



## LISTING PACKAGE

DATE: September 17, 2010

LP2010-2092

PREPARED FOR:

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

PROPERTY OWNER:

SECRETARY OF VETERANS AFFAIRS

STREET ADDRESS:

6725 Richardson Highway

LEGAL DESCRIPTION:

Tax Lot 1307, Section 13, Township 4 South, Range  
3 East, FAIRBANKS MERIDIAN

Thank you for using Yukon Title Company, Inc.

*Felina Kelly*

Felina Kelly  
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

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## LISTING PACKAGE

- A. The following information has been obtained from the Fairbanks North Star Borough records:

**REAL PROPERTY TAXES:**

PAN No.	:	0188557	Tax Amount*	:	\$2,293.28
Land	:	\$5,445	Misc. Improvement	:	\$0
Building	:	\$171,328	Total Assessed Value	:	\$176,773

\*Taxes for 2010 are FULLY PAID.

MIL RATE	:	12.9730
PARCEL SIZE	:	1.25 Acres/54,450 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	40 Years/1970
FIRE DISTRICT	:	N/A
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Salcha Elementary Eielson Middle Eielson High
MLS AREA	:	65
RECORDING DISTRICT	:	401
FLOOD ZONE	:	A
LONGITUDE	:	-147.0408
LATITUDE	:	64.5646

- 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. 2010-016348-0 to: **THE SECRETARY OF VETERANS AFFAIRS** and his successors in office as such
2. As Built Survey
3. Tax Lot Map
4. Neighborhood Map
5. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0188557	<b>PROPERTY PHYSICAL DESCRIPTION</b> TL-1307 SECTION 13 T4S-R3E	<b>TWN-RNG</b> 4S 3E
<b>NEIGHBORHOOD</b> 0502 Salcha-Moose Creek	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0925 ALL SW & SE	<b>MOST RECENT MILLAGE RATE</b> 12.9730	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> Not within a fire service area.		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>

**LAND AREA**  
Parcel  
1 54450 Square Feet

OWNER		ADDRESS
<b>NAME</b>	<b>INTEREST</b>	<b>SITUS ADDRESS</b>
SECRETARY OF VETERANS AFFAIRS,	OWNERSHIP	6725 RICHARDSON HWY

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	9/3/2010			<a href="#">2010-016348-0</a>
Trustees Deed	8/31/2010			<a href="#">2010-016066-0</a>
Warranty Deed	5/6/2008			<a href="#">2008-008836-0</a>
Deed of Trust	5/6/2008			<a href="#">2008-008837-0</a>
Deed of Trust	3/31/2006			<a href="#">2006-006743-0</a>
Warranty Deed	10/6/2004			<a href="#">2004-022512-0</a>
Deed of Trust	10/6/2004			<a href="#">2004-022513-0</a>
Quit Claim Deed	3/1/1993	<a href="#">784</a>	<a href="#">889</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	\$5,445.00	\$171,328.00	\$176,773.00	\$176,773.00
2009	\$5,445.00	\$174,811.00	\$180,256.00	\$180,256.00
2008	\$5,445.00	\$129,672.00	\$135,117.00	\$135,117.00
2007	\$5,445.00	\$130,255.00	\$135,700.00	\$135,700.00
2006	\$5,445.00	\$123,282.00	\$128,727.00	\$128,727.00

[Pay Property Taxes by credit card](#)

### Tax History (Updated: 09/16/10 03:58 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	\$2,293.28	\$0.00	\$0.00	\$2,293.28	\$2,293.28	\$0.00
2009	\$2,289.24	\$0.00	\$0.00	\$2,289.24	\$2,289.24	\$0.00
2008	\$1,728.14	\$0.00	\$0.00	\$1,728.14	\$1,728.14	\$0.00
2007	\$1,865.06	\$0.00	\$0.00	\$1,865.06	\$1,865.06	\$0.00
2006	\$1,865.40	\$0.00	\$0.00	\$1,865.40	\$1,865.40	\$0.00

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

# 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>
188557	179	GU-1	RESIDENTIAL	1970	54450	1.25

## Legal

### Property Owner

**Owner 1**  
IRIGOYEN JOSE JR

**First Name** JOSE  
**Last Name** IRIGOYEN

### Owner 2

### Owner 3

**Mailing**  
6725 RICHARDSON HWY

**City** SALCHA  
**St** AK  
**Zip** 99714

## Other

**Elementary School**  
SALCHA

**Middle School**  
EIELSON

**High School**  
EIELSON

**Flood Zone** A

## Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
IRIGOYEN JOSE JR	5445	180256	12.7	KERLIN JOSEPH G	5445	104881	15.22
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
IRIGOYEN JOSE JR	5445	135117	12.79	SOILEAU LA	5445	96835	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
KERLIN JOS	5445	135700	13.744	SOILEAU LAWSON JR	5445	97433	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
KERLIN JOSEPH G	5445	128727	14.49	SOILEAU LAWSON JR	5445	59474	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
KERLIN JOSEPH G	5445	122297	14.81	SOILEAU LAWSON JR	5445	59474	

### Legal

TL-1307 SECTION 13 T4S-R3E

### Subdivision

4S 3E

**Block** 13  
**Lot** 1307

### Site Address

6725 RICHARDSON HWY

### Business

### Neighborhood

SALCHA-MOOSE CREEK

## Property Assessment

<b>Land 10</b>	<b>Bldg 10</b>	<b>Total 10</b>
5445	171328	176773

<b>Tax Status</b>	<b>Mill Rate</b>	<b>Est Taxes</b>
TAXABLE	12.973	2293

### Site Address - Assessing

**Census Tract** 17  
**Census Blk** 1041  
**MLS** 65

**Latitude** 64.56462428  
**Longitude** -147.0408563

**Elevation**  
400

**FNSB Planning Dist**  
11 SALCHA

**Zip Code**  
99714

### Road Service

### Fire Service

NONE

### Voter Precinct

34-185

### Legislature

Q34

### Forest Coverage

Cultural

\*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.

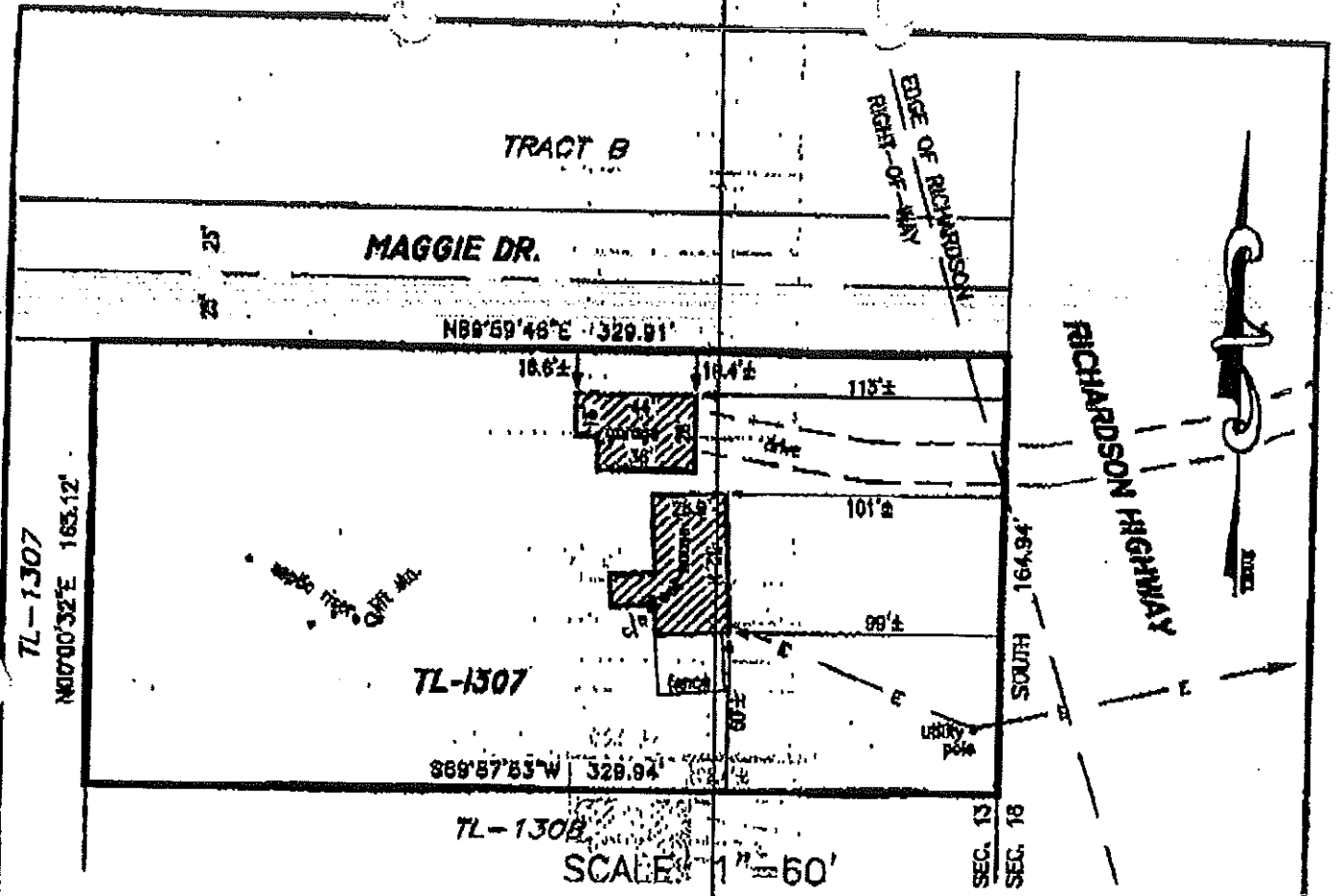
1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

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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SCALE: 1" = 60'



THIS IS NOT A PROPERTY SURVEY  
PPTL1307.DWG

© COPYRIGHT 2004 RCH SURVEYS LTD

DATE OF INSPECTION: 9-23-04 ADDRESS: 6725 RICHARDSON HWY. SCALE: 1" = 60'

- 1. O = SYMBOL FOR FOUND SURVEY MONUMENTATION.
- 2. BEARINGS, DISTANCES AND EASEMENTS SHOWN ARE FROM THE PLAT OF RECORD AND NO OTHER SOURCE WAS RESEARCHED.

PREPARED FOR: WELLS FARGO

PREPARED BY: RCH SURVEYS LTD, 348 DRIVEWAY ST, FAIRBANKS, AK 99701 (907) 451-7411

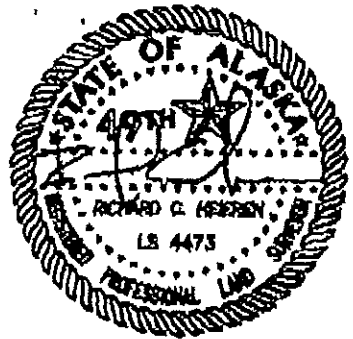
LEGAL DESCRIPTION: N1/2 SE1/4 SE1/4 NE1/4 SEC. 13, T.4S., R.3E., F.M.

FAIRBANKS RECORDING DISTRICT: LEGAL PER FBKS TITLE AGENCY FILE NO. 61595

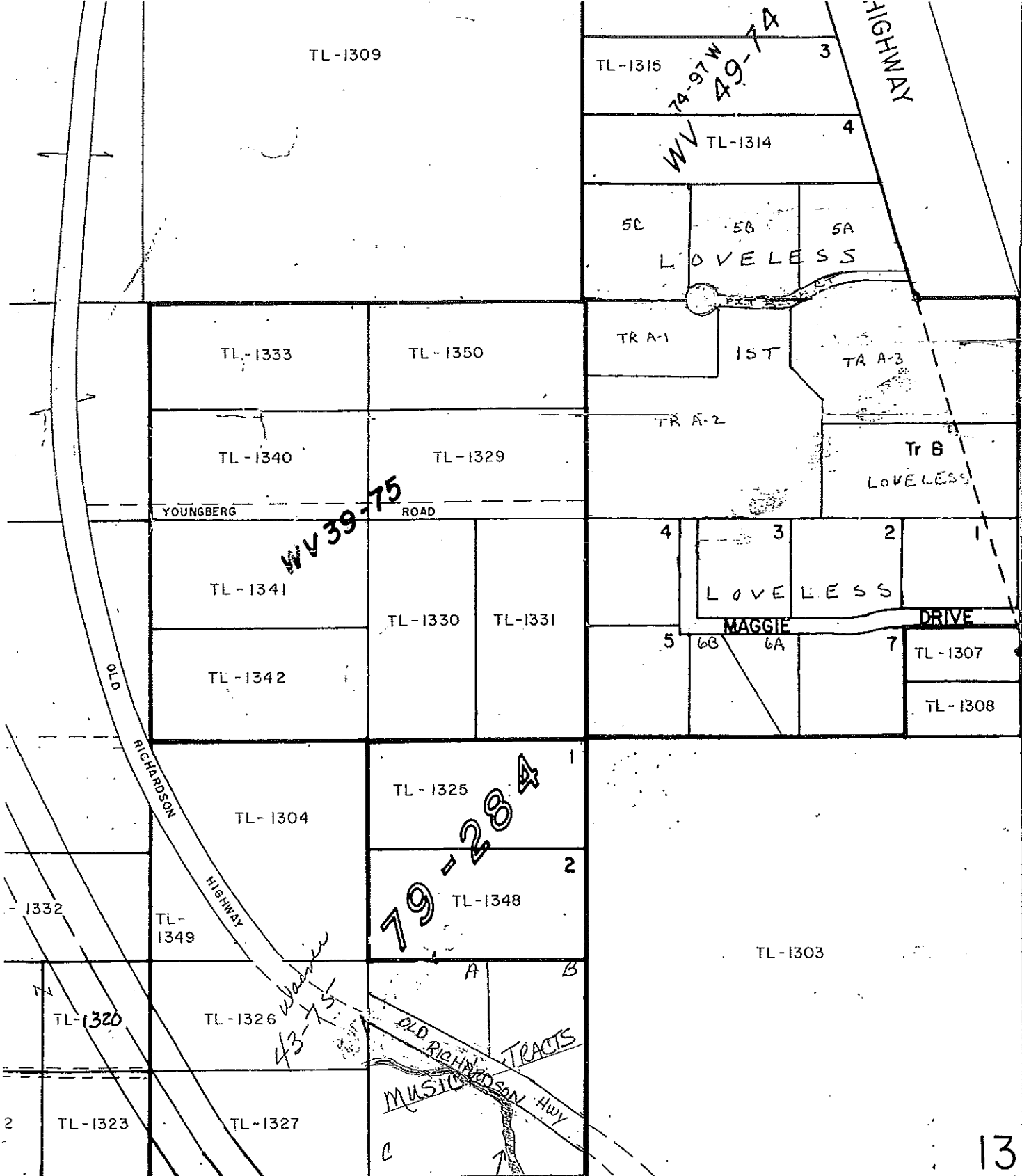
### MORTGAGE INSPECTION SURVEY

#### FOR TITLE INSURANCE PURPOSES ONLY

I, RICHARD C. HEEREN, 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 ENCROUGH UPON THE PREMISES IN QUESTION, AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR ANY VISIBLE EASEMENTS EXCEPT AS INDICATED HEREON. LIABILITY OF THIS INSPECTION IS LIMITED TO THE RELATIONSHIP OF IMPROVEMENTS TO THE EXISTING MONUMENTATION AND DOES NOT EXTEND TO THE ACCURACY OF SAID MONUMENTATION AND IS LIMITED TO THE FEE CHARGED UNLESS ADDITIONAL COVERAGE IS SPECIFICALLY REQUESTED AND PAID FOR.



THIS SURVEY COMPLIES WITH THE ASPLS MORTGAGE INSPECTION SURVEY STANDARDS.



**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.

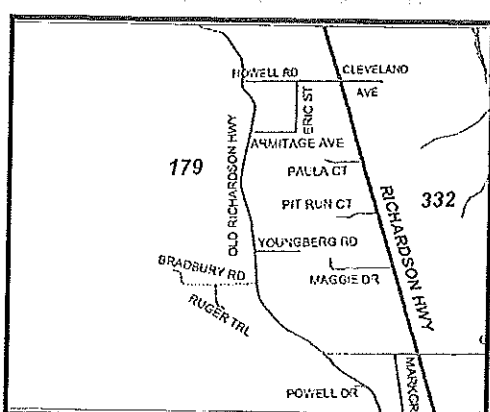
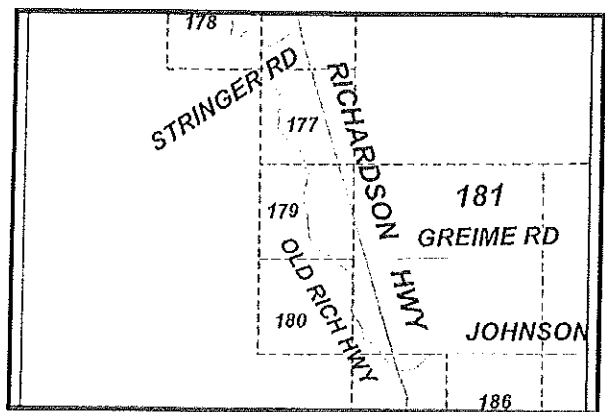
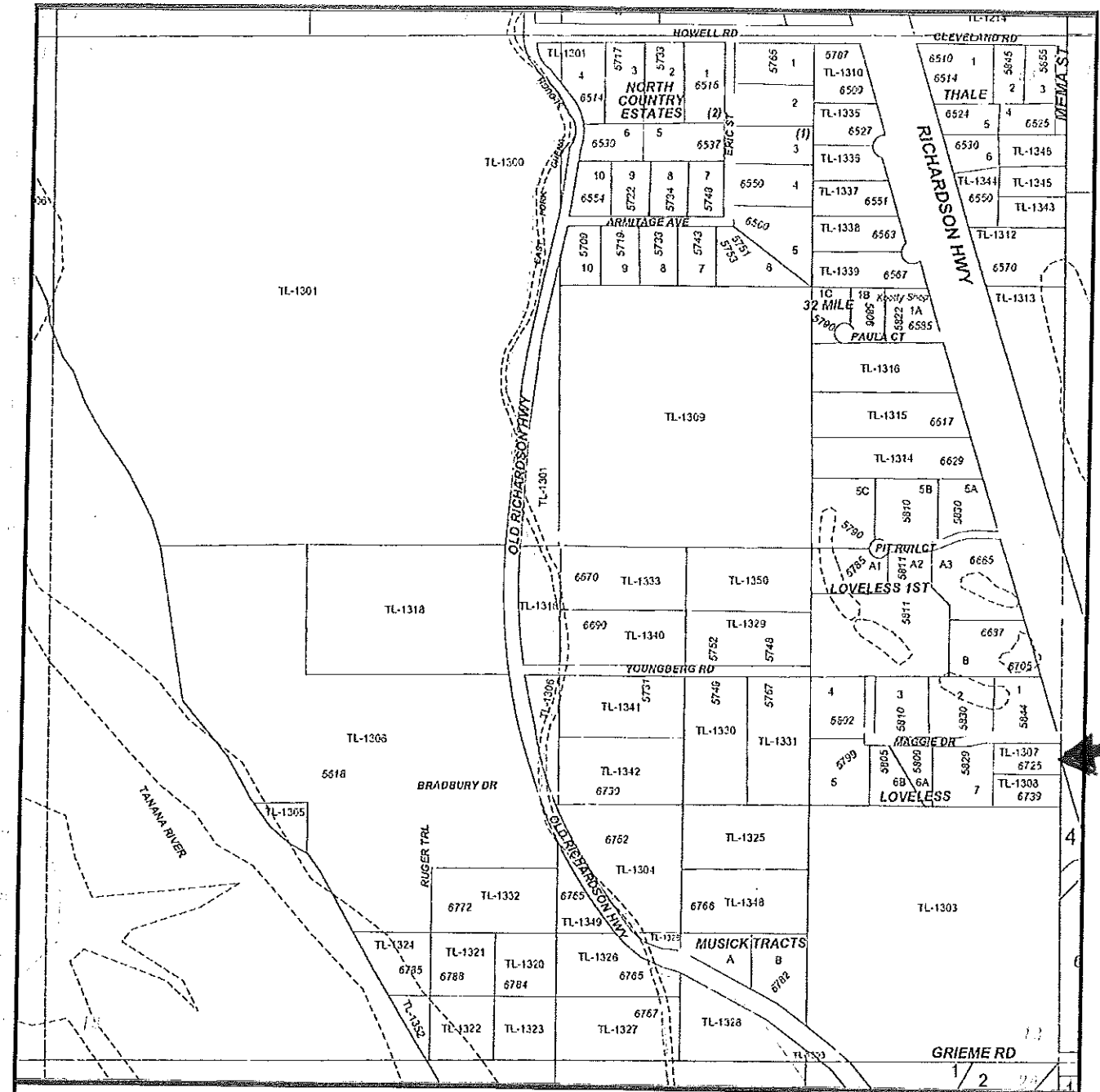
THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE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

13 4S 3E

13 4S 3E

13  
24

24



4S - 3E  
 Satcha Moose Creek  
 243F1  
**179**  
 (C) Copyright 2004  
 Alaska State Mapper  
 Po Box 143223  
 Anchorage, AK 99514  
 907-263-0177



Mar. 17. 2008 9:42AM POLAR FUEL

**HISTORICAL** No. 8159 **OLD** P. 2/2

**Alaska Fuel Dist. LLC dba Polar Fuel**

1051 Van Horn Road Fairbanks, AK 99701

(907) 451-9355

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**DELIVERY HISTORY**

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12/1/06	5023323	177.3 GALS OF IHO -	12.74	2259	\$439.70
12/28/06	504293	167.2 GALS OF IHO -	10.77	1800	\$426.36
1/30/07	510468	205.9 GALS OF IHO -	11.57	2383	\$477.69
3/6/07	99917368	234.3 GALS OF IHO -	10.95	2565	\$543.58
3/29/07	99921178	154.6 GALS OF IHO -	10.26	1586	\$371.04
7/25/07	67554	230.1 GALS OF IHO -	8.37	1926	\$621.27
10/31/07	100009829	163.7 GALS OF IHO -	14.00	2292	\$461.63
5,437.7 Gallons					\$12,425.98

**Current Balance: \$0.00**

**HISTORICAL**

**OLD**

Path     Account #     Name  
 Usage: [Hrs] [Comp] [Usage] [Hrs] [Comp] [Usage]  
 Service/Address: 6725(Rich Hwy) SALCHA AK  
 Meter Number: 68813    Utility: E    Display Dilled Usage:  Yes  No

Year	Month	Days	Usage	Spilled	Year	Month	Days	Usage	Spilled
2008	Mar	34	1867	333.44	2007	Mar	31	1282	182.34
	Feb	30	1564	269.62		Feb	30	1283	100.32
2008	Jan	28	1214	212.64	2007	Jan	32	1297	182.12
	Dec	29	1007	175.55		Dec	30	1310	183.79
	Nov	32	831	131.56		Nov	30	927	143.26
	Oct	32	679	110.24		Oct	32	945	145.75
	Sep	30	873	137.44		Sep	29	995	152.67
	Aug	31	658	104.05		Aug	28	976	139.32
	Jul	31	699	109.60		Jul	31	902	129.89
	Jun	30	625	99.59		Jun	33	771	113.20
	May	30	717	108.59		May	29	537	84.91
2007	Apr	28	1352	191.47	2006	Apr	29	851	125.78

Total: 2006 (908.79)    Total: 2007

OK    Cancel

~~PAID 4/30/08~~