



HISTORICAL
12-08

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, 4th Judicial District, State of Alaska.

Legal Description: Lot 5a Block 12 Chena Marina S/D 2nd addition
Property Address/City/Other: 1161 Dolphin Way, Fairbanks, AK 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.

[Signature] 12/1/08 1161 Dolphin Way 1/1
Seller's Initials Date Property Address Buyer's Initials Date
08-4229 (Rev. 7/06) -1-

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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? 12 years
 If not a current occupant, have you ever occupied the property? Yes No If so, when? _____

Year Property Built: 1982. 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): Unknown

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 checked="" type="checkbox"/> Wood Stove(s) # of <u>1</u> | <input checked="" type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Oven(s) # of <u>1</u> | <input checked="" type="checkbox"/> Jetted Tub | <input checked="" type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Rads & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> Microwave(s) # of <u>1</u> | <input checked="" 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>3</u> |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> C O Detectors # of _____ |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input checked="" 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 _____ | <input type="checkbox"/> Built-In Refrigerator |
| <input checked="" type="checkbox"/> Paddle Fan(s) # of <u>1</u> | <input type="checkbox"/> Built-In Barbecue | <input type="checkbox"/> Other _____ |

Comments: _____

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 | • Rein 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 |
| • Craw Space | • Doors | • Gas Starter | • Garage | • Swimming Pool |
| • Roof | • Windows | • Chimneys | • Garage Floor Drain | • Mechanical |
| • Patio/Decking | • Skylights | • Plumbing Systems | • Carpet | • Filtration |
| • Slabs | • Venting | • Heating Systems | • Washer/Dryer Hook-Ups | • Pool Cover |
| | | | | • Hot Water Heater |

Other items not covered above? _____

Comments: _____

[Signature] 12/06/08 1161 Polychrome Way _____ 1/1
 Seller's Initials Date Property Address Buyer's Initials Date
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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)
- Written Agreements with Adjacent Property Owners
- Party Wall Agreement
- Title Information
- Energy Rating Certificate or PUR-101
- Lease/Rental Agreement
- As-Built Survey
- Resale Certificate
- Soils Test
- Certificate of Occupancy or PUR-102
- Water Rights Certificate
- Well Log and Water Tests
- Deed Restrictions
- Subdivision Covenants/Restrictions
- Hazardous Materials Test(s)
- Other _____
- Other _____

Additional Information:

Supply information for the following items:

Yes No

To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years? ...

> 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? Garage/Septic

> Roof or Other Leakage:

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
- Age: 20 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? 12/08 Who cleaned? _____

> Heating System(s):

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
- Wood Stove Other _____
- Age: 007 years. Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank leased or owned? _____ Wood Coal
- Oil with 500 gallon storage which is Buried Above Ground Other _____
- Age of Tank? 007 years.

> Hot Water Heater:

Age: 1 years. Capacity: 30 gallons. Type: Gas Electric Other _____

> Water Supply:

- Type: Public Private Community Cistern/Water Tank If Cistern/Water Tank: _____ Size _____
- Other Handing tent
- 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?

12106109 1161 Dolhan Alley 1/1
 Seller's Initials Date Property Address Buyer's Initials Date
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Additional Information (Continued):

> Sewer System:

Type: Public Private Community Other _____

• Does your sewer system have a lift station/lift pump? Yes No

If Private Septic Tank Holding Tank Other: _____

Drainfield System: Bed Trench Mound Pit Crib Other _____

Innovative Sewer System: Intermittent Sand Filter Bio-cycle Recirculating Upflow Filter

Secondary sewer treatment plant Other _____

• Has the sewer system failed while you owned the property? Yes No

If Yes, explain: _____

Age of sewer system: _____ Location: _____

• Have you had any work maintenance or inspections done on the sewer system during your ownership? Yes No

If Yes, explain: when I purchased house in 2007

Approval/Certification Source (and date if known): _____

• Are you aware of any abandoned sewer systems, leachfields, orbs, etc. on the property? Yes No

> Freeze-ups:

• Have you had any frozen water lines, sewer lines, drains, or heating systems? Yes No

If yes, please explain. _____

• Are there any heat tapes, heat lamps, or other freeze prevention devices? Yes No

Location, and explain use. _____

> Average Annual Utility Costs:

Gas	\$ _____	Company/Source: _____
Electric	\$ _____	Company/Source: _____
Oil	\$ _____ /Gallons: _____	Company/Source: _____
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ _____	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ _____	Company/Source: _____
Other	\$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) to the Disclosure Statement.

> Title:

	Yes	No
1. Do you know of any existing, pending, or potential legal action(s) concerning the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Do you know of any street or utility improvements planned that will effect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Road maintenance provide by? <u>M & M Contractors</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the property currently rented or leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, expiration date: <u>1/1</u>		
6. Is there a homeowner's association (HOA) for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, HOA name: _____ HOA Telephone: _____		
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive Monthly Dues Amount: \$ _____ per _____		
Are there any levied or pending assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Who is responsible for issuing the resale certificate? Name: _____ Telephone: _____		

> Setbacks/Restrictions:

6. Have you been notified of any proposed zoning changes for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Are there subdivision conditions, covenants, or restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are you aware of any nonconforming uses of this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

[Signature] 12/06/08 _____ 1/1

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

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Additional Information (Continued):

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 11. Are you aware of any deed, or other private restrictions on the use of the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| > Encroachments: | | |
| 14. Does anything on your property encroach (extend) onto your neighbor's property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Does anything on your neighbor's property encroach onto your property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| > 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks: Number of tanks: <u>2</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Are you aware if the property has flooded? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Flood zone designation: _____ | | |
| 20. Are you aware of any erosion/erosion zone or accretion affecting the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Have you ever filed an insurance claim for any environmental damage to the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| > Soil Stability: | | |
| 24. Are you aware of any debris burial or filling on any portion of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Are you aware of any drainage, or grading problems that affect this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| > Construction, Improvements/Remodel: | | |
| 27. Have you remodeled, made any room additions, structural modifications, or improvements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Was a final inspection performed, if applicable? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Has a fire ever occurred in the structure?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| > Pest Control or Wood Destroying Organisms: | | |
| 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

[Redacted] 12/06/08 1161 Dalibu Way 1/1
 Seller's Initials Date Property Address Buyer's Initials Date

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Additional Information (Continued):

33. Noise

Yes No

a. Are you aware of any noise sources that may affect the property, including, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.?

b. If Yes, explain: private air strips

34. Pets

a. Have there been any pets/animals in the house?

b. If Yes, what kind? dogs before I bought it

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 licensee 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: [Signature]
Seller: _____

Date: 12/06 08
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: _____

[Signature] 12/06/08 1161 Polkway Way [Signature] 1/1
Seller's Initials Date Property Address Buyer's Initials Date
08-4229 (Rev. 7/01) -8-

Explanation Addendum or Amendment To The Disclosure Statement

**HISTORICAL
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Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to update this disclosure form

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller'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.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page #	Item/Explanation
5	Frm. in garage 1996 Remodeled

I/We (Seller(s)) certify that the information in this Addendum/Amendment To The Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller: [Signature] Date: 12/16/08

Seller: _____ Date: _____

I/We (Buyer(s)) have received a copy of this Addendum/Amendment To The Disclosure Statement.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Page ____ of ____

[Signature] 12/16/08 1161 Dolphin Way 11
 Seller's Initials Date Property Address Buyer's Initials Date
 08-4229 (Rev. 7/08)

Dec. 9. 2008 4:23PM POLAR FUEL

No. 2185 P. 2/2

Alaska Fuel Dist. LLC dba Polar Fuel

1051 Van Horn Road Fairbanks, AK 99701

(907) 451-9355

*HISTORICAL
12-08*

DELIVERY HISTORY

SOLEIL LLC

December 9, 2008

PO BOX 72434

FAIRBANKS, AK 99707

Customer #: 65079

907-378-6777

For Oil or Service at: 1161 DOLPHIN WAY
FAIRBANKS, AK 99709

Dates: 03/22/07 to 08/29/07

Date	Slip #	Transaction	K Factor	DDays	Total
3/22/07	99920081	430.7 GALS #2HO--	28.31	12193	\$973.38
4/19/07	99925283	137.6 GALS #2HO--	8.47	1166	\$327.49
8/29/07	100001674	166 GALS #2HO--	9.49	1576	\$411.68
734.3 Gallons					\$1,712.55

Current Balance: \$0.00

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Account ID: [redacted] Account Name: [redacted]

Service Address: [redacted]

Bill Date: 12/04/2008

Volume Number: 02688

Year	Month	Days	Usage	Bill Total	Year	Month	Days	Usage	Bill Total
2008	Dec	20	1346	220.15	2007	Dec	31	1217	289.09
	Nov	32	975	205.14		Nov	31	845	139.52
	Oct	29	816	193.64		Oct	27	540	98.74
	Sep	30	847	180.18		Sep	30	471	81.06
	Aug	31	575	131.53		Aug	29	421	71.98
	Jul	29	379	81.80		Jul	30	431	73.33
	Jun	32	440	104.17		Jun	34	716	111.88
	May	30	545	107.95		May	29	635	97.89
	Apr	29	1081	199.37		Apr	32	901	132.61
	Mar	29	1080	199.20		Mar	28	750	112.98
	Feb	32	1107	195.22		Feb	30	865	128.46
2008	Jan	31	1108	195.05	2007	Jan	30	1145	182.53

Total: 10397 2029.40 Total: 10397 1703.95

OK Cancel

~~Jan 452 = 7975~~
~~John Anthony Walker~~
~~cr@myjet.com~~



State of Alaska

Residential Real Property Transfer Disclosure Statement

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

HISTORICAL 5-09

General Information

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Form with fields for Seller's Initials, Date (5/18/07), Property Address (1161 Dolphin Way), Buyer's Initials, and 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) *Please complete one form for each unit.
- Other (please specify) _____

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Do you currently occupy the property? Yes No. If Yes, how long? 2.5 years

If not a current occupant, have you ever occupied the property? Yes No. If so, when? _____

Year Property Built: 1982. 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 or Modular Construction Other: _____

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

Name of original builder (if known): unknown

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 checked="" type="checkbox"/> Jetted Tub | <input checked="" type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Oven(s) # of <u>1</u> | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Built-In Rods & Blinds |
| <input type="checkbox"/> Range/Oven | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> Built-In Microwave(s) # of <u>1</u> | <input checked="" 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>3</u> |
| <input checked="" type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> Auto Garage Door Opener(s) |
| <input checked="" type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | # of Opener(s) <u>2</u> |
| <input checked="" type="checkbox"/> Central Vacuum Installed | <input checked="" type="checkbox"/> Heating System | # of Remote Control(s) <u>2</u> |
| <input checked="" type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Storage Shed | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Paddle Fan(s) # of <u>1</u> | <input checked="" type="checkbox"/> Barbecue | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Wood Stove(s) # of _____ | <input checked="" type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Other _____ |

Comments: _____

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.

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Fences/Gates | <input type="checkbox"/> Rain Gutters | <input type="checkbox"/> Insulation | <input type="checkbox"/> Electrical Systems | <input type="checkbox"/> Electronic Air Cleaner |
| <input type="checkbox"/> Driveways | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Woodstove(s) # of _____ | <input type="checkbox"/> Sewage Systems | <input type="checkbox"/> Heat Recovery Ventilator System |
| <input type="checkbox"/> Private Walkways | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fireplace(s) # of _____ | <input type="checkbox"/> Water Supply | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Retaining Walls | <input type="checkbox"/> Floors | <input type="checkbox"/> Gas Starter | <input type="checkbox"/> Garage | <input type="checkbox"/> Mechanical Filtration |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Chimneys | <input type="checkbox"/> Garage Floor Drain | <input type="checkbox"/> Pool Cover |
| <input type="checkbox"/> Crawl Space | <input type="checkbox"/> Doors | <input type="checkbox"/> Plumbing Systems | <input type="checkbox"/> Carport | <input type="checkbox"/> Hot Water Heater |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Windows | <input type="checkbox"/> Heating Systems | <input type="checkbox"/> Washer/Dryer Hook-ups | |
| <input type="checkbox"/> Patio/Decking | <input type="checkbox"/> Skylights | | <input type="checkbox"/> Humidifier | |
| | <input type="checkbox"/> Vending | | <input type="checkbox"/> Air Conditioner | |
| <input type="checkbox"/> Slabs | <input type="checkbox"/> Other items not covered above? | | | |

Comments: _____

Seller's Initials: _____ Date: 5/18/07 Property Address: 1161 Dolphin Way Buyer's Initials: _____ Date: _____
 08-4228 (Rev. 6/06) -2-

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

- Current Engineer/Property Inspection Report(s) completed within the last 24 months
- Preliminary Title Report
- As-Built Survey
- Written Agreements with Adjacent Property Owners
- Energy Rating Certificate
- Resale Certificate
- Water Rights Certificate
- Deed Restrictions
- Subdivision Covenants/Restrictions
- Party Wall Agreement
- Lease/Rental Agreement
- Soils Test
- Well Log and Water Tests
- Hazardous Materials Test(s)
- Other _____
- Other _____

Additional Information:

Supply information for the following items:

Yes No

Drainage:

- Are you aware of ever having any water in the crawl space, basement, or lower level? Yes No
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? Yes No
If Yes, where is it located and where does it drain to? Garage / Septic

Roof or Other Leakage:

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
Age: Unknown years.
- Are you aware of any ice damming on the roof? Yes No
If Yes, provide location. _____
- Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. Yes No
If Yes, provide location. _____

Fireplace and/or Woodstove: Date chimneys last cleaned? Unknown Who cleaned? _____

Heating System(s):

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat Wood Stove Other _____
- Age: Orig. years. Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank Wood Coal Oil with 500 gallon storage which is Buried Above General Other _____
- Age of Tank? Orig years

Hot Water Heater:

- Age: Unknown years. Capacity: 30 gallons. Type: Gas Electric Other _____

Water Supply:

- Type: Public Private Community Cistern/Water Tank If Cistern/Water Tank: _____ Size Other Holding Tank

If Private: Well Depth: _____ feet Flow Rate: _____ gallons per minute.

- Have you had any problems with your water supply? Yes No
- Has the water supply been tested in the past 12 months? Yes No
If Yes, attach all documentation from all tests.
- Has the well failed while you have owned the property? Yes No
- Have you ever had a well pump problem or failure? Yes No
- Do you supply water to, or receive water from others? Yes No
If Yes, is there a recorded agreement? Yes No
- Do you have a water rights certificate for this property? Yes No

Seller's Initials BE Date 5/18/07 Property Address 1161 Dolphin Way Buyer's Initials _____ Date _____

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Additional Information (Continued):

Sewerage System:

Type: Public Private Community Other

- Does your sewerage system have a lift station?
If Private: Septic Tank Holding Tank Other
Drainfield System: Bed Trench Mound Pit Crib Other
Innovative Sewerage System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
Secondary sewage treatment plant Other

Location of sewerage system:

- Has the sewerage system failed while you owned the property?
Have you had any work maintenance or inspections done on the sewerage system during your ownership?
Approval Source (and date if known):

Are you aware of any abandoned sewage systems, leachfields, cribs, etc. on the property?

Freeze-ups:

Have you had any frozen water lines, sewer lines, drains, or heating systems?

Average Annual Utility Costs:

Table with columns for utility type (Gas, Electric, Oil, Propane, Wood, Coal, Water, Sewer, Refuse, Other) and Company/Source.

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) To The Disclosure Statement.

Title:

- 1. Do you know of any existing, pending, or potential legal action(s) concerning the property?
2. Do you know of any street or utility improvements planned that will affect the property?
3. Road maintenance provided by?
4. Is the property currently rented or leased?
5. Is there a homeowner's association (HOA) for the property?
Are there any levied or pending assessments?
Who is responsible for issuing the resale certificate?

Setbacks/Restrictions:

- 6. Have you been notified of any proposed zoning changes for the property?
7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?
8. Are there subdivision conditions, covenants, or restrictions?
9. Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property?
10. Are you aware of any nonconforming uses of this property?

Seller's Initials Date 5/18/07 1161 Dolphin Way Property Address

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Additional Information (Continued):

Yes No

- 11. Are you aware of any borough, city, deed, or private restrictions on the use of the property? Yes No
- 12. Are you aware of any variances being applied for, or granted, on this property? Yes No
- 13. Are you aware of any easements on the property? Yes No

> Encroachments:

- 14. Does anything on your property encroach (extend) onto your neighbor's property? Yes No
- 15. Does anything on your neighbor's property encroach onto your property? Yes No

> 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? Yes No
- 17. Are you aware of any underground storage tanks on this property? Number of tanks: 2 Yes No
- 18. Are you aware if the property is in an avalanche zone and/or flood plain? Yes No
- 19. 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? Yes No
- 20. Have you ever filed an insurance claim for any environmental damage to the property? Yes No
- 21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? Yes No

> Soil Stability:

- 22. Are you aware of any grading, excavation or filling on the property or any portion of the property? Yes No
- 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving? Yes No
- 24. Are you aware of any flooding, drainage, or grading problems that affect this property? Yes No

> Construction, Improvements/Remodel:

- 25. Have you remodeled, made any room additions, structural modifications or improvements? Yes No
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? Yes No
Was a final inspection performed? Yes No
- 26. Has a fire ever occurred in the structure? Yes No

> Pest Control or Wood Destroying Organisms:

- 27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? Yes No
a. If Yes, what type? _____
b. If Yes, where? _____
- 28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? Yes No
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:

- 29. Pets
a. Have there been any pets/animals in the house? Yes No
b. If Yes, what kind? 2 small dogs

Seller's Initials

5/18/07 Date

1161 Dolphin Way Property Address

Buyer's Initials

Date

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Additional Information (Continued):

30. Noise

- a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.? Yes No
- b. If Yes, explain: Private airstrip / Deas

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 agent(s) representing any principal(s) 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: [Signature] Date: 5/18/07

Seller: _____ 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 the Seller's agent.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

[Signature] 5/18/07 1161 Dolphin Way
Seller's Initials Date Property Address Buyer's Initials Date

Explanation Addendum or Amendment To The Disclosure Statement

HISTORICAL 5-07

Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to update this disclosure form

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's agent 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.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page #	Item/Explanation
3	Water pump from Holding Tank seized. New one installed by Mountain High Plumbing
4	Normal Septic Inspection
5	(17) Underground oil tank. Underground holding tank.
5	(19) Fire in garage 1996. Remodeled.

I/We (Seller(s)) certify that the information in this Addendum/Amendment To The Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller: ~~_____~~ Date: 5/18/07


Seller: _____ Date: _____

I/We (Buyer(s)) have received a copy of this Addendum/Amendment To The Disclosure Statement.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Page _____ of _____

 5/18/07 1161 Dolphin Way
 Seller's Initials Date Property Address
 Buyer's Initials Date

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Path: [] Account: [] Name: []

Usage: [] Usage: [] Usage: []

Service Address: 11611 Dolphin Way AK

Meter Number: 82589 Unit: E Display Billed Usage: Yes No

Year	Month	Days	Usage	\$Billed	Year	Month	Days	Usage	\$Billed
2007	May	29	635	97.89	2006	May	28	547	86.21
	Apr	30	981	132.61		Apr	30	769	115.11
	Mar	28	750	112.90		Mar	28	882	103.78
	Feb	30	865	126.46		Feb	29	774	109.80
2007	Jan	30	1145	162.53	2006	Jan	30	996	137.08
	Dec	31	971	140.12		Dec	31	824	117.76
	Nov	30	664	106.87		Nov	29	700	102.30
	Oct	28	559	92.34		Oct	31	664	97.81
	Sep	30	569	93.72		Sep	30	566	85.58
	Aug	29	470	74.87		Aug	28	554	79.66
	Jul	31	562	86.58		Jul	31	677	94.03
2006	Jun	30	586	89.64	2005	Jun	30	531	76.98
Total ==>			8677	1316.53	Total ==>			9284	12

OK Cancel

~~11611~~

~~11611 455-9767~~

ENTRY DATE 06/13/07

SOURDOUGH FUEL

DELIVERY INFORMATION

CUSTOMER: PL003000 SEQ.NO: 1 PLETNIKOFF, AARON
1161 DOLPHIN WAY
FAIRBANKS AK

CUSTOMER TYPE: AUTOMATIC

STATUS:

DELETE

DELIVERY DATE	GALLONS	FILL FLAG
01/23/07	419.20	FULL
12/08/06	316.10	FULL
11/06/06	346.90	FULL
07/06/06	235.30	FULL
03/27/06	333.40	FULL
02/10/06	269.70	FULL
01/12/06	295.80	FULL
12/05/05	310.70	FULL
10/28/05	316.40	FULL
07/05/05	241.70	FULL
03/24/05	267.10	FULL

*HISTORICAL
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