



## LISTING PACKAGE

DATE: March 3, 2011

LP2011-404

PREPARED FOR:

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

PROPERTY OWNER:

**THE SECRETARY OF VETERANS  
AFFAIRS**

STREET ADDRESS:

**1430 Itta Drive**

LEGAL DESCRIPTION:

**Lot 17, Block 2, RAINBOW GRAYLING  
SUBDIVISION, 1ST ADDITION, Plat No. 2004-  
125**

Thank you for using Yukon Title Company, Inc.

  
**Jessica Adkins  
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.	:	0558567	Tax Amount*	:	\$3,884.28
Land	:	\$25,116	Misc. Improvement	:	\$0
Building	:	\$248,155	Total Assessed Value	:	\$273,271

\*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.2140
PARCEL SIZE	:	1.848 Acres/80,498.88 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	6 Years/2005
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Badger Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.3978
LATITUDE	:	64.8047

## **LISTING PACKAGE**

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

1. Last Deed of Record recorded as Instrument No. 2011-003406-0 to: **THE SECRETARY OF VETERANS AFFAIRS** and his successors in office as such
2. Summary of Building Inspections recorded as Instrument No. 2006-003632-0.
3. Building Energy Efficiency Standard Certification recorded as Instrument No. 2006-003633-0.
4. As Built Survey
5. Covenants, Conditions and Restrictions.
6. Notes and /or Easements as Stated on the Plat.
7. Plat Map
8. Neighborhood Map
9. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0558567	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 17 BLOCK 2 RAINBOW GRAYLING 1ST ADDITION Previously assessed as RAINBOW GRAYLING B	<b>TWN-RNG</b> 1S 2E
<b>NEIGHBORHOOD</b> 2003 Badger East	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0977 NORTH STAR FIRE SERVICE AREA	<b>MOST RECENT MILLAGE RATE</b> 14.2140	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> NORTH STAR FIRE S A		<b>ADDITIONAL INFORMAT</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>LAND AREA</b> Parcel Lot 17 80498.88 Square Feet		

## OWNER

## ADDRESS

NAME	INTEREST	SITUS ADDRESS
FIKE, GERALD V JR	OWNERSHIP	1430 ITTA DR
FIKE, BONNIE E	CO-OWNER	

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	2/17/2006			<a href="#">2006-003634-0</a>
Deed of Trust	2/17/2006			<a href="#">2006-003635-0</a>
Deed of Trust	8/23/2005			<a href="#">2005-017768-0</a>
Covenants	10/26/2004			<a href="#">2004-024213-0</a>
Corrective Deed of Trust	10/22/2004			<a href="#">2004-023901-0</a>
Corrective Deed	10/22/2004			<a href="#">2004-023900-0</a>
Multi-Parcel Deed of Trust	10/5/2004			<a href="#">2004-022420-0</a>
Warranty Deed	10/5/2004			<a href="#">2004-022419-0</a>
Plat	9/28/2004			<a href="#">2004-021847-0</a>

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$25,116.00	\$248,155.00	\$273,271.00	\$273,271.00
2009	\$25,116.00	\$256,811.00	\$281,927.00	\$281,927.00
2008	\$25,116.00	\$256,811.00	\$281,927.00	\$281,927.00
2007	\$20,930.00	\$263,126.00	\$284,056.00	\$284,056.00
2006	\$18,418.00	\$256,084.00	\$274,502.00	\$274,502.00

[Pay Property Taxes by credit card](#)

## Tax History (Updated: 03/01/11 04:00 AM)

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

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET
2010	\$3,884.28	\$0.00	\$0.00	\$3,884.28	\$3,884.28	\$0.00
2009	\$3,918.22	\$0.00	\$0.00	\$3,918.22	\$3,918.22	\$0.00
2008	\$3,930.90	\$0.00	\$0.00	\$3,930.90	\$3,930.90	\$0.00

# Building Details for PAN 0558567

## Building General Features

# YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY  
 View Details 1 2005 Duplex Ranch Residential

### Amenities

QUANTITY  
4

DESCRIPTION  
3-Fix. Bath\_SFR

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1048	1	134	Main Area	2x6 CUS Siding
2	1048	1	134	Main Area	2x6 CUS Siding

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	1040	Interior Garage
2	40	Deck
3	40	Deck
4	96	Deck
5	96	Deck

Living area

1048  
 1048  
 -----  
 2096 sq ft

Garage

1040 sq feet

# Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

## 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>
558567	125	GU-1	RESIDENTIAL	2005	80498.88	1.85

## Legal

### Property Owner

**Owner 1**  
FIKE GERALD V JR

<b>First Name</b>	<b>Last Name</b>
GERALD	FIKE

**Owner 2**  
FIKE BONNIE E

**Owner 3**

**Mailing**  
1430 ITTA DR

<b>City</b>	<b>St</b>	<b>Zip</b>
NORTH POLE	AK	99705

## Other

**Elementary School**  
BADGER

**Middle School**  
NORTH POLE

**High School**  
NORTH POLE

**Flood Zone** X500

## Legal

**Subdivision**  
RAINBOW GRAYLIN1

<b>Block</b>	<b>Lot</b>
02	17

**Site Address**  
1430 ITTA DR

LOT 17 BLOCK 2 RAINBOW  
GRAYLING 1ST ADDITION Previously  
assessed as RAINBOW GRAYLING B

## Business

**Neighborhood**  
BADGER EAST

## Property Assessment

<b>Land 10</b>	<b>Bldg 10</b>	<b>Total 10</b>
25116	248155	273271
<b>Tax Status</b>	<b>Mill Rate</b>	<b>Est Taxes</b>
TAXABLE	14.214	3884

## Road Service

**Fire Service**  
NORTH STAR

**Voter Precinct**  
34-180

**Legislature**  
Q34

**Elevation**  
400

## Forest Coverage

<b>Census Tract</b>	<b>Census Blk</b>	<b>MLS</b>
14	5000	50

<b>Latitude</b>	<b>Longitude</b>
64.80475161	-147.3978126

<b>FNSB Planning Dist</b>	<b>Zip Code</b>
	99705

## Ownership History

<b>2009 Owner</b>	<b>09 Land</b>	<b>09 Total</b>	<b>09 Mill</b>	<b>2004 Owner</b>	<b>04 Land</b>	<b>04 Total</b>	<b>04 Mill</b>
FIKE GERALD V JR	25116	281927	13.898				0
<b>2008 Owner</b>	<b>08 Land</b>	<b>08 Total</b>	<b>08 Mill</b>	<b>2003 Owner</b>	<b>03 Land</b>	<b>03 Total</b>	
FIKE GERALD V JR	25116	281927	13.94				
<b>2007 Owner</b>	<b>07 Land</b>	<b>07 Total</b>	<b>07 Mill</b>	<b>2002 Owner</b>	<b>02 Land</b>	<b>02 Total</b>	
FIKE GERALD	20930	284056	14.949				
<b>2006 Owner</b>	<b>06 Land</b>	<b>06 Total</b>	<b>06 Mill</b>	<b>2001 Owner</b>	<b>01 Land</b>	<b>01 Total</b>	
FIKE GERALD V JR	18418	274502	15.74				
<b>2005 Owner</b>	<b>05 Land</b>	<b>05 Total</b>	<b>05 Mill</b>	<b>2000 Owner</b>	<b>00 Land</b>	<b>00 Total</b>	
FIKE GERALD V JR	16744	16744	16.12				

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

Sections:

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

**18.44.010 Intent.**

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

**18.44.020 Use regulations.**

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

1. Any use except for correctional facilities.

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

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

**18.44.030 Standards.**

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

A. Lot Area.

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

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

C. Building Height. Unlimited.

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

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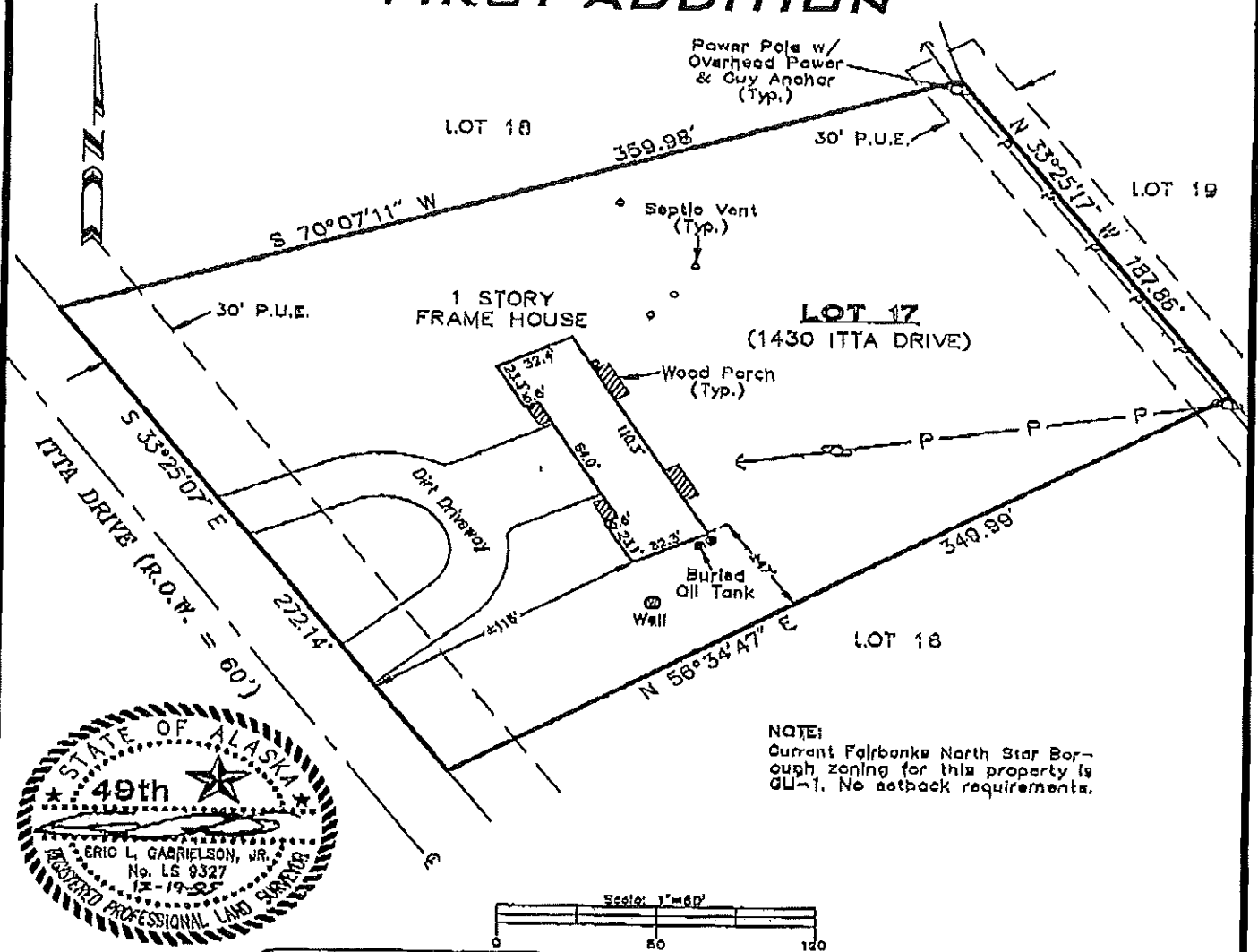
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**This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-08, passed February 10, 2011.**

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

# LOT 17, BLOCK 2 RAINBOW GRAYLING SUBDIVISION FIRST ADDITION



## MORTGAGE LOAN INSPECTION PLOT PLAN

05-110A

LOT 17, BLOCK 2, RAINBOW GRAYLING SUBDIVISION, FIRST ADD. (PLAT NO. 2004-125, F.R.D., AK)

MORTGAGEE: Mt. McKinley Mutual Savings Bank  
 MORTGAGOR OR OWNER: White Spruce Enterprises

INSPECTED: 12-15-05  
 DRAWN: 12-19-05 BY: WSK  
 SCALE: 1" = 60'

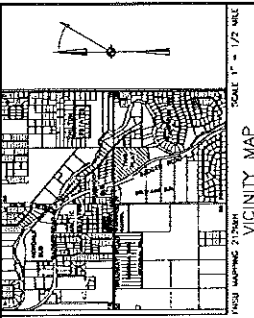
### CERTIFICATION STATEMENT

This inspection plat is made for and at the instance of Mt. McKinley Mutual Savings 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  
 601 College Road

Fairbanks,  
Alaska



VICINITY MAP  
SCALE 1" = 1/2 MILE

**CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE**  
 I, the undersigned, being duly qualified and sworn before me, the undersigned, do hereby certify that the above described parcel of land is owned by the undersigned and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code, and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code, and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code.

**NOTARY PUBLIC**  
 JAMES A. BARKER  
 STATE OF ALASKA

**CERTIFICATE OF PAYMENT OF TAXES**  
 I, the undersigned, being duly qualified and sworn before me, the undersigned, do hereby certify that the above described parcel of land is owned by the undersigned and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code, and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code, and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code.

**RAINBOW GRAYLING SUBDIVISION 1ST ADDITION**  
 A SUBDIVISION OF TRACTS A & B RAINBOW GRAYLING SUBDIVISION  
 PLAT NO. 2004-119

LOCATION: WITHIN W/2 SEC. 29, T12N, R12E, 14N, AK.  
 1007 ADRIN CHILL  
 NORTH POLE, AK 99705

OWNER: RCH SURVEYS LTD  
 (907) 348 DRIVEWAY STREET  
 FAIRBANKS, ALASKA 99701

DATE: 08-21-04



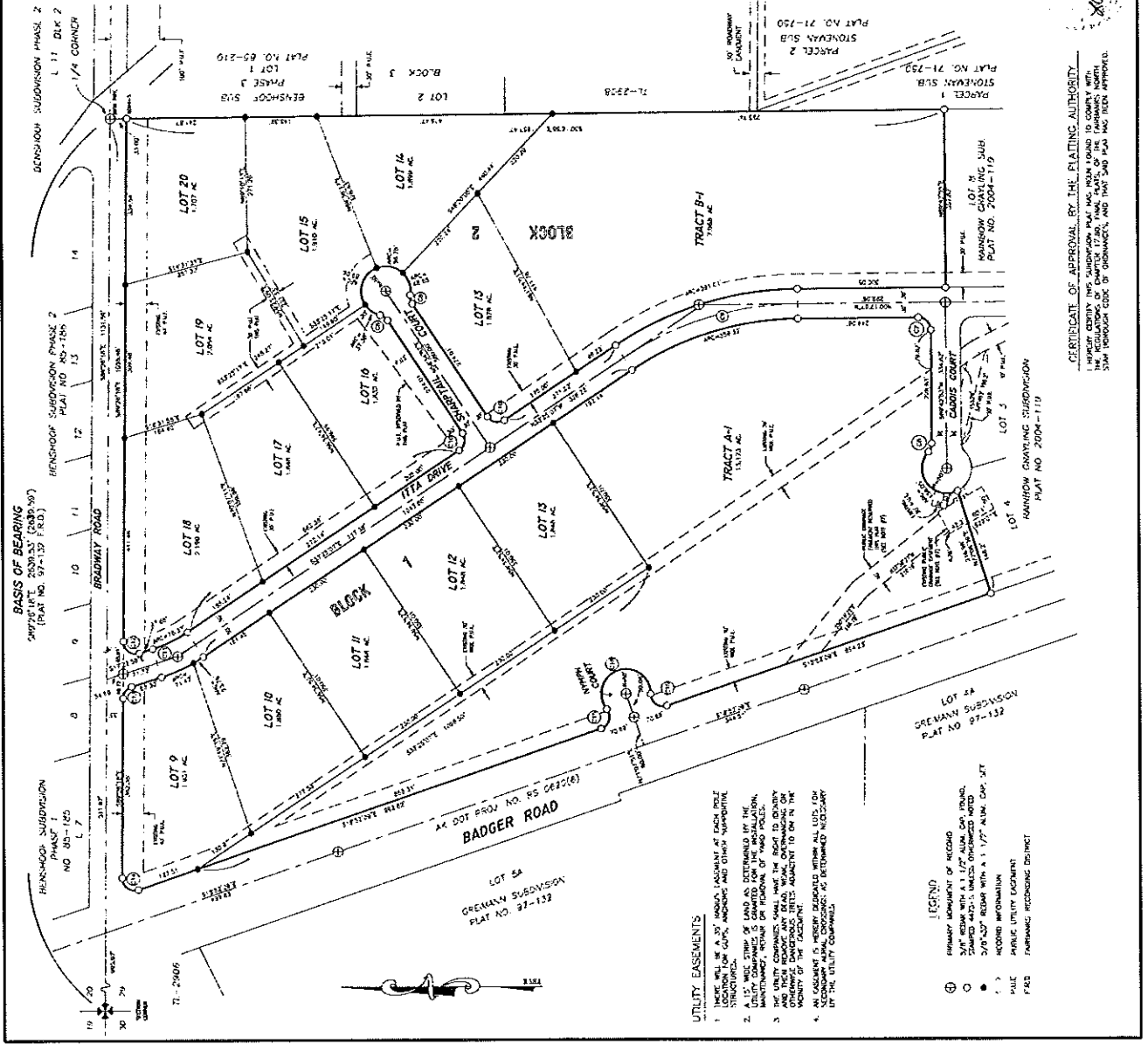
**CERTIFICATE OF REGISTERED LAND SUBDIVISION**  
 I, the undersigned, being duly qualified and sworn before me, the undersigned, do hereby certify that the above described parcel of land is owned by the undersigned and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code, and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code, and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code.

TOTAL AREA = 45.793 AC.

**ADDITIONAL DATA**

CHAIN #	W/2	DELTA	ARC LENGTH	CHORD	CHORD BEG. BEG. LENGTH
1	20.00	0.0000	0.0000	0.0000	0.0000
2	20.00	0.0000	0.0000	0.0000	0.0000
3	20.00	0.0000	0.0000	0.0000	0.0000
4	20.00	0.0000	0.0000	0.0000	0.0000
5	20.00	0.0000	0.0000	0.0000	0.0000
6	20.00	0.0000	0.0000	0.0000	0.0000
7	20.00	0.0000	0.0000	0.0000	0.0000
8	20.00	0.0000	0.0000	0.0000	0.0000
9	20.00	0.0000	0.0000	0.0000	0.0000
10	20.00	0.0000	0.0000	0.0000	0.0000
11	20.00	0.0000	0.0000	0.0000	0.0000
12	20.00	0.0000	0.0000	0.0000	0.0000
13	20.00	0.0000	0.0000	0.0000	0.0000
14	20.00	0.0000	0.0000	0.0000	0.0000
15	20.00	0.0000	0.0000	0.0000	0.0000
16	20.00	0.0000	0.0000	0.0000	0.0000
17	20.00	0.0000	0.0000	0.0000	0.0000
18	20.00	0.0000	0.0000	0.0000	0.0000
19	20.00	0.0000	0.0000	0.0000	0.0000
20	20.00	0.0000	0.0000	0.0000	0.0000

- NOTES:**
1. THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  2. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  3. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  4. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  5. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  6. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  7. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  8. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  9. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.
  10. THE SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE, AND THAT THE SAME IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRBANKS, ALASKA, CITY CODE.



**CERTIFICATE OF APPROVAL BY THE PLATING AUTHORITY**  
 I, the undersigned, being duly qualified and sworn before me, the undersigned, do hereby certify that the above described parcel of land is owned by the undersigned and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code, and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code, and that the same is being offered for sale to the public in accordance with the provisions of the Fairbanks, Alaska, City Code.

**UTILITY EASEMENTS**

1. THERE WILL BE A 30' WIDE, UNDIVIDED UTILITY EASEMENT FOR ALL UTILITIES TO BE LOCATED WITHIN THE UTILITY CORRIDOR.
2. A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES SHALL BE SET ASIDE FOR THE MAINTENANCE AND REPAIR OF "ROAD POLES".
3. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO LOCATE AND MAINTAIN THEIR UTILITIES WITHIN THE UTILITY CORRIDOR.
4. AN EASEMENT IS HEREBY GRANTED WITHIN ALL LOTS OF THIS SUBDIVISION TO BE LOCATED NECESSARY BY THE UTILITY COMPANIES.

**LEGEND**

- ① CHAIN #
- BEARING AND DISTANCE
- BEARING AND DISTANCE
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT

2006-003632-0

Recording Dist: 401 - Fairbanks  
2/17/2006 9:27 AM Pages: 1 of 1

A  
L  
A  
S  
K  
A



V47397E

CC



**SUMMARY OF BUILDING INSPECTIONS**  
**Site-Built Construction**

Owner of record: WHITE SPRUCE Gustafson, Jerry & Leslie  
Legal description: LOT 17 Block 2 Rainbow Grayling - Fairbanks  
Site address: 1430 ITTA NORTH Pole Plat # 2004-125 (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
Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-RS	10-10-05

2. COMPLETION OF FOOTINGS & FOUNDATION

	Printed Name	Signature	License # *	Date
Footings	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-RS	10-10-05
Foundation	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-RS	11-21-05

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

	Printed Name	Signature	License # *	Date
Framing	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-RS	10-15-05
Electrical	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-RS	11-13-05
Plumbing	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-RS	11-13-05
Mechanical	Lynn A. Kuhl	<i>Lynn A. Kuhl</i>	0865297-RS	11-13-05

Recorder: Index by Legal, Owner, and Builder

Form PUR-102  
Page 1 of 2  
01/06

Return to:  
Alaska USA FCU  
4000 Credit Union Drive  
Suite 525  
Anchorage, AK 99503

2006-003633-0

Recording Dist: 401 - Fairbanks  
2/17/2006 9:27 AM Pages: 1 of 2

A  
L  
A  
S  
K  
A



447397E



**BUILDING ENERGY EFFICIENCY STANDARD (BEES)  
CERTIFICATION**

CC

Owner of Record: WHITE SPRUCE Gustafson, Jerry + Leslie  
Building is located at: 1430 ITTA NORTH Pole  
(Street) (City)  
Legal Description is: LOT 17 Block 2 Rainbow Grayling  
Fairbanks Recording Plat # 2004-125  
(Including recording district)

Property is Located in Region:  1  2G  2A  3  4  5

Above Property is:  
 New Construction  Existing Construction: Date Construction Began: 8-10-05  
(Defined as installation of the foundation)

**BEES Thermal Compliance Statement:**

Prescriptive Method  Performance Method  Budget Method  
 Energy Rating Method: Rating: 90.5 Rating software & version: AKWARM 1.03d  
Rater's Name: Lynn A. Kuhl

I hereby certify that using the method indicated above I have determined 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 # 81 Expiration Date: 2-1-08  
Name: Lynn A. Kuhl Signature: [Signature] Date: 2-9-06

**BEES Ventilation Compliance Statement:**  Option I  Option II

I hereby certify that using the method indicated above I have determined 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  
My BEES Compliance Certification # 81 Expiration Date: 2-1-08  
Name: Lynn A. Kuhl Signature: [Signature] Date: 2-9-06

Return to:  
Alaska USA FCU  
4000 Credit Union Drive  
Suite 525  
Anchorage, AK 99503

Form PUR-101  
01/06

Legal description: Lot 17 Block 2 Rainbow Grayling - Fairbanks

4. COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER .

Printed Name	Signature	License # *	Date
<u>Lynn A. Kuhl</u>	<u>[Signature]</u>	<u>0865297-25</u>	<u>11-17-05</u>

5. CONDITIONAL APPROVAL

Items to be completed: Crawl Space Vapor Barrier, Rm Joist  
INSULATION To be completed by: 3-15-06

Printed Name	Signature	License # *	Date
<u>Lynn A. Kuhl</u>	<u>[Signature]</u>	<u>0865297-25</u>	<u>2-1-06</u>

6. FINAL APPROVAL

Printed Name	Signature	License # *	Date
<u>Lynn A. Kuhl</u>	<u>[Signature]</u>	<u>0865297-25</u>	<u>2-10-06</u>

\* 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: [Signature] Date: 2/10/06

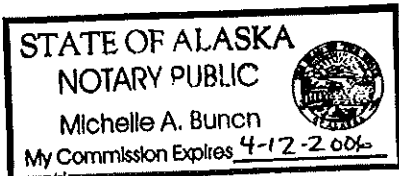
Builder's Name: Randy L. GARN Builder's License # 1383 R.E.  
(If applicable)

Business Name: White Spruce Enterprises Inc.

Address: P.O. Box 56300

City, State: North Pole, AK. Zip 99705

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



[Signature]  
(Notary Signature)

My Commission expires: 4-12-2006

Recorder: Index by Legal, Owner, and Builder

Form PUR-102  
Page 2 of 2  
01/06



2 of 2  
2006-003633-0

B-1

97-132

Vesting deed

BK 01207PG0993

**STATUTORY WARRANTY DEED**

**THE GRANTOR:** PAUL L. GREIMANN, JR. and WILLIS E. GREIMANN, co-trustees of the testamentary trust created under the Last Will and Testament of PAUL G. GREIMANN, SR, dated February 24, 1983; KATHERINE HUMMEL, a married person; JUDITH L. MOORE, a married person; PAUL L. GREIMANN JR., a married person; WILLIS E. GREIMANN, a married person,

**ADDRESS:** PO Box 73261, Fairbanks, AK 99707-3261

for and in consideration of a Ten Dollars (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to:

**GRANTEE:** FLOYD A. ITTA, a Married person

**ADDRESS:** 1067 Acorn Circle, North Pole, AK 99705

the following described real estate:

Tract "B" One (B-1), GREIMANN SUBDIVISION, according to the replat filed December 24, 1997 as Plat Number 97-132; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

**RESTRICTION:** Grantor prohibits use of the property for a bar or liquor store. However, a restaurant that's primary business is food service may serve alcohol and a package store in connection with a convenience or grocery store will be allowed

**SUBJECT,** to accrued real property taxes thereon, if any, and  
**SUBJECT,** to reservations, restrictions and easements of record.

Dated: 14 July 00

PAUL G. GREIMANN, SR. TESTAMENTARY TRUST - Grantor

By: Paul Greimann  
PAUL L. GREIMANN, JR. - Co-Trustee

Paul Greimann  
PAUL L. GREIMANN, JR. - Grantor

By: Willis Greimann  
WILLIS E. GREIMANN - Co-Trustee

Comment

MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS & RESTRICTIONS  
FOR  
RAINBOW GRAYLING SUBDIVISION

THIS DECLARATION of covenants, conditions and restrictions is made this 1<sup>st</sup> day of July 2004 by Floyd Itta of 1067 Acorn Circle, North Pole Alaska 99705.

WHEREAS, declaring is the owner of the following described real property: Block 1, Lots 1-16 and Block 2, Lots 1-20, Rainbow/Grayling Subdivision, according to the plat filed: September 13, 2004 as plat number 2004-119, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, (hereinafter referred to as "Property"); and

NOW THEREFORE, Declaring hereby creates, declares and establishes the following covenants, easements and requirements which shall run with the property as provided by law and shall be binding on all parties and all person claiming under them, for the benefit and limitations on all present and future owners in such property. Covenants, Conditions and Restrictions hereinafter set forth shall to apply to each and every lot in the property. Notwithstanding the foregoing, no provision of the Master Declaration shall be construed to prevent normal construction activities during the construction of improvements upon any lot.

## PROTECTIVE COVENANTS

1. **RESIDENCES:** No building shall be erected, altered, placed or permitted to remain on any lot other than (1) dwelling, not to exceed (2) two stories above ground level and /or thirty five feet (35) as measured from undisturbed ground level on the uphill side of the house to the highest point on the home. Accessory buildings, such as garages or other building customarily adjunct to a place of residence, shall be of a permanent nature and harmonious design and appearance with each other and with the dwelling house. Exceptions: Block 1, lots 1-4 will provide for construction of multi-family units not to exceed (4) units.

2. **BUSINESS OR COMMERCIAL ACTIVITY:** Professional or administrative activities may be permitted within a residence dwelling, provided that it is completely contained within the dwelling such as there is no indication from the exterior of the dwelling that it is being used in part for home occupation purposed and provided that not more than fifty (50%) of the floor area of the dwelling be devoted to home occupation and provided further that it does not violate any other covenants contained herein or the FNSB zoning regulations. It is not permitted to operate a Bed and Breakfast, Daycare Center, or any other Retail or Wholesale business.

3. **Dwelling Site and Quality:** The minimum permitted dwelling size for this property shall be one Thousand (1,000) Square Feet. Exclusive of basement, decks, garages and open porches. For a dwelling of two (2) levels the ground floor area must be at least seven hundred fifty (750) Square feet. The exterior of said dwelling shall be completed within (1) one year after the beginning of Construction, and finished with an



acceptable, recognized manner as the exterior within one (1) year after 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 the Federal Housing administration and State and local building code requirements as of the year of constructions. No outbuilding will be permitted unless constructed in harmony with the main dwelling. The number of outbuildings shall not exceed three (3) for the purposes of Tool sheds, greenhouses or detached garages. No outbuilding shall exceed 1,200 square feet total interior area. Fences or fencing enclosures shall not exceed a maximum height of six (8) feet.

4. BUILDING LOCATION: (a) No building shall be located nearer to any front line or interior lot line than the minimum building setback lines as prescribed by the Fairbanks North Star borough zoning regulations. In any event, (b) no dwelling shall be located on any lot nearer than 15 feet to any interior lot located on any lot line. {c} For the purpose of this covenant, eaves, Steps and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. Any lots located with lot lines fronting on the slough will be subject to a thirty foot setback from the main high water line. This setback will prohibit the 30 foot area from any improvements, (buildings) except those that will beautify the bank and further it recreational atmosphere.

5. 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 system. The Easements are of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for

the improvements for which a public authority service district or utility company is responsible.

6. **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. One camper, camping trailer, or one motor home may be stored on the property. One boat on a trailer may be stored on the property. In any event, any one of the above must be parked/stored at least 100 feet from the front line lot line, and no closer then 25 feet from any other lot line.

7. **NUISANCES:** No noxious or offensive activity, including, but not limited to noise disturbances caused by recreational of Non-recreational motorized vehicles, shall be carried on any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Specifically (A) the parking of commercial vehicles or the use of land for the storing of vehicles., machinery, surplus equipment, scrap or other items not directly connected with the use of the land for strictly residential purposes is specifically declared to be a nuisance with the meaning and intent hereof. (B) the collection and keeping of non-operating motor vehicles, storage of coal, wood or any other material adjacent roadways is strictly prohibited.

8. **TEMPORARY STRUCTURES:** Temporary Structures may be permitted for a six month period during the building of permanent home with foundation. Following completion of permanent home temporary structure must be removed from 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 then six months after construction of the basement has begun.



9. 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 six (6) 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. Developer/Realtor may use larger signs on the subdivision perimeter for lot sales and advertising.

10. LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs (Maximum of Three), cats (Maximum of three), or other strictly household pets may be kept provided they are not kept, bred or maintained for any commercial purpose. No hoofed animals are allowed. No pets shall be allowed to constitute a nuisance. No Vicious animals as defined by local governmental agency may be kept on any lot. House pets such as fish, birds and reptiles kept in cages/tanks are not considered ambulatory nuisances to neighbors and may be kept in reasonable quantities. In any event no pets shall be allowed to constitute a nuisance.

11. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All such incinerators and all such other equipment shall conform to the requirements of the ordinances of the Fairbanks North Star borough. No junk cars or abundant vehicles shall be permitted to remain on the premises.

12. WATER SUPPLY AND SEWAGE DISPOSAL: No individual water supply system or sewage disposal system shall be permitted on any lot



unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Health. Approval of such systems installed shall be obtained from such authority.


13. SUBDIVISION DIVISION: No individual lot shall be subdivided.

#### IV GENERAL PROVISIONS

1. TERMS: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time said covenants shall be automatically signed by a majority of the then owners of said lot has been recorded, agreeing to change said covenants in whole or in part.

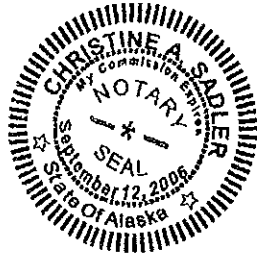
2. ENFORCEMENT: Enforcement shall be by proceedings at law or against a person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

3. SEVERABILITY: Invalidation of any one of the covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

  
A FLOYD ITTA

STATE OF ALASKA  
Fourth Judicial District

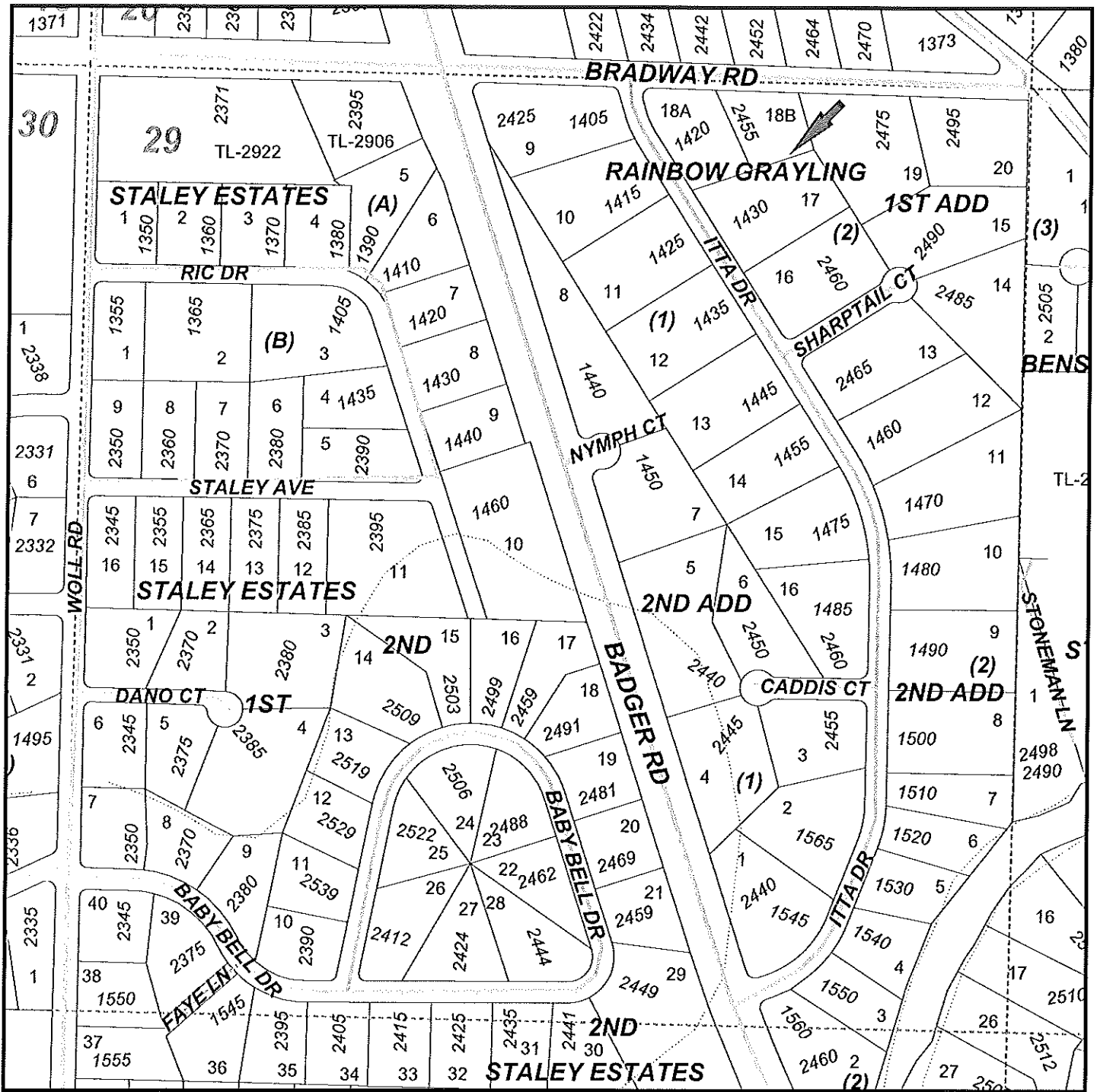
The foregoing document was acknowledged before me this 20th  
Day of October 20 04, by A FLOYD ITTA



*Christine A. Sadler*  
Notary Public for Alaska  
My Commission Expires: 12 Sept 06

C7509  
RETURN TO:

A FLOYD ITTA  
1067 Acorn Circle  
North Pole, AK 99705



**Owner**

FIKE GERALD V JR FIKE BONNIE E  
1430 ITTA DR  
NORTH POLE AK 99705

**Legal**

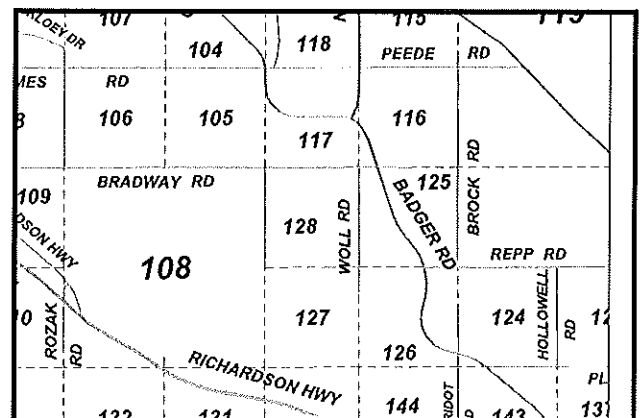
LOT 17 BLOCK 2 RAINBOW GRAYLING 1ST  
ADDITION Previously assessed as RAINBOW  
GRAYLING B

**Address** 1430 ITTA DR

Tax ID	FNSB MAP	ASM Book
558567	21211	125
T R S	Zoning	Zip Code Area
F001S002E29	GU-1	99705
Land App	Bldg Appr	SQ FT / ACRE
25116	248155	80498.88 1.85
Mill Rate	Primary Use	Tax Year
14.214	RESIDENTIAL	2010
Est Taxes	Year Bullt	Tax Status
3884	2005	TAXABLE

Census Tract	14
Census Blk Grp	5000
Elem School	BADGER
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	
Fire Service	NORTH STAR
Latitude	64.80475161
Longitude	-147.3978126
MLS Area	50
Voting Dist	34-180
Legislature	Q34
Flood Zone	X500
Elevation	400

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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 17 Block 2 Rainbow Grayling Subdivision 1st Addition

Property Address/City: 1430 Itta Drive, North Pole, Alaska 99705

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.

\* \* \* \* \*

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: \_\_\_\_\_

4 / / 11

1430 Itta Drive, North Pole, AK 99705

/ /