



State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Legal Description: Lot 4 Block 6 Musk Ox Subdivision

Property Address/City/Other: 1870 Lynx Lane, Fairbanks, Alaska 99709

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

As 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement. Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: 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. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A Person who negligently violates or fails to perform a duty required by AS 34.70.010 – AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 – AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

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1870 Lynx Lane, Fairbanks, AK 99709
/ /

Seller's Initials Date Property Address Buyer's Initials Date

Seller's Information Regarding Property

Property Type (check one):

- Single Family Zero Lot Line/Town House Condominium Townhome/PUD
- Duplex (Including Single Family with an Apartment)
- Other (please specify) _____

Do you currently occupy the property? Yes No If Yes, how long? 4 yrs 10 mo
 If not a current occupant, have you ever occupied the property? Yes No If so, when? _____

Year Property Built: 1998 . If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: Wood Frame Manufactured Modular Other: _____

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____

Name of original builder (if known): _____

Property Features:

Check all items that are built-in and will remain with the property. Also...

Circle those checked items that have known defects or malfunctions. Also...

Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Cooktop | <input type="checkbox"/> Wood Stove(s) # of _____ | <input checked="" type="checkbox"/> T. V. Antenna |
| <input checked="" type="checkbox"/> Oven(s) # of <u>1</u> | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>2</u> |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> C O Detectors # of _____ |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input checked="" type="checkbox"/> Auto Garage Door Opener(s) |
| <input checked="" type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Opener(s) <u>2</u> |
| <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Storage Shed(s) # of <u>1</u> | <input type="checkbox"/> Built-In Refrigerator |
| <input checked="" type="checkbox"/> Paddle Fan(s) # of <u>1</u> | <input type="checkbox"/> Built-In Barbecue | <input checked="" type="checkbox"/> Other <u>Free Standing Refrigerator</u> |

Comments: Central Vacuum is plumbing only. No vacuum machine.


Structural Components:

Circle only those items that have known defects, malfunctions, or have had major repairs performed within the last five years. Also...*Describe* the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | | | |
|--------------------|------------------|--------------------|-------------------------|--------------------------|
| • Fences/Gates | • Rain Gutters | • Insulation | • Solar Panels | • Humidifier |
| • Driveways | • Exterior Walls | • Woodstove(s) | • Wind Generators | • Air Conditioner |
| • Private Walkways | • Interior Walls | # of _____ | • Electrical Systems | • Electronic Air Cleaner |
| • Retaining Walls | • Floors | • Fireplace(s) | • Sewage Systems | • Heat Recovery |
| • Foundation | • Ceilings | # of _____ | • Water Supply | • Ventilator System |
| • Crawl Space | • Doors | • Gas Starter | • Garage | • Swimming Pool |
| • Roof | • Windows | • Chimneys | • Garage Floor Drain | • Mechanical |
| • Patio/Decking | • Skylights | • Plumbing Systems | • Carport | • Filtration |
| • Slabs | • Venting | • Heating Systems | • Washer/Dryer Hook-ups | • Pool Cover |
| | | | | • Hot Water Heater |

Other items not covered above? _____

Comments: See Addendum

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Documentation: Check the documents for the subject property that the seller has available for review:

- Engineer/Property/Home Inspection Report(s)
Title Information
As-Built Survey
Certificate of Occupancy or PUR-102
Deed Restrictions
Other
Written Agreements with Adjacent Property Owners
Energy Rating Certificate or PUR-101
Resale Certificate
Water Rights Certificate
Subdivision Covenants/Restrictions
Party Wall Agreement
Lease/Rental Agreement
Soils Test
Well Log and Water Tests
Hazardous Materials Test(s)
Other

Additional Information:

Supply information for the following items:

To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years? ... Yes No

Drainage:

- Are you aware of ever having any water in the crawl space, basement, or lower level?
If Yes, how has the problem been resolved?
Sump Pump(s) Curtain Drain Rain Gutter/Extension Other
When was problem resolved?
Location of each sump pump:
To where does the water drain after it leaves the sump pump?
If gutters, where do downspouts discharge?
Is there a floor drain in the structure, including garage?
If Yes, where is it located and where does it drain to?

Roof or Other Leakage:

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other
Age: 13 years. Location of attic access?
Are you aware of any ice damming on the roof?
If Yes, provide location.
Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.
If Yes, provide location.

Fireplace and/or Woodstove: Date chimney(s) last cleaned? Who cleaned?

Heating System(s):

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
Wood Stove Other
Age: 5 years. Last Cleaned: 2008 Last Inspected: 2008
Source: Natural Gas Electric Propane Tank leased or owned? Wood Coal
Oil with gallon storage which is Buried Above Ground Other
Age of Tank? years.

Hot Water Heater:

Age: 5 years. Capacity: 41 gallons. Type: Gas Electric Other Boiler Mate

Water Supply:

Type: Public Private Community Cistern/Water Tank If Cistern/Water Tank: 1500 Size
Other

- If Private: Well Depth: feet. Flow Rate: gallons per minute. Date Tested:
Have you had any problems with your water supply?
Has the water supply been tested in the past 12 months?
If Yes, attach all documentation from all tests.
Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?
Has the well failed while you have owned the property?
Have you ever had a well pump problem or failure?
Do you supply water to, or receive water from others?
If Yes, is there a recorded agreement?
Do you have a water rights certificate for this property?

Additional Information (Continued):

Yes No

- 11. Are you aware of any deed, or other private restrictions on the use of the property?
- 12. Are you aware of any variances being applied for, or granted, on this property?
- 13. Are you aware of any easements on the property?

➤ Encroachments:

- 14. Does anything on your property encroach (extend) onto your neighbor's property?
- 15. Does anything on your neighbor's property encroach onto your property?

➤ Environmental Concerns:

- 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property?
- 16a. Are you aware of any mildew or mold issues affecting this property?
- 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks: Number of tanks: _____
- 18. Are you aware if the property is in an avalanche zone/mudslide area?
- 19. Are you aware if the property has flooded?
Flood zone designation: _____
- 20. Are you aware of any erosion/erosion zone or accretion affecting the property?
- 21. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?
- 22. Have you ever filed an insurance claim for any environmental damage to the property?
- 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?

➤ Soil Stability:

- 24. Are you aware of any debris burial or filling on any portion of the property?
- 25. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affect the improvements of the property?
- 26. Are you aware of any drainage, or grading problems that affect this property?

➤ Construction, Improvements/Remodel:


- 27. Have you remodeled, made any room additions, structural modifications, or improvements?
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes?
Was a final inspection performed, if applicable?
- 28. Has a fire ever occurred in the structure?

➤ Pest Control or Wood Destroying Organisms:

- 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?
a. If Yes, what type? _____
b. If Yes, where? _____
- 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?
a. If Yes, when? _____
b. If Yes, what type? _____
c. If Yes, where? _____
d. If Yes, describe what was done to resolve the problem: _____

➤ Other:

- 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?
- 32. Are you aware of any human burial sites on the property?


Seller's Initials
08-4229 (Rev. 7/08)

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Date

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Buyer's Initials Date

Additional Information (Continued):

Yes No

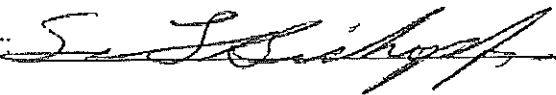
33. Noise

- a. Are you aware of any noise sources that may affect the property, including, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.? Yes No
- b. If Yes, explain: _____

34. Pets

- a. Have there been any pets/animals in the house? Yes No
- b. If Yes, what kind? _____

I/We have completed this disclosure statement according to AS 34.70.010 – AS 34.70.200 and these instructions; and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: 
 Seller: _____

Date: 2/8/2011
 Date: _____

Buyer's Notice and Receipt of Copy


Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Buyer: _____
 Buyer: _____

Date: _____
 Date: _____


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The property at 1870 Lynx Ln was purchased from Wells Fargo Bank in March 2006. The west end of the house was 24" lower than the rest of the house. The foundation was solid, but the supporting ground had washed away causing the whole house to sink. I excavated around the house to expose the footings, which are block over an 18" X 12" poured footer. It is suspected that water from spring melt runs down the hill towards the house washing the ground from under the foundation. A French drain has been installed parallel to the east wall of the house running through the yard and draining to the north side of the pad. There is a French drain running perpendicular to the west wall of the house draining to the west of the pad. There has also been extensive dirt work on the property directing any water away from the house. This has alleviated the problem of the spring run off and has stopped the subsidence around the structure.

In September of 2007, I contacted North Star Construction (owners Francis and Rose James) to inquire about a Helical Pier Systems, an Engineered Foundation System they were installing at several locations in the Fairbanks area. They suggested I contact Ed Heppner (1-866-497-8175) their area representative. Ed designed a system that would support and lift the house. In September 2007 North Star Construction sent John Murray and Chris Smith to install 19-10" Helical piers and Dura-lift brackets. These piers were secured in bedrock at ~ 60' depth.

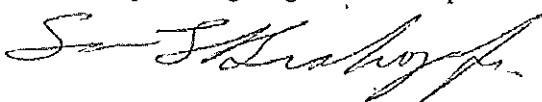
The pier and lift bracket system allow the foundation to be supported, lifted and leveled from below the footer. The house was lifted in October 2007, and fill was loosely returned to the excavation sight around the foundation (to help retain heat in the house through the winter). The next spring, the house had remained level and stable, so the excavation sight was back filled and compacted. There are adjustment screws installed on each of the Dura-Lift brackets that would allow the house to be adjusted if necessary. This has not been the case as the house has remained where it was set.

The garage concrete slab was destroyed during the sinking and lifting process of the house. In April 2010 the old slab was completely removed and fill was brought in to bring the interior of the garage up to grade. Four more Helical piers were installed per the engineers design. Across the top of these piers 2-10" x 30lb "I" beams were placed making modified bridge beams. The 5/8" rebar was placed on 18" centers and secured by pinning through the block wall and 4+ inches of 4500 psi concrete was poured and finished by Gail Porter of Fairbanks Concrete Construction (907-456-2853).

During the installation of the garage slab, the walls of the storage/laundry room and stairwell were cut at the 2' level to allow for pouring and finishing of the concrete. These walls have no load bearing capacity and it is not needed since the TGI Joists are engineered to span the 30' from front to rear. There is however sandwiched pony walls installed to help support the upper level. The lower bathroom plumbing was abandoned during remodel, but the drain would be easily accessed by removing the sheetrock on the west wall and installing a sanitary "Y" if desired.

A Monitor 2400 heater is installed in the garage as back up to the oil fired boiler. There is an uninterruptible power supply to the Monitor, which allows 4 hours of back up heat in the event of a power failure.

The 1500-gallon potable water holding tank has been moved inside the garage to eliminate the possibility of freeze-up. The garage slab was poured 5" thick under the tank for added strength.

 2/8/2011


Seller's Initials

2/8/11 1870 Lynx Lane, Fairbnaks, AK 99709
Date Property Address

Buyer's Initials

Date