



LISTING PACKAGE

DATE: August 3, 2011

LP2011-1755

PREPARED FOR:

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

PROPERTY OWNER:

**THE SECRETARY of VETERANS
AFFAIRS**

STREET ADDRESS:

4662 Princeton Drive

LEGAL DESCRIPTION:

**Lot 14, Block "O", UNIVERSITY WEST
SUBDIVISION, PORTION No. 10, Plat No. 83-108**

Thank you for using Yukon Title Company, Inc.

A handwritten signature in black ink, appearing to read 'Maggie Robitaille', is written over a horizontal line.

**Maggie Robitaille
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:

2011 Assessed Value:

PAN No.	:	0378321	Tax Amount*	:	\$3,690.06
Land	:	\$19,622	Misc. Improvement	:	\$0
Building	:	\$192,916	Total Assessed Value	:	\$212,538

*The first half of taxes for 2011 are due September 1, 2011; the second half of taxes are due November 1, 2011.

MIL RATE	:	17.3620
PARCEL SIZE	:	0.1657 Acres/7,222 Sq. Feet
ZONING	:	TF (Two-Family Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	27 Years/1984
FIRE DISTRICT	:	University
ROAD SERVICE AREA	:	College
SCHOOLS	:	Woodriver Elementary Ryan Middle West Valley High
MLS AREA	:	25
RECORDING DISTRICT	:	401
FLOOD ZONE	:	A
LONGITUDE	:	-147.8603
LATITUDE	:	64.8377



LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2011-013081-0 to: **THE SECRETARY of VETERANS AFFAIRS** and his successors in office as such
2. As Built Survey
3. Covenants, Conditions and Restrictions.
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0378321	PROPERTY PHYSICAL DESCRIPTION LOT 14 BLOCK O UNIVERSITY WEST PTN 10	TWN-RNG 1S 2W
NEIGHBORHOOD 1010 University West	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0948 UNIVERSITY WEST STREET LIGHTS SERVICE AREA	MOST RECENT MILLAGE RATE 17.3620	STATUS TAXABLE
FIRE SERVICE AREA UNIVERSITY FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 7222 Square Feet		

OWNER	ADDRESS
NAME	SITUS ADDRESS
SECRETARY OF VETERANS AFFRS,	4662 PRINCETON DR
INTEREST	
OWNERSHIP	

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	7/25/2011			2011-013081-0
Trustees Deed	7/21/2011			2011-012990-0
Warranty Deed	8/13/2009			2009-015366-0
Deed of Trust	8/13/2009			2009-015367-0
Warranty Deed	7/8/2005			2005-013759-0
Deed of Trust	7/8/2005			2005-013760-0
Deed of Trust	7/8/2005			2005-013761-0
Warranty Deed	12/20/2002			2002-026836-0
Deed of Trust	12/20/2002			2002-026837-0
Deed of Trust	1/6/1999	1117	737	
Warranty Deed	1/6/1999	1117	736	
Warranty Deed	5/22/1992	748	822	
Plat	6/24/1983			

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$19,622.00	\$192,916.00	\$212,538.00	\$212,538.00
2010	\$19,622.00	\$192,916.00	\$212,538.00	\$212,538.00
2009	\$19,622.00	\$199,974.00	\$219,596.00	\$199,596.00
2008	\$19,622.00	\$199,974.00	\$219,596.00	\$199,596.00
2007	\$19,622.00	\$199,974.00	\$219,596.00	\$199,596.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 08/02/11 03:58 AM)

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

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$3,690.06	\$0.00	\$0.00	\$3,690.06	\$0.00	\$3,690.06
2010	\$3,665.66	\$0.00	\$0.00	\$3,665.66	\$3,665.66	\$0.00
2009	\$3,402.38	\$0.00	\$0.00	\$3,402.38	\$3,402.38	\$0.00
2008	\$3,352.22	\$0.00	\$0.00	\$3,352.22	\$3,352.22	\$0.00
2007	\$3,534.48	\$0.00	\$0.00	\$3,534.48	\$3,534.48	\$0.00

Building Details for PAN 0378321

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATAGORY

View Details 1 1984 SFR Standard Residential

Amenities

QUANTITY	DESCRIPTION
2	3-Fix. Bath_SFR
3	Bedroom
1	built in kitchen

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
0	630	1	112	Secondary L.A.	2x6 CUS Siding
0	944	1	152	Main Area	2x6 CUS Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	184	Deck
1	484	Attached Gar. (C)

$$\begin{array}{r}
 630 \\
 944 \\
 \hline
 1574
 \end{array}$$

previous listing says it is 1972 sq ft

Alaska Street Master

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

Property

Taxid	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
378321		TF	RESIDENTIAL	1984	7222	0.17

Legal

LOT 14 BLOCK O UNIVERSITY
WEST PTN 10

Property Owner

Owner 1

DAZ HERNANDEZ VICTOR M

Legal

Subdivision

UNIVERSITY WES10

First Name

VICTOR

Last Name

DAZ HERNANDEZ

Block

O

Lot

14

Plat Number

83-108

Deed Date

8/13/2009

DNR Doc#

20090153660

Owner 2

Site Address

4662 PRINCETON DR

Mortgage Date

8/13/2009

DNR Doc#

20090153670

Owner 3

Neighborhood

UNIVERSITY WEST

Mailing

4662 PRINCETON DR

Property Assessment

3690.06

City	St	Zip
FAIRBANKS	AK	99709

Site Address - Assessing

4662 PRINCETON

Land 2011

19622

Bldg 2011

192916

Total 2011

212538

Taxable Value

212538

Tax Assessed

3690.06

Tax Exempted

0

Tax Status

TAXABLE

Mill Rate

17.3620

Tax Year

2011

Other

Elementary School

WOODRIVER

Road Service

COLLEGE

Middle School

RYAN

Fire Service

UNIVERSITY FIRE S A

High School

WEST VALLEY

Voter Precinct

University West Precinct

Legislature

O29

Latitude

64.83779136

Longitude

-147.8603228

Flood Zone A

Elevation

400

FNSB Planning Dist

1 FAIRBANKS

Zip Code

99709

Ownership History

2010 Owner	10 Land	10 Total	10 Mill	2005 Owner	05 Land	05 Total	05 Mill
DAZ HERNANDEZ VICTOR M	19622	212538	17.247	HANSEN SEAN C	15094	182055	18.83
2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
DAZ HERNANDEZ VICTOR M	19622	219596	16.839	HUDDLESTON SAMUEL H HUDDLESTON KATHERINE M	15094	163515	19.38
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
HANSEN SEAN C	19622	219596	16.6	HUDDLESTON	15094	155311	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
HANSEN SEA	19622	219596	17.519	WILLIAMSON COREY C	15094	146001	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
HANSEN SEAN C	18113	195895	18.38	WILLIAMSON COREY C	15094	139917	

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Chapter 18.24
TF TWO-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.24.010 Intent.
- 18.24.020 Use regulations.
- 18.24.030 Standards.

18.24.010 Intent.

This district is intended for medium density residential development and other uses which maintain the medium density residential nature of the district in areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.24.020 Use regulations.

A. Permitted Uses. In the TF, two-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
2. Two-family attached dwellings.

B. Conditional Uses. In the TF, two-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10 and SF-5 districts. (Ord. 88-010 § 2, 1988)

18.24.030 Standards.

In the TF, two-family residential district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling shall not be less than 5,000 square feet;
2. Lot area for a two-family attached dwelling shall not be less than 3,500 square feet per dwelling unit.

B. Required Yards for Principal Buildings.

1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five feet;
3. Rear yard shall not be less than five feet.

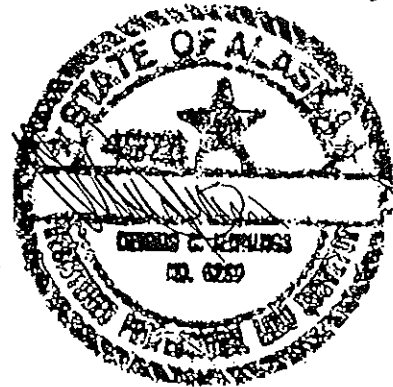
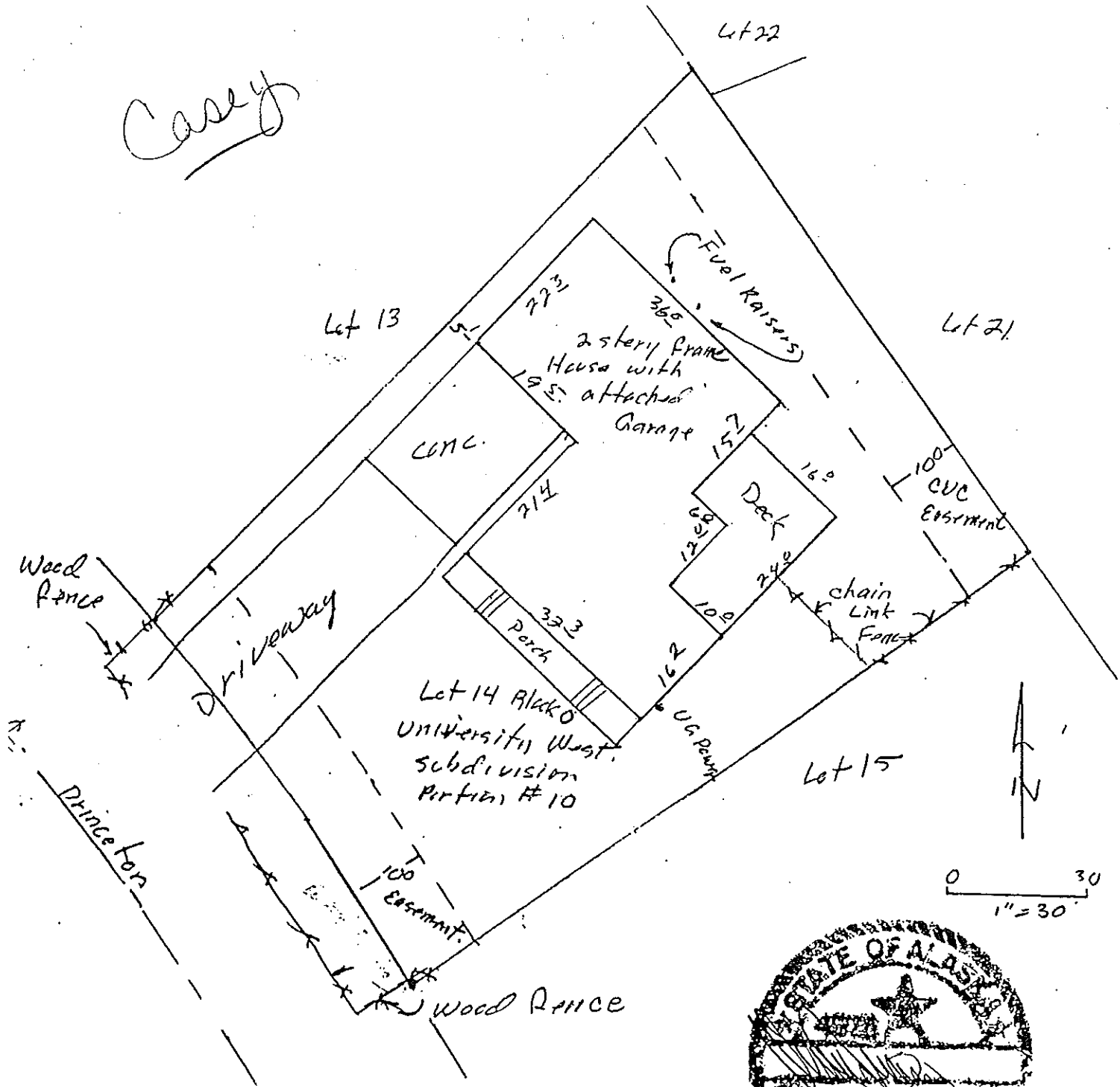
C. Building Height. Unlimited.

D. Exceptions for Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988).

Casey



Plot Plan

I Dennis C. Jennings, RLS, Certify that this Plot Plan was prepared under my direct supervision and that to the best of my knowledge, there are no other improvements or encroachments, if any, on the property other than those that as shown. This plot plan should not be construed to represent a boundary survey.

Description:

Lot 14, Block "O", University West Subdivision, Portion #10

For: Northern Schools Federal Credit Union

Re: Lynn Barr / Heartland Realty

Surveyed by Jenco Surveying Ordered 04/13/92 Delivered-04/19/92

P.O. Box 75263

Scale 1" = 20'

Juneau, Alaska 99801

Survey No. 1

ON THIS 14th day of April, 1978, for the purpose of protecting University West Subdivision, Blocks "N" & "O" according to the plat recorded 4-28-78, as Instrument No. 78-76, Fairbanks Recording District, the undersigned owners do hereby restrict the use of said property, such restrictions shall be deemed protective covenants and taken to be covenants running with the land, to the following uses.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling or one duplex not to exceed two and one-half stories in height and a private garage for not more than three cars.
2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence, wall or hedge shall be erected, placed or altered on any lot nearer to any street than the building setback line, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than two feet above the finished grade at the back of said wall.
3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$50,000.00 excluding land, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 900 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one story.
4. TIME LIMIT FOR CONSTRUCTION. Any dwelling shall be completed externally within one year of the date of excavation or other commencement of construction.
5. BUILDING LOCATION. (a.) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located nearer than 5 feet to an interior lot line. (b.) No dwelling shall be located on any interior lot nearer than 20 feet to the rear lot line. (c.) For the purposes 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.

6. EASEMENTS. Easements for utilities and drainage are reserved over a 2 1/2 foot wide strip along each side of interior lot lines and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. 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 or utility company is responsible. Additional easements will be shown on the subdivision plat.

7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood; that is, no heavy equipment, derelict autos, etc. Not more than three (3) vehicles of any type may be regularly parked on a lot outside of a garage. Any business in the home which is noticeable by neighbors is not permitted.

8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period. No posts, standards or other supports or signs, mail boxes, newspaper receptacles or other devices shall be placed closer than three (3) feet from the street curb, the intent being to facilitate winter snow removal and street maintenance.

10. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

11. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes, and further, all dogs shall be restrained as necessary to prevent their becoming a nuisance. Dogs shall be on leash when not confined to the owner's property.

12. 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.

13. WATER SUPPLY. No individual water supply system shall be permitted on any lot.

14. SEWAGE DISPOSAL. No individual sewage-disposal system shall be permitted on any lot.

15. PROTECTIVE SCREENING. Protective screening areas are established as shown on the recorded plat. Except as otherwise provided herein regarding street intersections under "Sight Distance at Intersections", planting, fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the area shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities.

16. SPEED LIMIT & STREET PARKING. The maximum speed permitted on any street is twenty (20) miles per hour. No vehicle or trailer is allowed to park overnight on the streets.

17. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight-lines.

18. LAND NEAR PARKS AND WATER COURSES. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.

19. VEGETATION CONTROL. No lot shall be cleared with any other method than by hand. Machines will be allowed for berm removal and excavation only. Maximum vegetation in the form of tree cover shall be left on the lot.

20. MEMBERSHIP. The Architectural Control Committee is composed of George E. Gordon, P.O. Box 80323 College, Alaska; George R. Horner, P.O. Box 1811, Fairbanks, Alaska; and Robert H. Bettisworth, P.O. Box 80288 College, Alaska. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its

21. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

22. TERM. 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 thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

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

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



George E. Gordon, Sec.-Treas.

TEAL DEVELOPMENT CO., INC.

Robert H. Bettisworth, President

STATE OF ALASKA) ss
FOURTH JUDICIAL DISTRICT)

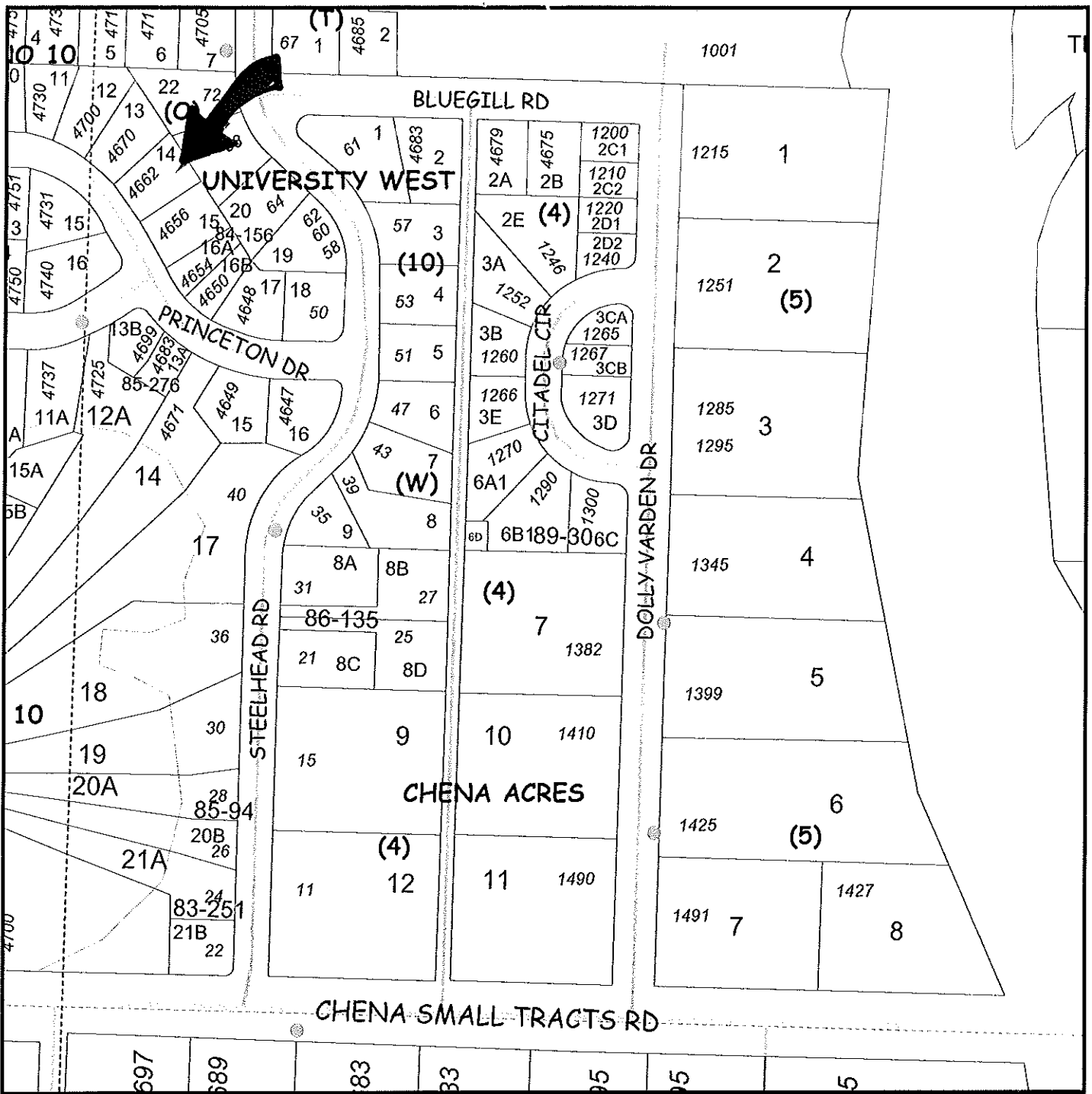
THIS IS TO CERTIFY that on this 14th day of APRIL, 1978, before me, a Notary Public in and for the State of Alaska, duly sworn and commissioned as such, personally appeared Robert H. Bettisworth, as President, and George E. Gordon, as Secretary - Treasurer, respectively, of TEAL DEVELOPMENT COMPANY, INC., an Alaska corporation, known to me and known to be such officer of said corporation, and they acknowledged to me that they executed the foregoing instrument in behalf of said corporation as such officers thereof, by authority of its board of directors, for uses and purposes therein mentioned, as the voluntary act and deed of said corporation.

78-08112
11-24-78
MAY 2 1978
ALASKA
SECRETARY

Robert H. Bettisworth
Notary Public in and for Alaska
My Commission Expires 11-24-78

BOOK 107

PAGE 0735



Owner

DIAZ HERNANDEZ VICTOR M
4662 PRINCETON DR
FAIRBANKS AK 99709

Legal

LOT 14 BLOCK O UNIVERSITY
WEST PTN 10

Address 4662 PRINCETON DR

Tax ID	FNSB MAP	ASM Book
378321	312A22	281
T R S	Zoning	Zip Code Area
F001S002W12	TF	99709
Land App	Bldg Appr	SQ FT / ACRE
19622	192916	7222 0.17
Mill Rate	Primary Use	Tax Year
17.3620	RESIDENTIAL	2011
Est Taxes	Year Built	Tax Status
3690	1984	TAXABLE

Census Tract	8
Census Blk Grp	4003
Elem School	WOODRIVER
Middle School	RYAN
High School	WEST VALLEY
Road Service	COLLEGE
Fire Service	UNIVERSITY FIRE S A
Latitude	64.83779136
Longitude	-147.8603228
MLS Area	25
Voting Dist	University West Precinct
Legislature	O29
Flood Zone	A
Elevation	400

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