







# stewart

## Listing Package

DATE: August 8, 2022

LP22-2493

Fee: \$0

**PREPARED FOR:**

NextHome Arctic Sun  
Attn: Toni Brewer  
600 3rd Street, Suite 102  
Fairbanks, AK 99701

- Vesting Deed
- Plat Map
- BEES/SUMM

- Deed of Trust
- CCRs / Declarations
- As Built Survey

PROPERTY OWNER(S):

The Mojica Revocable Trust

PROPERTY ADDRESS:

455 Division St, Fairbanks, AK 99712

LEGAL DESCRIPTION:

Lot 1, CASE ACRES  
Plat No. 90-35W

TAX ID NUMBER:

0465267

**Thank you for choosing Stewart Title Company, Inc.**



Logan Bartels  
Title Assistant

Notice of Disclaimer of Liability

Stewart Title Company 714 Gaffney Road Fairbanks, AK 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. Stewart Title Company, Inc. has not completed a search of the court records to determine the existence of Judgments, Tax Liens, Bankruptcies or other matters of record. If you desire a complete report on the status of title, please contact Stewart 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. The liability of the Company is expressly limited to the fee paid for this report.

## Summary

<b>PAN</b> 465267	<b>Physical Description</b> do not rely on as a legal description LOT 1 CASE ACRES PLAT 90-35 5/15/90 WS 011-89 OUT OF TL-2931 SEC 29 T1N-R1E	<b>Neighborhood</b> 0601 - Chena Hot Springs Hills	<b>Fire Service Area</b> STEESSE VOL FIRE S A
<b>Property Class</b> Residential	<b>Tax Status</b> TAXABLE	<b>Business</b>	
<b>Land Area</b> 1 - 5.01 Acres	<b>Millage Group</b> 0937 - Steese Volunteer Fire Service Area	<b>Millage Rate</b> 16.417	
<b>Street Address</b> 455 DIVISION ST	<b>Billing Address</b> PO BOX 10661 FAIRBANKS AK, 99710-0661	<b>Child Properties</b> None	<b>Parent Properties</b> None

## Buildings

Year Built	Description	Architecture	Category				
2007	SFR	Standard 02	Residential				
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities	
1	3,246	1	245	Main Area	2x6 Custom	qty: 5	4-Fix, Bath_SFR
2	2,594	1	221	Secondary L.A.	2x6 Custom		
Section ID	Footprint	Description					
3	485	None					
4	288	None					
5	869	None					
6	2000	None					

## Documents

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). 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.

Description	Record Date	Book	Page	Instrument
Warranty Deed	7/6/2018			<a href="#">2018-010250-0</a>
Quitclaim Deed	4/22/2008			<a href="#">2008-007480-0</a>
Utility Easement	8/22/2007			<a href="#">2007-019493-0</a>
Utility Easement	8/22/2007			<a href="#">2007-019494-0</a>
Warranty Deed	8/26/1992	760	647	<a href="#">1992-015979-0</a>
Waiver	5/15/1990			

## Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428. For information on our exemption programs please visit our [website](#). Or contact our office at 907-459-1428.

Year	Land	Improvement Value	Full Value Total	Exemptions Total	Taxable
2022	\$22,094.00	\$642,403.00	\$664,497.00	\$0.00	\$664,497.00
2021	\$22,094.00	\$582,487.00	\$604,581.00	\$0.00	\$604,581.00
2020	\$22,094.00	\$557,925.00	\$580,019.00	\$0.00	\$580,019.00
2019	\$22,094.00	\$560,597.00	\$582,691.00	\$0.00	\$582,691.00
2018	\$22,094.00	\$547,171.00	\$569,265.00	\$50,000.00	\$519,265.00

## Exemptions

Exemption Type	General Government	City Of Fairbanks	City Of North Pole	Service Area
FULL AND TRUE VALUE	\$664,497.00	\$0.00	\$0.00	\$664,497.00

## Tax History

If taxes are delinquent, the payoff date is projected to **9/1/2022**. For payments after this date, please call the FNSB Division of Treasury And Budget at **907-459-1441** for the correct amount.

All **PRIOR YEAR** delinquent payments must be made with guaranteed funds.

Year	Tax Levied	State Exempted	Fees	Total Due	Total Paid	Net Due
2022	\$10,909.04	\$0.00	\$0.00	\$10,909.04	\$0.00	\$10,909.04
2021	\$10,958.64	\$0.00	\$0.00	\$10,958.64	\$10,958.64	\$0.00
2020	\$10,604.48	\$0.00	\$0.00	\$10,604.48	\$10,604.48	\$0.00
2019	\$10,590.98	\$0.00	\$0.00	\$10,590.98	\$10,590.98	\$0.00
2018	\$8,885.86	\$0.00	\$0.00	\$8,885.86	\$8,885.86	\$0.00

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

**REAL PROPERTY TAXES:**

**2022 Assessed Value:**

<b>PAN No.:</b>	<b>0465267</b>	<b>Tax Amount:</b>	<b>\$10,909.04</b>
<b>Land:</b>	<b>\$22,094</b>	<b>Building:</b>	<b>\$642,403</b>
<b>Total Assessed Value:</b>	<b>\$664,497</b>		

**\*The first half of taxes for 2022 are due September 1, 2022, delinquent September 2, 2022; the second half of taxes due November 1, 2022, delinquent November 2, 2022.**

<b>PARCEL SIZE:</b>	<b>5.01 Acres</b>
<b>ZONING:</b>	<b>RA-5 (See attached information sheet)</b>
<b>RECORDING DISTRICT:</b>	<b>401</b>

- B. There are no covenants that apply to this property. \*NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.**

The following information has been obtained from Stewart Title Company Records:

- 1. Last Deed of Record** recorded as Instrument No. **2018-010250-0** to:  
**JOSE MOJICA AND NEREIDA MOJICA, Trustees of THE MOJICA REVOCABLE TRUST**
- 2. Deed of Trust** recorded as Instrument No. **2010-019418-0**.
- 3. Building Energy Efficiency Standard Certification** recorded as Instrument No. **2008-009231-0**.
- 4. Summary of Building Inspections** recorded as Instrument No. **2008-009230-0**.
- 5. As Built Survey:** No underwriting has been applied to this As Built Survey. It's acceptability under a title insurance policy has not been determined.
- 6. Notes and /or Easements** as Stated on the Plat.
- 7. Plat Map**
- 8. Building Details**

[Borough Code](#) → [Title 18, Zoning](#) →

## Chapter 18.28 RA-40, RA-20, RA-10 AND RA-5 RURAL AND AGRICULTURAL DISTRICTS



### Sections:

- [18.28.010 Intent.](#)
- [18.28.020 Use regulations.](#)
- [18.28.030 Standards.](#)

### 18.28.010 Intent.



These districts are intended for agricultural [uses](#) of land for very low density residential development. These districts are intended for areas where [community sewer and water systems](#) are unavailable. (Ord. 88-010 § 2, 1988, 2004 Code § 18.14.010.)

### 18.28.020 Use regulations.



A. *Permitted Uses.* In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, [permitted uses](#) are:

1. [Accessory uses](#);
2. [Agribusiness](#);
3. Agricultural [uses](#);
4. [Airports, heliports](#) and [aircraft landing fields](#), and related [buildings](#) essential in the operation of said [uses](#), in the RA-40 and RA-20 districts only;
5. Animal and veterinary [hospitals](#);
6. Animal boarding and breeding facilities;
7. [Archery range](#);
8. [Banquet halls](#);
9. [Bed and breakfast homestay](#);
10. [Bed and breakfast residence](#);
11. Blacksmith shop;
12. [Child care group home](#);
13. [Child care home](#);
14. [Church buildings](#);
15. [Commercial agriculture](#);
16. [Commercial](#) and/or [domestic livestock](#);
17. [Commercial outdoor recreation](#) and related [buildings](#) essential in the operation of the [use](#) not to exceed a total of 5,000 square feet of [gross floor area](#) per [lot](#) and with no [building](#) to exceed a [gross floor area](#) of 3,600 square feet;
18. [Communications tower, major](#);
19. [Communications tower, minor](#);
20. [Community garden, neighborhood](#);



21. Community garden, regional;
22. Golf courses and related buildings;
23. Grange hall;
24. Guest house;
25. Home occupations;
26. Kennels, major and minor;
27. Marijuana cultivation facility, indoor large;
28. Marijuana cultivation facility, indoor small;
29. Marijuana cultivation facility, outdoor limited;
30. Mobile homes;
31. Public utility and service uses including, but not limited to: fire stations, transfer stations, electric substations, gas regulator stations, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar uses, including the installation and maintenance of utility lines;
32. Riding academies and stables;
33. Sawmills, noncommercial;
34. Shooting range, indoor;
35. Shooting range, outdoor permitted;
36. Single-family detached dwellings;
37. Small wireless facility;
38. Storage of fertilizers, farm supplies and common livestock husbandry;
39. Trade/technical/vocational school;
40. Two-family attached dwellings.

B. Conditional Uses. In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, conditional uses are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of said uses, in the RA-10 and RA-5 districts only;
2. Biosolids application when used for agricultural purposes or beneficial land application, conditionally permitted in the RA-40 district only;
3. Cemeteries;
4. Child care center;
5. Clubs and lodges;
6. Commercial outdoor recreation and related buildings essential in the operation of the use, including buildings exceeding a total of 5,000 square feet of gross floor area per lot and individual buildings exceeding a gross floor area of 3,600 square feet;
7. Dormitories and other dwelling units, including mobile homes, placed on the premises to be used by individuals employed in the agricultural uses of the premises;
8. Group homes;
9. Hostels;
10. Marijuana cultivation facility, indoor unlimited;
11. Marijuana cultivation facility, outdoor unlimited;
12. Marijuana product manufacturing facility, limited;
13. Marijuana retail agricultural accessory facility;
14. Marijuana testing facility;
15. Mobile home parks;
16. Neighborhood dumpsters;

17. [Public dumping sites](#);
18. [Professional offices](#);
19. Residential cluster development;
20. Sawmills, [commercial](#);
21. [School buildings](#);
22. [Shooting range, outdoor](#);
23. Stadiums, arenas and [fairgrounds](#);
24. Wildlife and animal parks. (Ord. 2021-23 §§ 3, 4, 2021; Ord. 2019-32 § 3, 2019; Ord. 2019-10 § 5, 2019; Ord. 2018-25 §§ 4, 5, 2018; Ord. 2017-21 § 4, 2017; Ord. 2017-14 § 4, 2017; Ord. 2015-67 §§ 5, 6, 2016; Ord. 2015-41 §§ 3, 4, 2015; Ord. 2012-58 §§ 2, 3, 5, 6, 2013; Ord. 2012-22 § 3, 2012; Ord. 2009-05 § 4, 2009; Ord. 94-046 § 2, 1994; Ord. 93-064 § 4, 1994; Ord. 93-053 § 2, 1993; Ord. 90-075 § 2, 1990; Ord. 90-006 § 3, 1990; Ord. 89-099 § 4, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.14.020.)

**18.28.030  
Standards.**



In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, geometric standards are:

- A. *Lot Area.*
  1. In the RA-40 district, [lot area](#) shall not be less than 1,600,000 square feet.
  2. In the RA-20 district, [lot area](#) shall not be less than 800,000 square feet.
  3. In the RA-10 district, [lot area](#) shall not be less than 400,000 square feet.
  4. In the RA-5 district, [lot area](#) shall not be less than 200,000 square feet.
- B. *Required Yards for Buildings.*
  1. [Front yard](#) shall not be less than 35 feet.
  2. [Side yard](#) shall not be less than 10 feet.
  3. [Rear yard](#) shall not be less than 10 feet.
- C. *Building Height.* Unlimited.
- D. *Exceptions to Yard, Lot Area, and Building Height Requirements.* See Chapter [18.96](#) FNSBC.
- E. *Parking.* See Chapter [18.96](#) FNSBC.
- F. *Signs.* See Chapter [18.96](#) FNSBC.
- G. *Buildings per Lot.* See Chapter [18.96](#) FNSBC. (Ord. 2020-14 § 3, 2020; Ord. 2016-12 § 3, 2016; Ord. 88-070 § 3, 1988; Ord. 88-010 § 2, 1988. 2004 Code § 18.14.030.)

The Fairbanks North Star Borough Code is current through Ordinance 2022-33, passed June 23, 2022.

Disclaimer: The Borough Clerk's Office has the printed version of the Fairbanks North Star Borough Code. Users should consult the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

**Borough Website:** [www.fnsb.gov](http://www.fnsb.gov)

**[Code Publishing Company](#)**

## 1-4 FAMILY RIDER

### Assignment of Rents

THIS 1-4 FAMILY RIDER is made this 12th day of October, 2010 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Denali State Bank (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

455 Division Street, Fairbanks, AK 99712

[Property Address]

**1-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the Security Instrument Borrower and Lender further covenant and agree as follows:

**A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.** In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

**B. USE OF PROPERTY; COMPLIANCE WITH LAW.** Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

**C. SUBORDINATE LIENS.** Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

**D. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

**E. "BORROWER'S RIGHT TO REINSTATE" DELETED.** Section 19 is deleted.

**F. BORROWER'S OCCUPANCY.** Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

**G. ASSIGNMENT OF LEASES.** Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.** Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security





Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

**I. CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

  
\_\_\_\_\_  
Jose L. Mojica

  
\_\_\_\_\_  
Nereida Mojica





### Building Energy Efficiency Standard (BEES) Certification

Owner of Record **Jose Mojica** and NEREIDA MOJICA, husband and wife

Building is located at **455 Kasalek** **Fairbanks, AK 99712**  
(street) (city)

Legal Description is: **Lot 1 Case Acres** plat filed 5/15/90 as Plat #90-35W  
Fairbanks Recording District, 4<sup>th</sup> Judicial District, State of Alaska (including recording district)

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

Home Energy Rating Certificate is attached hereto.

**Above Property is:**

**New Construction**  Existing Construction: Date Construction Began: \_\_\_\_\_  
(Defined as installation of the foundation)

**BEES Thermal Compliance Statement:**

Prescriptive Method  Performance Method  Budget Method

**Energy Rating Method:** Rating: **5 Star** Rating software & version: **AKWarm 1.03d**  
Rater's Name: **Terry Duszynski**

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**  ICC Inspector  Builder  Architect  Engineer  Owner

My BEES Compliance Certification # **26** Expiration Date: **2/1/2010**

Name: **Terry Duszynski** Signature: Date: **4/7/2008**

**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  ICC Inspector  **Mechanical Contractor** <sup>MEC # 840</sup>  Builder  Architect  Engineer  Owner

My BEES Compliance Certification # **1533** Expiration Date: **Feb. 1, 2010**

Name: **Keith Pomeroy** Signature: Date: **4/29/08**

E30853 FTA 72203  
Return to:

Jose Mojica  
PO Box 10661, Fairbanks, AK 99710



# HOME ENERGY RATING CERTIFICATE

The Home Located At:  
455 Kasalek  
Fairbanks, Alaska

Has Been Energy-Rated As:

★★★★★  
Five Stars

Overall Efficiency of Home  
90.3 points



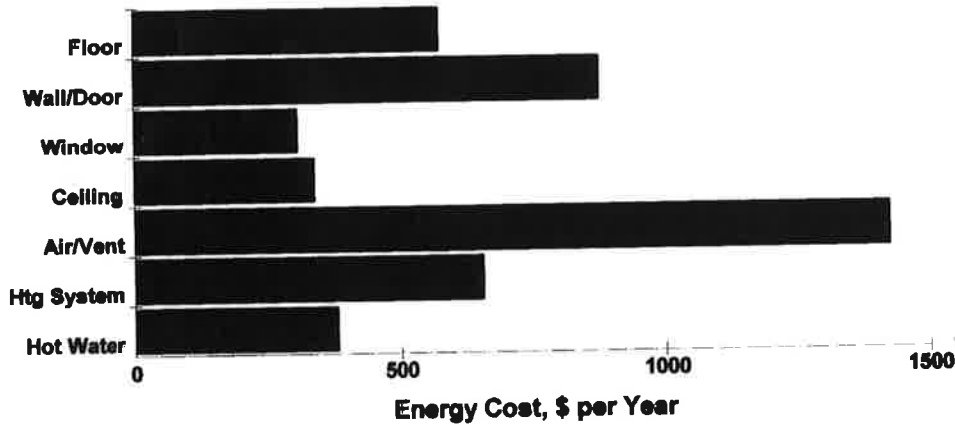
### Projected Annual Energy Costs

**\$6,598 per year**

### Amount of CO2 Produced by the Home

**80,018 pounds per year**

### BREAKDOWN OF HEATING COSTS



Client: Jose Mojica      Rater: Terry Duszynski, Duszynski & Associates      Date: 4/7/08  
 Rater's City: -b Fairbanks, Alaska 99708      Phone: 907-479-3324      FAX: 907-479-9319  
 ver. 1.03d, library: 2/15/1907



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2008-009231-0

# ENERGY COST AND FEATURES REPORT

**Property:** Jose Mojica  
455 Kasalek  
Fairbanks, Alaska

**Rater:** Terry Duszynski  
Duszynski & Associates  
P.O. Box 83149  
Fairbanks, Alaska 99708

**House:** Single Family  
Living Floor Area: 6,040 square feet  
No Attached Garage

**Rating:** BEES  
ID: TLD4/7/08

The measured air tightness of this home indicates that it may not provide sufficient ventilation air (for acceptable indoor quality) as defined by ASHRAE 62-89, without adequate mechanical ventilation equipment. If whole house mechanical ventilation equipment has been installed, it is recommended that it be properly maintained and operated. If no whole house mechanical ventilation equipment has been installed, it is strongly recommended that the homeowner consider an investment in this improvement. (A test of the building's ventilation air rate would help determine the importance of a mechanical ventilation system in this home.)

## ENERGY FEATURES

### Envelope Efficiency

Floor Insulation	R-29
Wall/Door Insulation	R-21
Ceiling Insulation	R-49
Window R-Value	R-4.0
Window to Wall Ratio, Living Space	15.6%
South Facing Window Area	408 square feet
Air Leakage	1.4 Air Changes per Hour at 50 Pascals 0.09 Air Changes per Hour Natural

### Space Heating System

System Efficiency	86%
Fuel Type	#2 Oil
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	None

### Water Heater

Efficiency	70%
Location	Conditioned Space
Fuel Type	#2 Oil

### Ventilation

System Type	Continuous Ventilation without Heat Recovery
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### Other

Number of Occupants	3
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliances Use	Average

## ESTIMATED ENERGY USE

Space Heating	\$4,186
Water Heating	\$380
Lights and Appliances	\$2,032





<b>Space Heating</b>	640 kWh of Electricity, 1,822 gallons of #2 Oil
<b>Water Heating</b>	169 gallons of #2 Oil
<b>Lights and Appliances</b>	15,172 kWh of Electricity

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.

ver. 1.03d, library: 2/15/1907



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2008-009231-0



**SUMMARY OF BUILDING INSPECTIONS**

*For Site-Built Construction*

Owner of record: **Jose Mojica** and NEREIDA MOJICA, husband and wife

Legal description: **Lot 1 Case Acres** Plat filed 5/15/90 as Plat # 90-35W  
Fairbanks Recording District, 4<sup>th</sup> Judicial District, State of Alaska (Include recording district)

Site address: **455 Kasalek, Fairbanks, Alaska 99712**

This certification is issued pursuant to the requirements of AK Statute 18.56.300 and AHFC's regulations 15 AAC 150.030. An inspector qualified under the International Association of Electrical Inspectors may complete the Electrical Inspection. An Architect or Engineer may only perform inspections for a project or phase of construction conducted in a community with a population of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks. 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, realtor, or other interested party for this project, other than as a fee inspector.

- 1) **PLAN APPROVAL:**  

<b>Terry Duszynski /</b> Name (Please Print)	 Signature	<b>57489</b> * ICC #	<u>3/17/2008</u> Date
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- 2) **COMPLETION OF FOOTINGS AND FOUNDATION:**
  - a. Footings:  

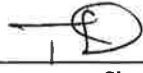
<b>Terry Duszynski /</b> Name (Please Print)	 Signature	<b>57489</b> * ICC #	<u>3/17/2008</u> Date
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  - b. Foundation:  

<b>Terry Duszynski /</b> Name (Please Print)	 Signature	<b>57489</b> * ICC #	<u>3/17/2008</u> Date
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- SEE ADDENDUM A**
- 3) **COMPLETION OF FRAMING, ELECTRICAL, PLUMBING, & MECHANICAL:**
  - a. Framing: *(If pre-assembled panels were used, each panel was appropriately stamped with the ICBO listing number.)*  

<b>Terry Duszynski /</b> Name (Please Print)	 Signature	<b>57489</b> * ICC #	<u>3/17/2008</u> Date
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  - b. Electrical:  

<b>Terry Duszynski /</b> Name (Please Print)	 Signature	<b>57489</b> * ICC #	<u>3/17/2008</u> Date
---	---------------	-------------------------	--------------------------


c. Plumbing:  
Terry Duszynski /  
Name (Please Print)

  
Signature

57489  
\* ICC #

3/17/2008  
Date

d. Mechanical:  
Terry Duszynski /  
Name (Please Print)

  
Signature

57489  
\* ICC #

3/17/2008  
Date

4) **COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER:**

Terry Duszynski /  
Name (Please Print)

  
Signature

57489  
\* ICC #

3/17/2008  
Date

5) **CONDITIONAL APPROVAL:**

Items to be completed:

To be Completed by: \_\_\_\_\_

Terry Duszynski /  
Name (Please Print)

\_\_\_\_\_  
Signature

57489  
\* ICC #

\_\_\_\_\_  
Date

6) **FINAL APPROVAL:**

Terry Duszynski /  
Name (Please Print)

  
Signature

57489  
\* ICC #

\_\_\_\_\_  
Date

\* Or, if applicable, Electrician, Architect or Engineer State Registration Number.

By my signature below I hereby certify that the required inspections have been completed and that the building meets or exceeds the standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify that any pre-assembled wall panels are currently listed with ICBO and to my knowledge there has been no action taken to rescind the ICBO approval.

Builder's Signature:  Date 8 May 08

Builder's Name: Jose Mojica Builder's License # n/a  
(If applicable)

Name of Business: Owner / Builder

Address: PO Box 10661, Fairbanks, AK 99710

City, State Fairbanks, AK Zip 99710

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

E30853 FTA 72203

Return to:

Jose Mojica

PO Box 10661, Fairbanks, AK 99710

  
(Notary Signature)

My Commission expires: 03 Sept 11

AHFC Form #PUR-102

Page 2 of 2

Revised 1/02

Recorder: index by legal, owner, and builder



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2008-009230-0

Westlake, Inc. dba

# DUSZYNSKI & ASSOCIATES

P.O. Box 83149 - Fairbanks, Alaska 99708  
Voice - 907.479-3324 - Fax - 479-9319 - Email [tduszynski@compuserve.com](mailto:tduszynski@compuserve.com)

## ADDENDUM A TO AHFC FORM #PUR-102

**JOSE MOJICA  
455 KSALEK.  
LOT 1 CASE ACRES  
FAIRBANKS, ALASKA 99712**

April 4, 2008

This was a Destructive Inspection done under Alaska Housing Finance Corp.  
guidelines Revised July 2004.



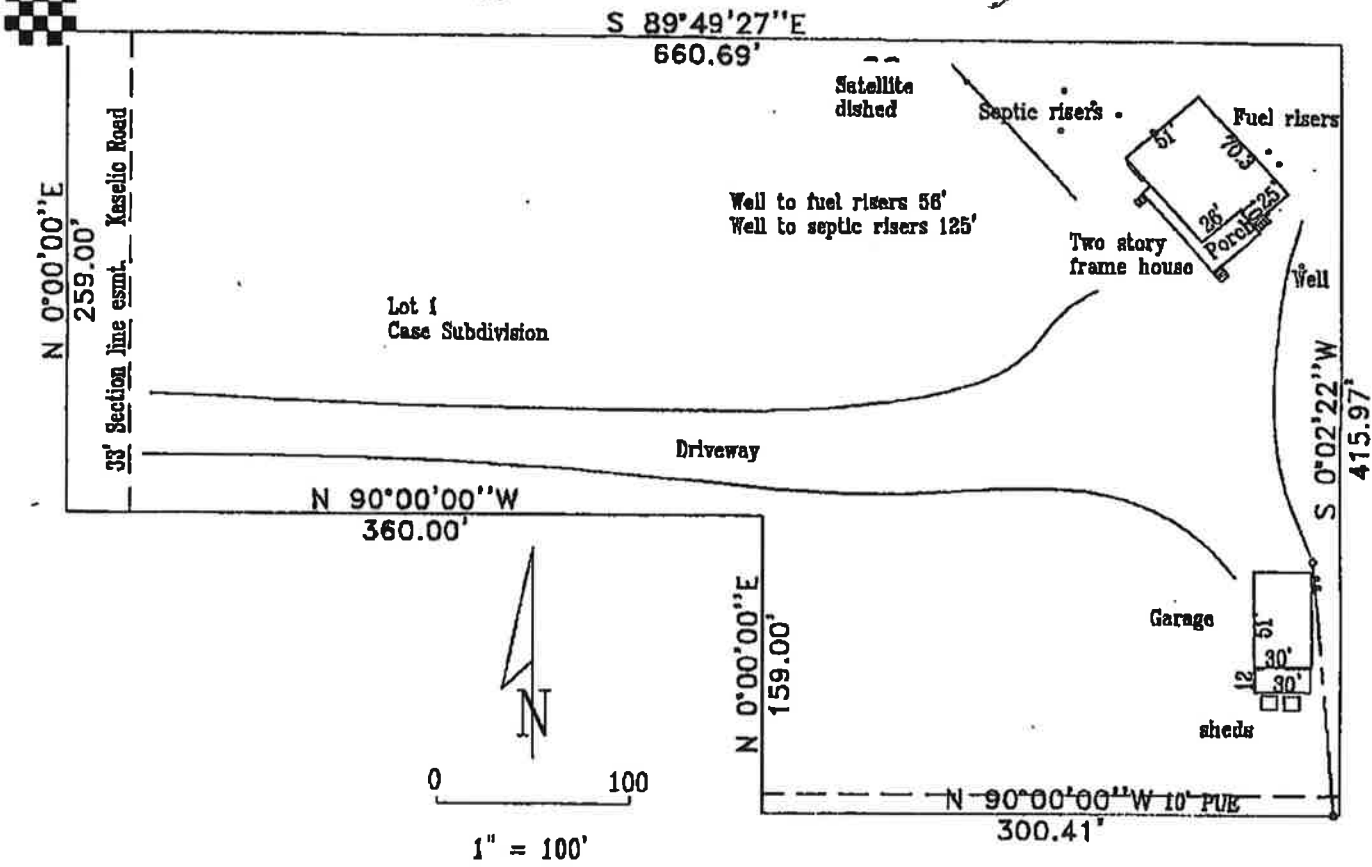
Terry Duszynski



3 of 3

2008-009230-0





Plot Plan

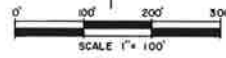
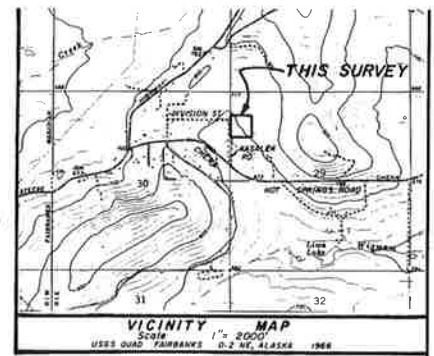
I, L. Frank Stallings RLS, Certify that this Plot Plan was prepared by me or under my direct supervision and that to the best of my knowledge, there are no other improvements or encroachments, if any, on the property other than those that are shown. This Plot plan should not be construed to represent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

Lot 1, Case Subdivision (455 Division Street)  
Denali State Bank  
Attn. Brent LaValle

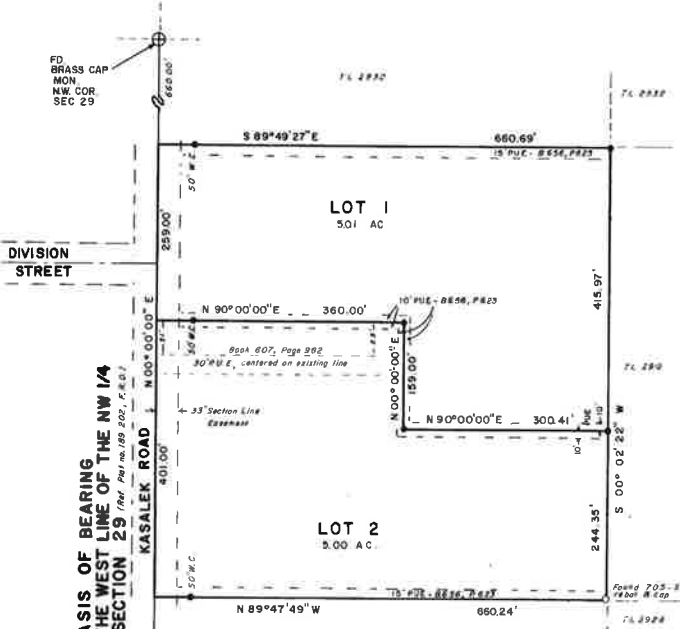
Surveyed by Jenco Surveying  
515 Craig Avenue  
Fairbanks, Alaska 99701  
Ph: 907 456 1408 Fax: 907 458 1418

Scale 1" = 50'  
Drawn by: DCJ  
Checked by: LSF  
Ordered 03/20/2008 Delivered: 04/14/2008





• Set No. 5 rebar with attached  
L.S. 3878 cap.

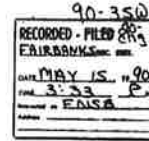


**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 10-28-87 REGISTRATION NO. L.S. 3878

*William D. Morgan*  
REGISTERED LAND SURVEYOR



CERTIFICATE OF SURVEY

**CASE ACRES**

FAIRBANKS NORTH STAR BOROUGH Waiver No. WS011-89

FAIRBANKS RECORDING DISTRICT

SUBDIVISION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 SECTION 29, T1N, R12E, F.M., ALASKA

SCALE: 1" = 100'	DRAWN BY: MAC
DATE: 11-3-87	CHECKED BY: J.G.
GOLD COUNTRY SURVEYS	
2630 Carrie Lynn Dr. North Pole, AK 99705	
(907) 489-7004	
HARRY L. & MARJORIE J. CASE	DRAWING NUMBER: 87-195

**A.O.E.C. NOTE:**

SOILS IN THIS AREA CONTAIN PERMAFROST. CONDITIONS MAY NOT BE SUITABLE FOR ON-LOT WASTEWATER TREATMENT AND DISPOSAL. ANY NEW WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**A.O.E.C. APPROVAL:**

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH IS AC 72.065 AND IS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION SUBJECT TO THE FOLLOWING RESTRICTIONS:

*William D. Morgan*  
SIGNATURE DATE: 10/28/87