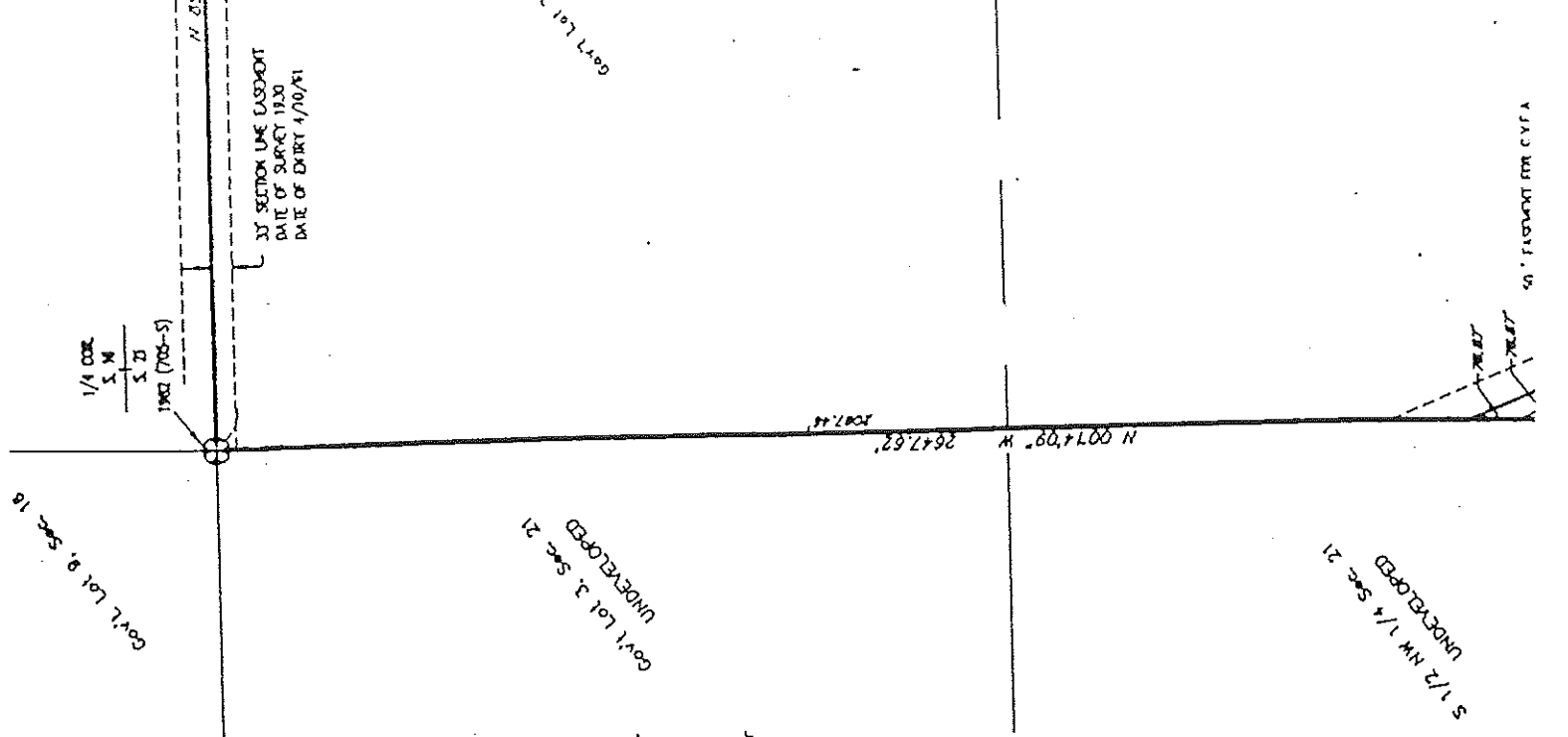
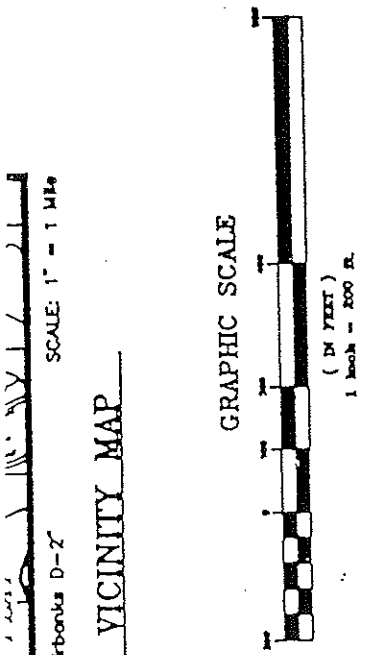
Design Alaska, Inc. ERIC L. GABRIELSON, JR., Registered Land Surveyor Fairbanks, Alaska
601 Collage Road

1. There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
2. A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
3. An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
4. The utility companies shall have the right to identify and then remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement.
5. This area is overlain by Goldstream, Minto and Fairbanks soils per U.S.D.A. Soil Conservation Series No. 25, 1959.
6. This property lies within Flood Zone "X" as per the Flood Insurance Rate Map, Community/Panel No. 025009-0075-E, January 2, 1992.
7. Portions of this subdivision have been determined by the U. S. Army Corps of Engineers to be wetlands, as per Corps Project No. 9-990301. If development entails the mechanized clearing of, or placement of fill material into these wetlands, a Department of the Army permit may be required pursuant to Section 404 of the Clean Water Act, prior to initiating work.
8. Any new driveway access onto Sheep Creek Road will require an A.D.O.T. & P.F. driveway permit.
9. Lot 2-D shall not have direct access onto Sheep Creek Road.
10. Direct access onto Sheep Creek Road from Lot 2-A and Lot 2-E shall be limited to one common driveway easement.

7003-85

FROM: U.S.G.S. "Fairbanks D-2"

VICINITY MAP



NOTES

1. There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
2. A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
3. The utility companies shall have the right to identify and then remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement.
4. This area is overlain by Goldstream, Minlo and Fairbanks soils per U.S.D.A. Soil Conservation Series No. 25, 1959.
5. This property lies within Flood Zone "X" as per the Flood Insurance Rate Map, Community/Panel No. 025009-0075-E, January 2, 1992.
6. Portions of this subdivision have been determined by the U. S. Army Corps of Engineers to be wetlands, as per Corps Project No. 9-990301. If development entails the mechanized clearing of, or placement of fill material into these wetlands, a Department of the Army permit may be required pursuant to Section 404 of the Clean Water Act, prior to initiating work.
7. Lot 3 is a substandard lot, (i.e. less than 40,000 sq. ft. area), created by the dedication of Schlosser Drive and is intended to be incorporated into the adjoining property.

Gov't Lot 3, Sec 21
UNDEVELOPED

S 1/2 NW 1/4 Sec 21
UNDEVELOPED

ACREAGE SUMMARY

28-0000

CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

I, the undersigned, being duly qualified and sworn, do hereby certify that the above described plat was lawfully recorded in the public records of the State of Alaska, and that the same is a true and correct copy of the original as filed with me, the undersigned, on this 13th day of August, 2005.

I further certify that the plat was prepared in accordance with the requirements of the Alaska Department of Environmental Conservation, and that the same complies with the requirements of the Alaska Department of Environmental Conservation.

STATE OF ALASKA
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF LAND MANAGEMENT
 1300 W. BRIDGE STREET
 ANCHORAGE, ALASKA 99501

UNITED STATES OF AMERICA
 I, S. S. [Signature]
 before me, a Notary Public for the State of Alaska, duly sworn, on this 13th day of August, 2005, at Anchorage, Alaska, the within and foregoing plat was presented to me, and I have read the same, and the contents thereof, and I certify that the same is a true and correct copy of the original as filed with me, the undersigned, on this 13th day of August, 2005.

Notary Public for the State of Alaska
 My Commission Expires: [Date]

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, Scott C. [Name], a professional land surveyor registered in the State of Alaska, do hereby certify that the above described plat was prepared by me or under my direct supervision and that the same is a true and correct copy of the original as filed with me, the undersigned, on this 13th day of August, 2005.

REGISTERED LAND SURVEYOR
 No. 13,983
 State of Alaska
 My Commission Expires: [Date]

CERTIFICATE OF PAYMENT OF TAXES

The undersigned, being duly qualified and sworn, do hereby certify that the above described plat was prepared in accordance with the requirements of the Alaska Department of Environmental Conservation, and that the same complies with the requirements of the Alaska Department of Environmental Conservation.

STATE OF ALASKA
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF LAND MANAGEMENT
 1300 W. BRIDGE STREET
 ANCHORAGE, ALASKA 99501

CERTIFICATE OF APPROVAL BY THE PLATING AUTHORITY

I hereby certify that this subdivision plat has been found to comply with the requirements of the Alaska Department of Environmental Conservation, and that the same complies with the requirements of the Alaska Department of Environmental Conservation.

PLATING AUTHORITY
 State of Alaska
 My Commission Expires: [Date]

GOLD FLAKE SUBDIVISION

PLAT NO. 0399-05
 RP 061-05

STATE OF ALASKA
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF LAND MANAGEMENT
 1300 W. BRIDGE STREET
 ANCHORAGE, ALASKA 99501

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.

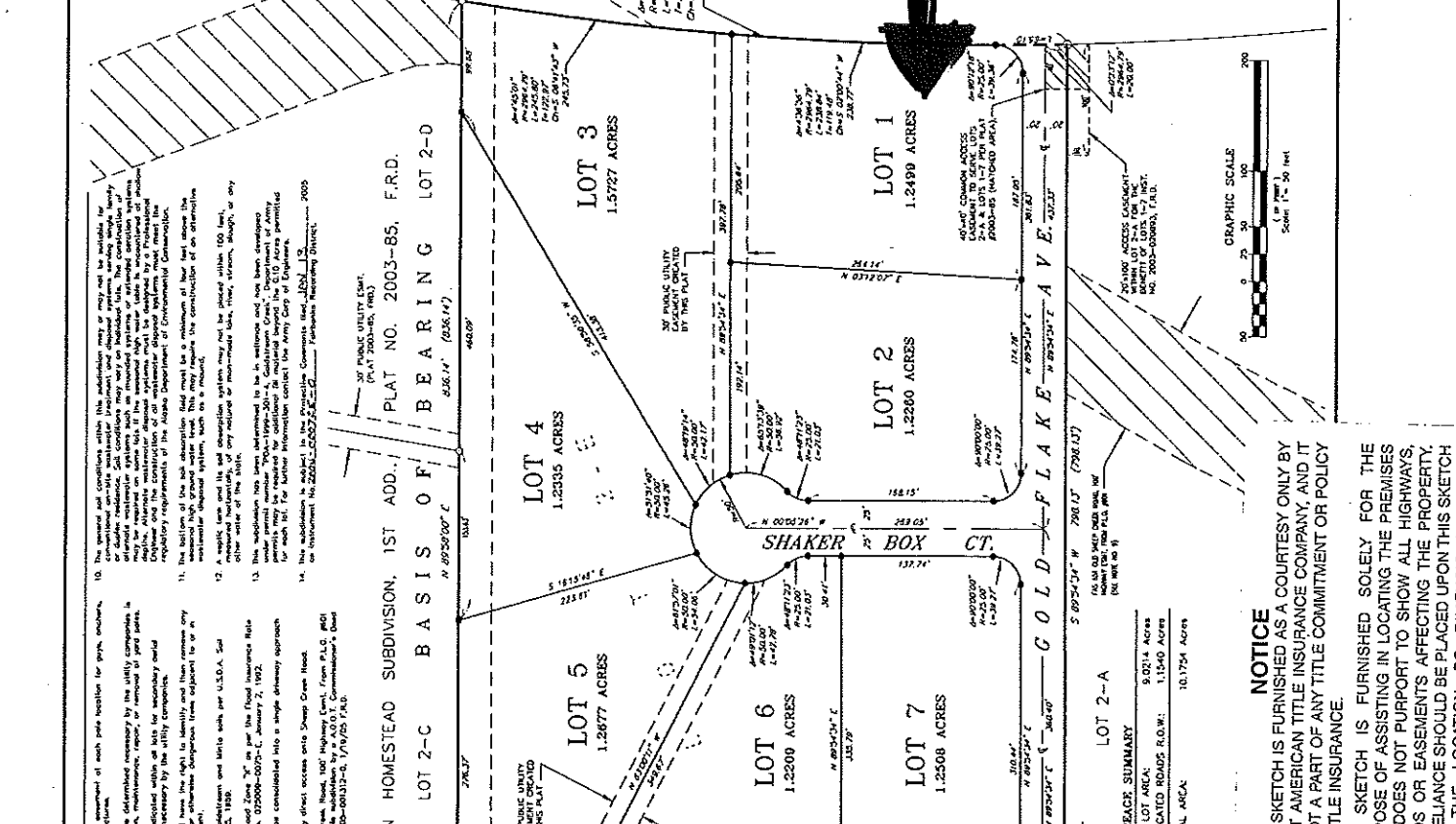
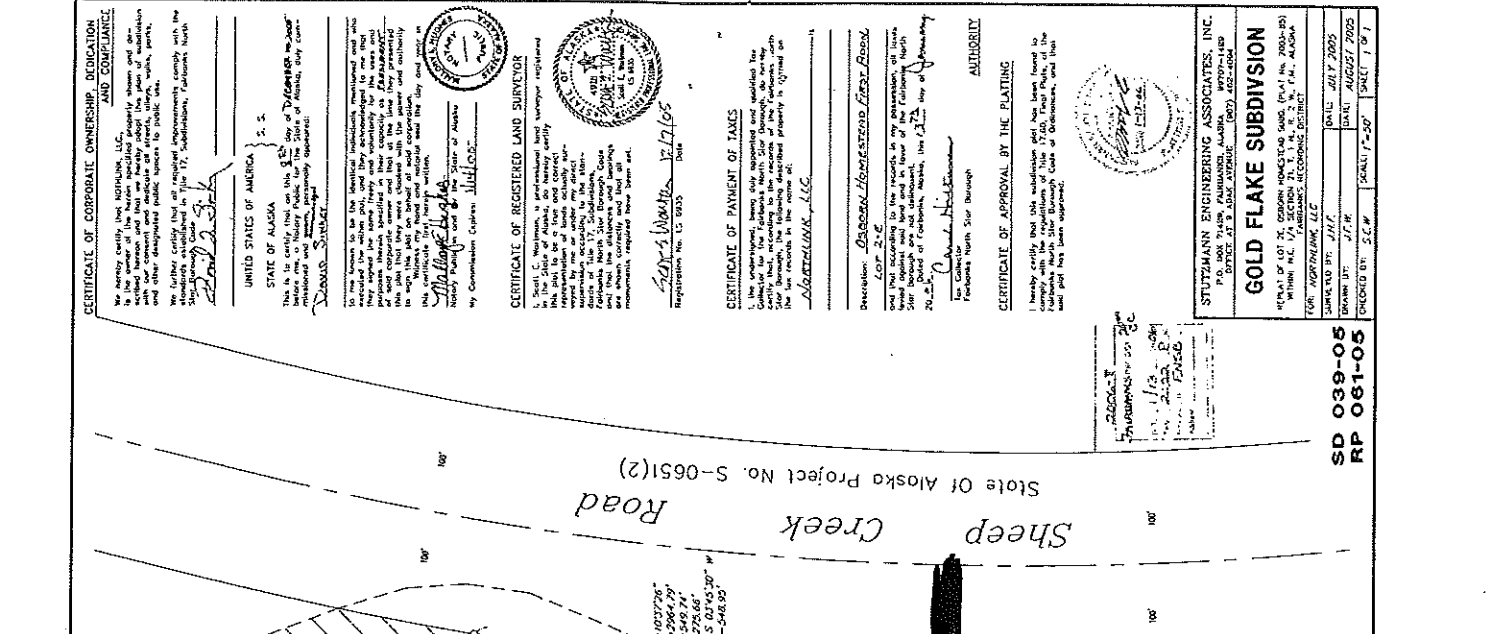
ACREAGE SUMMARY

NET LOT AREA:	9.0214 Acres
DEDICATED ROADS R.O.M.:	1.1540 Acres
TOTAL AREA:	10.1754 Acres

LEGEND

- 2 1/2" DIA. ALUMINUM PIPE MONUMENT WITH ALACRITS (TERRAZZO), RECORDED THIS SURVEY, 750-5 UNLESS OTHERWISE NOTED
- 2 1/2" DIA. ALUMINUM PIPE MONUMENT WITH ALACRITS (TERRAZZO), SET THIS SURVEY, 750-5
- 3/4" IRON AND ALUMINUM SURVEY CAP, RECORDED THIS SURVEY, 750-5 UNLESS OTHERWISE NOTED
- 3/8" IRON AND ALUMINUM SURVEY CAP, SET THIS SURVEY, 750-5

(SEE RECORD INFORMATION)



NOTES

- The general plat conditions within this subdivision may or may not be available for review at the office of the Surveyor General, State of Alaska, 1300 W. Bridge Street, Anchorage, Alaska 99501.
- A 1/2" DIA. ALUMINUM PIPE MONUMENT WITH ALACRITS (TERRAZZO) SHALL BE SET AT THE CORNER OF EACH LOT AND AT THE INTERSECTION OF EACH LOT BOUNDARY WITH A DEDICATED ROAD OR EASEMENT.
- An easement is hereby dedicated under the plat for secondary road easement as delineated on the plat.
- The utility easement shall have the right to install and then remove or repair any utility lines, including but not limited to electric, gas, water, sewer, storm, drainage, or any other utility of the State.
- The utility easement shall be subject to the provisions of the Alaska Department of Environmental Conservation, Title 18, Chapter 11, Part 100, and any other rules, regulations, or orders of the State.
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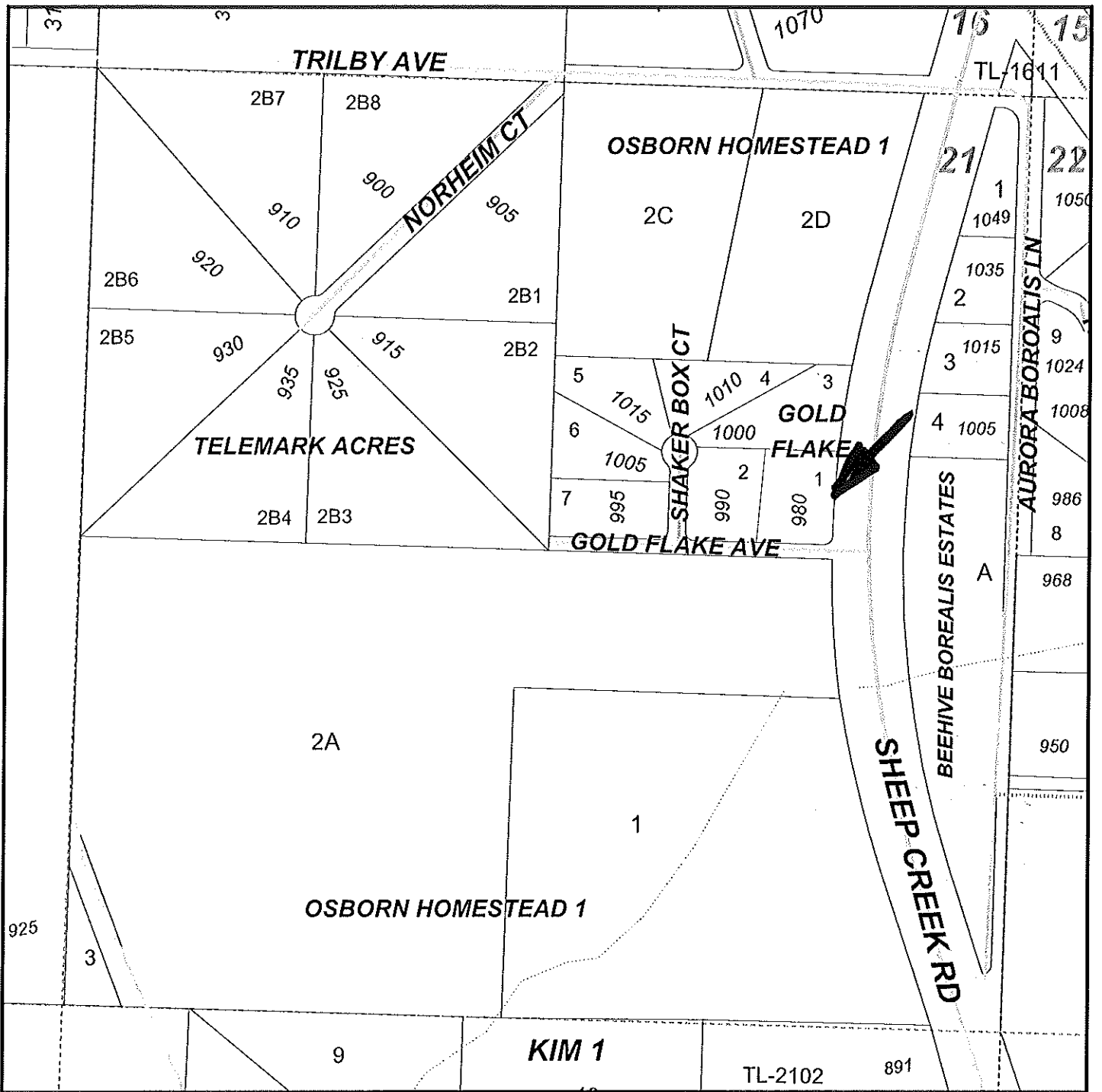
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- 2 1/2" DIA. ALUMINUM PIPE MONUMENT WITH ALACRITS (TERRAZZO), SET THIS SURVEY, 750-5
- 3/4" IRON AND ALUMINUM SURVEY CAP, RECORDED THIS SURVEY, 750-5 UNLESS OTHERWISE NOTED
- 3/8" IRON AND ALUMINUM SURVEY CAP, SET THIS SURVEY, 750-5

(SEE RECORD INFORMATION)



Owner

SANFORD CRAIG B
PO BOX 750895
FAIRBANKS AK 99775

Legal

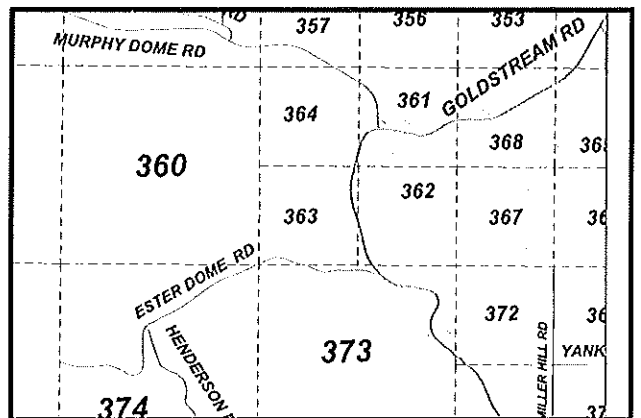
LOT 1 GOLD FLAKE Previously assessed as
OSBORN HOMESTEAD FIRST ADDITION 02-E

Address 980 GOLD FLAKE AVE

Tax ID	FNSB MAP	ASM Book
572314	412E3	363
T R S	Zoning	Zip Code Area
F001N002W21	GU-1	99709
Land App	Bldg Appr	SQ FT / ACRE
16334	163195	64445.64 1.25
Mill Rate	Primary Use	Tax Year
14.576	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
2471	2007	TAXABLE

Census Tract	19
Census Blk Grp	4088
Elem School	PEARL CREEK
Middle School	RANDY SMITH
High School	WEST VALLEY
Road Service	
Fire Service	CHENA GOLDSTREAM NORTH
Latitude	64.90363097
Longitude	-147.9525836
MLS Area	35
Voting Dist	29-470
Legislature	029
Flood Zone	X
Elevation	400

(C) Copyright 2009 - Alaska Street Master 907-243-0477 - www.alaskastreetmaster.com



2006-8



2006-000725-0

Recording Dist: 401 - Fairbanks
1/13/2006 2:22 PM Pages: 1 of 5

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Master Declaration
Of
COVENANTS, CONDITIONS & RESTRICTIONS
For
GOLDFLAKE SUBDIVISION

CC

THIS DECLARATION of covenants, conditions and restrictions is made this 26th day of October, 2005 by Northlink, Inc., a corporation, created under the constitution and laws of the State of Nevada, PO Box 10368 Fairbanks, AK 99710, hereinafter referred as "Declarant").

WHEREAS, Declarant is the owner of the following described real property:

Lots (1-7) GOLDFLAKE SUBDIVISION, according to the plat filed JAN 13, 2006 as Plat Number 2006-8, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, (hereinafter referred to as "Property"); and

WHEREAS, Declarant desires to create certain covenants, conditions and restrictions to a) insure the enhancement and preservation of property values; b) provide for proper design, development, improvement and use of the property; c) create a residential development of high quality; and d) promote the health, safety and welfare of the residents.

NOW THEREFORE, Declarant hereby creates, declare and establishes the following covenants, easements, reservations and requirements which shall run with Property as provided by law and shall be binding on all parties and all persons claiming under them, for the benefit of and limitation on all present and future owners in such property. Covenants, conditions and restrictions hereinafter set forth shall apply to each and every lot in the Property.

Notwithstanding the foregoing, no provision of this Master Declaration shall be construed to prevent normal construction activities during the construction of improvements upon any lot.

PROTECTIVE COVENANTS

Residences. No building shall be erected, altered, placed or permitted to remain on any lot other than (1) dwelling, not to exceed two and a half (2 1/2) above ground levels from the uphill side. Accessory buildings, such as garages or other buildings customarily adjunctory to a place of residence, shall be of a permanent nature and of harmonious design and appearance with each other and with the dwelling house.

Business or Commercial Activity. Professional or administrative activities may be permitted within a residential dwelling, provided that it is completely contained within the dwelling such that there is no indication from the exterior of the dwelling that it is being used in part for home occupation purposes and provided that not more than fifty percent (50%) of the floor area of the dwelling be devoted to home occupation, and provided further that it does not violate any other covenants contain herein. This provision is not meant to prohibit the placement of a sign on the building according to the guidelines established in Paragraph V.9.

Dwelling Site and Quality. The minimum permitted dwelling size for the property shall be one thousand (1,000) square feet, exclusive of basement, decks, garages and open porches. For a dwelling of two (2) or more levels the ground floor area must be at least six hundred (600) square feet. The exterior of said dwelling should be completed within two (2) years after the beginning of construction. A completed dwelling is one which is capable of being approved under a conventional, long-term financing program. All dwellings shall be constructed and designed to assure conformance to minimum standards of Federal House Administration and State and local building code requirements as of the year of construction.

Building Location. (a.) No building shall be located nearer to any front lot line or interior lot line than the minimum building setback lines as prescribed by the Fairbanks North Star Borough zoning regulations. In any event, no building shall be located nearer than 35 feet to a front lot line. (b.) No dwelling shall be located on any lot nearer than 25 feet to any interior lot located on any lot line. (c.) For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of building, proved, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

Easements and Dedicated Land. Within utility easements, no structure or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities systems. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority, service district or utility company is responsible.

Parking. Each owner shall provide adequate off-street parking for all vehicles and no vehicle shall be parked on the streets adjacent to the property.

Maintenance. No noxious or offensive activity, including, but not limited to, noise disturbances caused by recreational or non-recreational motorized vehicles, shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Specifically, the collection and keeping of non-operating motor vehicles, storage of coal, wood, or any other materials adjacent to roadways is strictly prohibited.

Temporary Structures. No structure of temporary character such as a trailer, tent, shack, garage, mobile home with or without a foundation, modular home or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, unless the same is present for the actual construction or repair of a structure located on a Lot. **Note:** A Conditional Use Permit from the Fairbanks North Star Borough is required for the temporary location of a mobile home on a lot within the Subdivision. A basement may be used as a temporary residence,



but in no event shall a basement be used as a temporary residence for more than twenty-four (24) months after construction of the basement has begun.

Signs. No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than three (3) square feet, one (1) sign of not more than five (5) square feet advertising the lot for sale or rent, signs used by a builder or developer to advertise a lot during the construction and sales period and the permanent subdivisions signs.

Animals. No more than 2 dogs per lot shall be allowed. Specifically no dog teams kept within any lot. No pets or animals shall be allowed to constitute a nuisance. No vicious animal, as defined by the local governmental agency, may be kept on any lot.

Garbage and Refuse Disposal. No lot or any part thereof, shall be used as a dumping or storage ground for refuse or rubbish of any kind whatsoever. Trash, garbage and other waste shall be kept in sanitary containers; accumulated trash, garbage and other waste shall be dispensed of not less than once weekly. Containers and equipment used for the storage or disposal of refuse shall be maintained in a clean sanitary condition, in accordance with the regulations of the Alaska Department of Health or its successor.

Subsurface Estate. No gravel or other material may be removed from the lots at any time, except as necessary for the excavation of the foundation of a single-family dwelling, accessory building or for landscaping purposes on the lot.

Clearing and Burning. Bulldozer and/or other heavy equipment may be used to clear driveway and dwelling sites only. To preserve the natural environment, clearing or thinning of other trees or brush on the lots shall be hand cleared. Any slash, stumps, berm piles, and surface debris created by clearing operations are to be disposed of in accordance with state and local permitting requirements, or removed from the property so as not to be offensive to adjacent property owners or the general public. All cleared or exposed soil surface disturbed by construction or landscaping activity is to be reseeded to provide suitable ground cover that will prevent erosion.

Drainage ditches and culverts. No obstructions shall be placed in drainage ditches adjoining any Lot. Metal culverts of a diameter or not less than twelve (12) inches shall be placed under driveways leading from roads or streets onto said lot, to avoid obstruction of said ditch; provided however, that if a larger diameter culvert is required by the Fairbanks North Star Borough or the state Department of Transportation and Public Facilities, or their successors, the more stringent requirements shall prevail.

Subdivision. No lot may be reduced in size by resubdividing, except that owners of three or more continuous lots may divide the inner or middle lot, thus increasing the size of the two (2) remaining lots which shall then be created for all purposes pertinent to these covenants as enlarged single lots.

Sewage Disposal. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with requirements, standards and recommendations of the DEC. Approval of such system as installed shall be obtained from such authority.

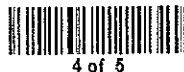


Condition of property and improvements. The owner or occupant of any lot shall at all times keep the lot and the improvements and appurtenances thereon in a safe and clean condition and comply at its own expense in all respects with all applicable governmental health, fire and safety ordinances, regulations requirements and directives. No improvements upon any lot shall be permitted to fall into disrepair and each such improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

Service Area. These covenants shall not prevent the Declarant and/or the Owners of lots within the property from organizing or petitioning to establish a service area, or to annex the property into an existing Service Area for the purpose of making additional improvements or providing for road maintenance, snow removal or other related services.

Zoning. Notwithstanding the above, should all or any portion of the property be affected by a zoning ordinance established by any competent authority that is more restrictive than the provisions contained herein, then the more restrictive zoning provisions shall prevail. In no event are these covenants intended to provide for less restrictive use of land within the subdivision than allowed by existing zoning.

Paragraph Headings. The descriptive Paragraph headings through this document are for convenience and reference only. The words contained therein shall not be held to expand, modify, amplify or aid in the interpretation, construction of meaning or this document.



ATTEST

Know all persons by these presents that the undersigned has hereunto set his had the day and year first above written.

Northlink, Inc., Officers

David J. Sinkey

By: David Sinkey
Officer

STATE OF ALASKA)

)ss.

FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 8th day of DECEMBER 2005 before me the undersigned notary public, personally appeared David Sinkey, of Northlink, Inc., a corporation, and he acknowledged to me that he executed the foregoing instrument, on behalf of said partnership, by authority of its partners, as the voluntary act and deed of said partnership, for uses and purposes mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

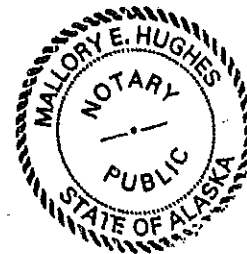
Mallory E. Hughes

Notary Public and for the State of Alaska

My commission expires: 1-14-09

Fairbanks Recording District
Fairbanks AK

After Recording Please Return To:
Northlink Incorporated
PO Box 10368
Fairbanks AK 99710



1,2 2006-8

2007-004891-0
Recording Dist: 401 - Fairbanks
3/13/2007 8:42 AM Pages: 1 of 3
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GRANT OF EASEMENT FOR WASTEWATER DISPOSAL SYSTEM CC

THIS EASEMENT, made and given this 12th day of March, 2007 by and between:

Northlink, Inc,
P.O. Box 82882, Fairbanks, AK 99708, hereinafter
known as "Grantor",

AND

Plumb Line Enterprises, LLC,
of P.O. Box 82880, Fairbanks, AK 99708, hereinafter
known as "Grantee".

451262 E
WITNESSETH:

That the Grantor, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, hereby grants and conveys unto the Grantee, their heirs, successors and assigns a perpetual easement for the encroachment of a portion of the wastewater disposal system over and upon a portion of the following property as disclosed by as-built dated January 19, 2007 by 3 TIER-ALASKA, CORP. attached as Exhibit "A":

Lot 1 of GOLD FLAKE SUBDIVISION, according to the plat filed January 13, 2006 as Plat Number 2006-8; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

AS AN APPURTENANCE running with and for the benefit of the following described real property:

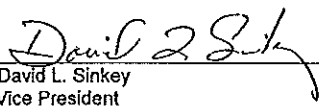
Lot 2 of GOLD FLAKE SUBDIVISION, according to the plat filed January 13, 2006 as Plat Number 2006-8; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

THE GRANTOR HEREBY STATES THAT IT IS HIS INTENT THAT THE RIGHTS TO THE HEREIN CREATED EASEMENT ESTATE AND THE UNDERLYING FEE TITLE WILL NOT MERGE BY OPERATION OF LAW; therefore, this easement shall be binding upon the Grantors, his heirs, devisees, personal representatives, assigns and successors-in-interest, and each of them, and any persons who shall hereafter acquire title to the second above described dominant estate from Grantee.

Said easement shall run with the land for the life of the wastewater disposal system and shall then be terminated.

IN WITNESS WHEREOF, the Grantor has executed these presents.

NORTHLINK, INC.


By: David L. Sinkey
Its: Vice President

STATE OF ALASKA)
FOURTH JUDICIAL DISTRICT)ss.

The foregoing instrument was acknowledged before me this 12th day of
March, 2007, by David L. Sinkey, Vice President of Northlink, Inc.


S. SMITH
Notary Public in and for the State of Alaska
My commission expires: 6/27/08

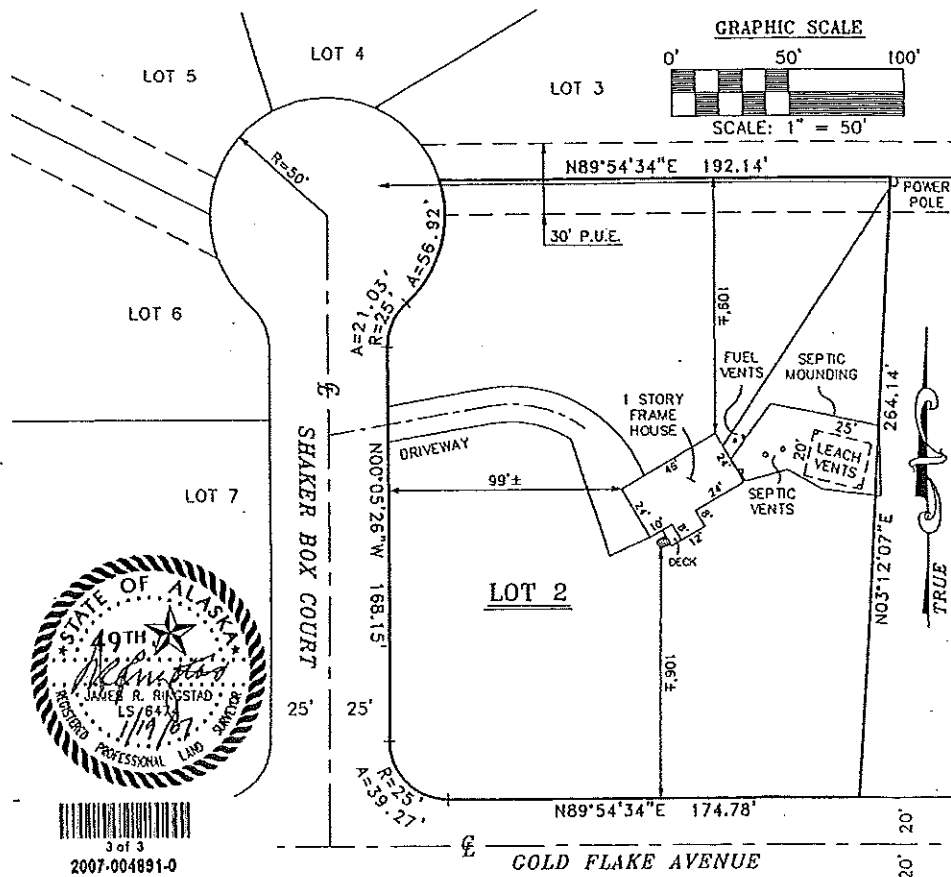
STATE OF ALASKA
NOTARY PUBLIC
SARAH SMITH
COMMISSION EXPIRES 6/27/08

After recording return to:
Grantee

2 of 3
2007-004891-0

EXHIBIT "A"

PROJECT: WASTEWATER DISPOSAL SYSTEM AS-BUILT <u>LOT 2, GOLD FLAKE SUBDIVISION</u> F.R.D. PLAT NO. (2006-8)		INSTALLER: Plumb Line Enterprise Attn: Dave Sinkey P.O. Box 82733 Fairbanks, AK 99708	
DRAWN: CRR	 3 TIER-Alaska, Corp. P.O. Box 71940 432 Light Avenue Fairbanks, AK 99707-1940 (907) 458-5895 <small>CIVIL ENGINEERING • SURVEYING</small>	JOB NO. 3TA06349	SHEET NO. 1 OF 1
CHECKED: JRR		FIELD BOOK 0610-68	
SCALE: AS SHOWN			
DATE: 1/19/2007			



3 of 3
 2007-004891-0



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 1 Gold Flake Subdivision

Property Address/City: 980 Gold Flake Avenue, Fairbanks, AK 99709

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.

* * * * *

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: Alan D. Tamm

Date: 4/25/11

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

AT 4/25/11
Seller's Initials Date
08-422a (Rev. 7/08)

980 Gold Flake Ave, Fairbanks, AK 99709
Property Address

11
Buyer's Initials Date

Fresh 100 Air Ventilator Sign Off

Owner/buyer acknowledges he/she has read and understands how to use/adjust the Fresh 100 Air Ventilator for room air quality and humidity control.

By pulling & releasing the ventilator cord the owner/buyer can limit or stop air flow as desired.

Owner/Buyer signature _____

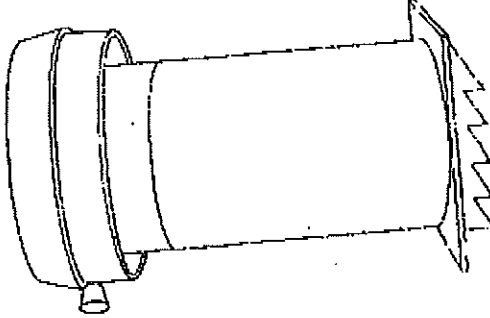
Date _____

4021130

SWEDISH
Fresh 100
Fresh Air Ventilator

This is The Way A Ventilator Should Work

- Quick and Easy Installation
- Fully Adjustable Airflow
- Complete Close Option
- Non-Condensive Plastic
- 360° Draft-Free Diffusion



Distributed in US and Canada by:
Therma-Star Products Group
A Division of DEC International, Inc.
P.O. Box 8050 - Madison, VA 22108

For retail and customer service call toll free 1-800-541-2133

Questions?

For More Information

Call TTY, at 800-222-5932

If you have a defective unit, call for an RMA (return material authorization) number. Repairs will not be accepted without an RMA #. Promptly return the product to :



Tamarack Technologies, Inc.

120 Main Street, P.O. Box 963
Barnstable Bay, Massachusetts 02530
Telephone: 508-298-6568 / 800-222-5932
FACX: 508-298-6881
www.duback.com

Any product returned to us should be insured. Please include a description of the problem and information on how we may contact you.

Warranty

If, within the period of one year from the date of purchase, the Airetrak™ (the Product) is defective or malfunctions in normal home use, Tamarack Technologies, Inc., will repair the Product without charge for labor or materials.

Conditions, Exclusions and Limitations - This Warranty is subject to the following conditions, exclusions and limitations:

1. This Warranty does not cover problems resulting from installation, operation or maintenance which has been undertaken other than in accordance with these instructions.
2. This Warranty does not cover problems resulting from defects in or caused by associated equipment (furnaces, solaria, etc.); from repairs or modifications attempted by persons other than Tamarack Technologies, Inc.; from abuse, accidental or shipping damage.
3. This Warranty does not apply to the Product used outside the United States, its territorial possessions, and Canada.
4. Except as set forth above, no express Warranty is given or authorized by Tamarack Technologies, Inc.
5. In no event shall Tamarack Technologies, Inc. be liable for any incidental damages or for any consequential property or commercial damages, irrespective of the cause thereof, occurring either during or after the warranty period, including without limitation any damages to any part of a building or its contents.
6. Any Warranty of merchantability or fitness for any particular purpose shall be limited to the warranty thereunder.

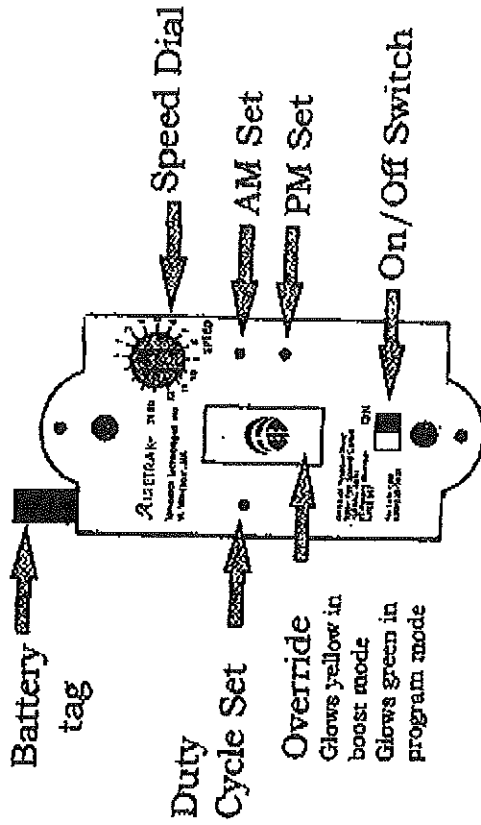
Note: Some states do not allow the exclusion or limitation of incidental or consequential damages and some states do not allow limitations on how long an implied warranty lasts, so the above limitations or exclusions may not apply to you. This Warranty gives you specific legal rights and you may also have other rights that vary from state to state.

10/18/00

Airetrak™

PRODUCT GUIDE

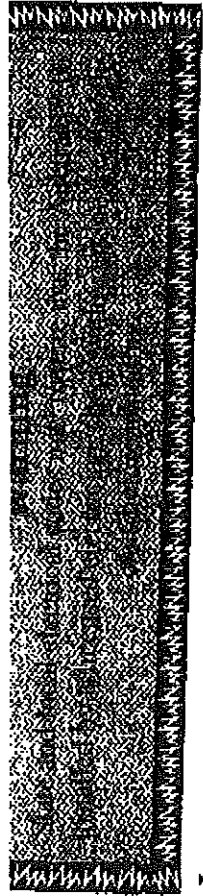
The Airetrak is a microprocessor based timer and fan speed control, controlling ventilation 24 hours a day, every day. The Override switch provides full speed operation: press the override switch to run the fan at full speed for twenty minutes, or press it again to turn it off.



PATENTED - U.S. PATENT NUMBER 5,722,887

UL LISTED TO U.S. AND CANADIAN SAFETY STANDARDS

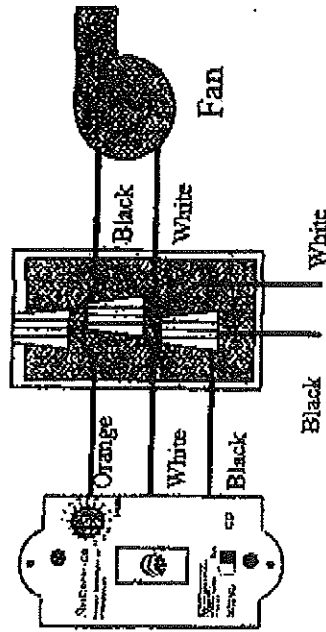




INSTALLING THE AIRETRAK

The Airetrak requires mounting in an electrical box. Insure that the unit is centered for proper actuator operation.

WIRING THE AIRETRAK



PROGRAMMING THE AIRETRAK™

Refer to the diagram on the front of this product guide for switch positions.

1. Turn the ON/OFF switch to on.

2. **Set Time:** This determines how many hours each day the Airetrak will operate, either 24 hours or 12 hours (6 PM to 6 AM default)

For 24 Hour operation: Set the speed dial to 24 Hour (the unnumbered mark 13 (the "9 o'clock" position)) and press the AM set button, the Override Button will blink 4 times.

For 12 Hour operation: Set the speed dial to the nearest hour. Press the appropriate AM set or PM set button, the Override Button will blink once for AM, twice for PM.

3. **Set Duty Cycle:** This determines how many minutes of each hour the Airetrak will operate. Duty cycle is set in 5 minute intervals, 1 equals 5 minutes of operation, 2 is 10 minutes of operation, 6 is 30 minutes of operation, etc.. Set the speed dial to the desired intervals then press the duty cycle. The Override Button will blink 3 times.

4. **Set Speed:** This determines the voltage sent to the system from the Airetrak. 1 is full line voltage, 2 is reduced 5% etc., 16 is minimum. Leave the speed control in the desired position to set airflow.

Note: Because the Airetrak is used with many different makes & models of equipment, in so many different configurations, we can not publish flow rates for every product. The only reliable way to determine airflow is by direct measurement.

5. **Remove Battery Tag:** Removing the Battery Tag initiates the battery circuit. This battery circuit will maintain the program you have just installed. The battery is replaceable if needed.

6. **Test the override circuit:** Press Override Button. The internal LED will glow yellow. Press again and yellow light will go out.

599 Arvita Court
Fairbanks, AK 99712

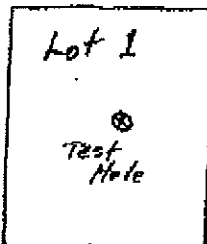
Charles P. Jeannet, P.E.
NORTH STAR ENGINEERING & INSPECTION

(907) 388-6001

FAX 452-5000

DRILL LOG DATA SHEET

Hole No. 2
Location Lot 1
Gold Flake Subdivision
Near Center of Lot
beneath Proposed Home
Top Elevation 4/4



← Sheep Crk Rd →

Sheet 1 of 1
Job No. _____
Operator Derric Jof Back
Date 3-23-07
Client Plumbing Ent
Owner Dave Sinkay
Prepared By CP Jeannet, PE

Note: The strata boundaries are approximate and the transition between may be gradual.

Depth Feet	Classification	Sample Data	Legend
0	Organics	Visual Analysis Only	Gravel
2	Lt. Brn Silt		Sand
4			Silt
6	Drk Brn Silt		Clay
8			Organics
10	Gray Silt		peat
12			Frost
14			Water Table
16	Harder Gray Silt		
18			
20	Bottom of Hole		
22			
24			
26			
28			
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34			
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38			
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42			
44			
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48			
50			
52			
54			

Notes:
• No Visible Ice observed
• Air Temp ~ 10°F
• Equip: 4 1/2" Solid Flight

