



LISTING PACKAGE

DATE: February 14, 2011

LP2011-280

PREPARED FOR:

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

PROPERTY OWNER:

HALLSTEN

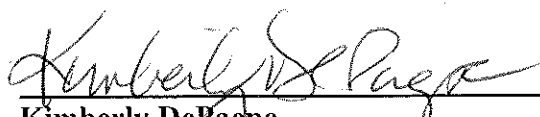
STREET ADDRESS:

665 Tenth Avenue #303

LEGAL DESCRIPTION:

**Unit 303, EL DORADO ESTATES
CONDOMINIUM, DIVISION NUMBER ONE,
Plat No. 73-2**

Thank you for using Yukon Title Company, Inc.


Kimberly DePaape
Customer Service

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 99701 • Phone: 907-456-3474 • Fax: 907-456-3476

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LISTING PACKAGE

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

REAL PROPERTY TAXES:

2010 Assessed Value:

PAN No.	:	0000221	Tax Amount*	:	\$2,585.24
Land	:	\$0	Misc. Improvement	:	\$0
Building	:	\$155,000	Total Assessed Value	:	\$155,000

*Taxes for 2010 are FULLY EXEMPT in the amount of \$2,585.24.

MIL RATE	:	17.2350
PARCEL SIZE	:	N/A
ZONING	:	MF (Multiple-Family Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	32 Years/1979
FIRE DISTRICT	:	City of Fairbanks
ROAD SERVICE AREA	:	City of Fairbanks
SCHOOLS	:	Joy Elementary Ryan Middle Lathrop High
MLS AREA	:	10
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.7212
LATITUDE	:	64.8392

- B. There is no As Built Survey available

LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2008-010501-0 to: JOHN G. HALLSTEN
2. Deed of Trust recorded as Instrument No. 2011-011152-0.
3. Declaration
4. Covenants, Conditions and Restrictions.
5. Notes and /or Easements as Stated on the Plat.
6. Plat Map
7. Neighborhood Map
8. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0000221	PROPERTY PHYSICAL DESCRIPTION UNIT 303 ELDORADO ESTATES DIV 1 PLAT 73-2 2-5-73	TWN-RNG 1S 1W
NEIGHBORHOOD 0110 Townsite	BUSINESS	PROPERTY CLASS Resi-Condo
MILLAGE GROUP 0038 ELDORADO ESTATE	MOST RECENT MILLAGE RATE 17.2350	STATUS TAXABLE
FIRE SERVICE AREA CITY OF FAIRBANKS	IS SUBORDINATE OF: <u>532339596285</u>	ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
Unit 303 1 Condominium Unit

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
HALLSTEN, JOHN G	OWNERSHIP	665 TENTH AVE

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the Instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Deed of Trust	6/29/2010			2010-011152-0
Deed of Trust	5/27/2008			2008-010502-0
Warranty Deed	5/27/2008			2008-010501-0
Covenant Amendment	9/6/2007			2007-021046-0
Covenant Amendment	5/29/2007			2007-011279-0
Covenant Amendment	5/29/2007			2007-011279-0
By Laws	1/7/2005			2005-000438-0
By Laws	1/7/2005			2005-000439-0
CITY RESIDENTIAL EXEMPTION	1/1/2005			
Warranty Deed	9/16/2004			2004-020854-0
Warranty Deed	7/20/2004			2004-015693-0
Deed of Trust	7/20/2004			2004-015694-0
Warranty Deed	2/26/2001	<u>1241</u>	<u>702</u>	
CITY RESIDENTIAL EXEMPTION	1/1/2001			

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$0.00	\$155,000.00	\$155,000.00	\$0.00
2009	\$0.00	\$155,000.00	\$155,000.00	\$5,000.00
2008	\$0.00	\$155,000.00	\$155,000.00	\$0.00
2007	\$0.00	\$150,000.00	\$150,000.00	\$0.00
2006	\$0.00	\$140,000.00	\$140,000.00	\$0.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 02/14/11 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$2,585.24	\$2,585.24	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$2,652.52	\$2,566.94	\$0.00	\$85.58	\$85.58	\$0.00
2008	\$2,591.70	\$2,591.70	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$2,820.44	\$2,820.44	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$2,747.22	\$2,747.22	\$0.00	\$0.00	\$0.00	\$0.00

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

Building Details for PAN 0000221

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

1 1979 Condominium Condominium Residential

Amenities

DESCRIPTION

QUANTITY

1 3-Fix. Bath_SFR
2 Bedroom

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1005	1	127	Main Area	2x4cust/2x6 Std

Alaska Street Master

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

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
221	234	MF	RESI-CONDO	1979		

Legal

Property Owner

UNIT 303 ELDORADO ESTATES DIV
1 PLAT 73-2 2-5-73

Owner 1

HALLSTEN JOHN G

Legal

Subdivision

ELDORADO ESTATE1

First Name

JOHN

Last Name

HALLSTEN

Block

Lot

303

Owner 2

Site Address

665 TENTH AVE 303

Business

Owner 3

Neighborhood

TOWNSITE

Mailing

665 10TH AVE UNIT 303

Property Assessment

City	St	Zip
FAIRBANKS	AK	99701

Site Address - Assessing

Land 10	Bldg 10	Total 10
0	155000	155000

Tax Status	Mill Rate	Est Taxes
TAXABLE	17.235	2671

Other

Elementary School

JOY

Road Service

FAIRBANKS

Forest Coverage

Cultural

Middle School

RYAN

Fire Service

FAIRBANKS

Census Tract	Census Blk	MLS
1	2029	10

High School

LATHROP

Voter Precinct

31-330

Legislature

P31

Latitude

-147.7212347

Longitude

64.83929381

Flood Zone X500

Elevation
400

FNSB Planning Dist
1 FAIRBANKS

Zip Code
99701

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
HALLSTEN JOHN G	0	155000	17.113	KINN LIVING TRUST	0	126000	20.77
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
HALLSTEN JOHN G	0	155000	17.27	SHERWOOD B	0	125000	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
KINN LIVIN	0	150000	18.803	SHERWOOD BERNARD L SR	0	117500	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
KINN LIVING TRUST	0	140000	19.62	SHERWOOD BERNARD L	0	117500	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
			0	HAWKEN KENNETH E	0	117500	

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Chapter 18.26
MF MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.26.010 Intent.
- 18.26.020 Use regulations.
- 18.26.030 Standards.

18.26.010 Intent.

This district is intended for high density residential development provided through a variety of housing types and other types of quasi-residential and public use development maintaining the high density residential nature of the district. This district is intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.26.020 Use regulations.

A. Permitted Uses. In the MF multiple-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10, SF-5 and TF districts;
2. Bed and breakfast residence;
3. Multiple-family dwellings.

B. Conditional Uses. In the MF, multiple-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10, SF-5 and TF districts;
2. Group homes;
3. Libraries;
4. Mobile home parks;
5. Museums and art galleries;
6. Nursing homes, convalescent homes, retirement centers and similar institutions;
7. Public recreation buildings and community centers;
8. Roominghouse;
9. Schools: art, music, dance, business, trade and similar educational uses: (Ord. 2007-70 § 3, 2007; Ord. 89-099 § 9, 1990; Ord. 88-010 § 2, 1988)

18.26.030 Standards.

In the MF, multiple-family residential district, geometric standards are:

A. Lot Area.

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

unit;

3. Lot area for a multiple-family dwelling shall not be less than 2,000 square feet per dwelling unit.

B. Required Yards for Principal Buildings.

1. Front yard shall not be less than 20 feet;

2. Side yard shall not be less than 10 feet;

3. Rear yard shall not be less than 10 feet.

C. Building Height. Unlimited.

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

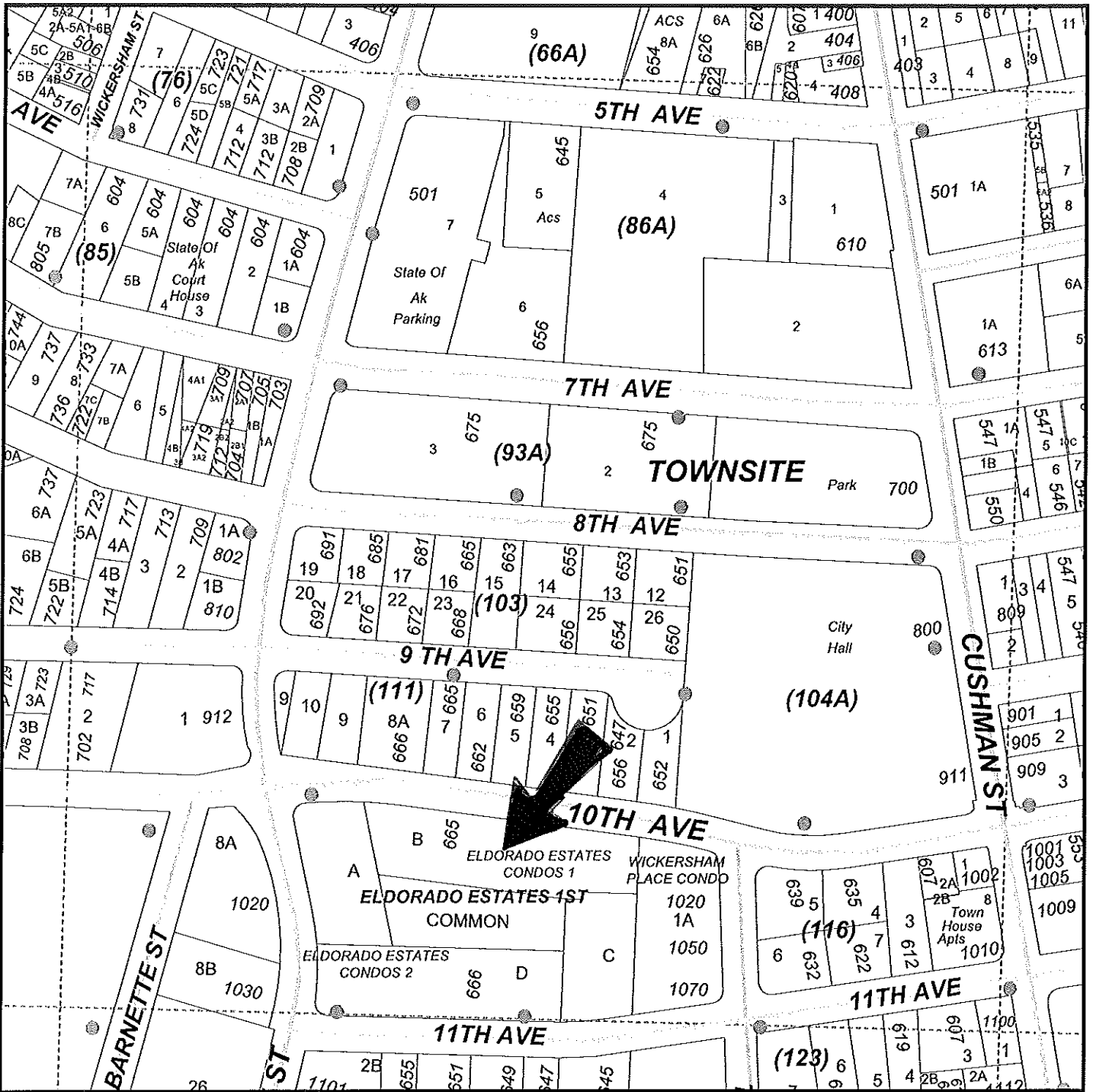
E. Parking. See Chapter 18.50 FNSBC.

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

This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-03, passed January 27, 2011.

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

Borough Website: <http://www.co.fairbanks.ak.us/>
Borough Telephone: (907) 459-1401
Code Publishing Company



Owner

HALLSTEN JOHN G
665 10TH AVE UNIT 303
FAIRBANKS AK 99701

Legal

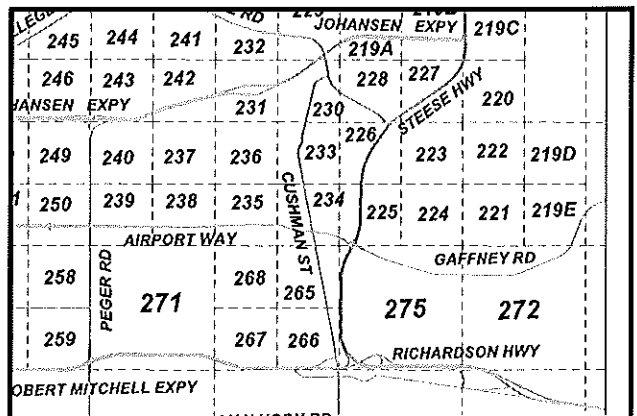
UNIT 303 ELDORADO ESTATES DIV
1 PLAT 73-2 2-5-73

Address 665 TENTH AVE 303

Tax ID	FNSB MAP	ASM Book
221	311B22	1 FAIRBANKS234
T R S	Zoning	Zip Code Area
01S01W10	MF	99701
Land App	Bldg Appr	SQ FT / ACRE
0	155000	
Mill Rate	Primary Use	Tax Year
17.235	RESI-CONDO	2010
Est Taxes	Year Buill	Tax Status
2671	1979	TAXABLE

Census Tract	1
Census Blk Grp	2029
Elem School	JOY
Middle School	RYAN
High School	LATHROP
Road Service	FAIRBANKS
Fire Service	FAIRBANKS
Latitude	-147.7212347
Longitude	64.83929381
MLS Area	10
Voting Dist	31-330
Legislature	P31
Flood Zone	X500
Elevation	400

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Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
35	BUTCHER MARK	ELDORADO ESTATE1	103	665 TENTH AVE 103
43	ASHBY EDWARD P JR EST	ELDORADO ESTATE1	105	665 TENTH AVE 105
51	HULBERT LINDA G TRUST	ELDORADO ESTATE1	106	665 TENTH AVE 106
60	STEVENS ALFRED P	ELDORADO ESTATE1	108	665 TENTH AVE 108
78	ERIKSON FAMILY TRUST	ELDORADO ESTATE1	109	665 TENTH AVE 109
86	CLARK JACK R	ELDORADO ESTATE1	201	665 TENTH AVE 201
94	MOODY JAMES E	ELDORADO ESTATE1	202	665 TENTH AVE 202
108	MCCAULEY MARY ANNE	ELDORADO ESTATE1	203	665 TENTH AVE 203
116	HOUTS PERCY W	ELDORADO ESTATE1	204	665 TENTH AVE 204
124	GAVIN REX G	ELDORADO ESTATE1	205	665 TENTH AVE 205
132	KAISER M JUNE	ELDORADO ESTATE1	206	665 TENTH AVE 206
141	BELON A E & S M LVNG	ELDORADO ESTATE1	207	665 TENTH AVE 207
159	JOHNSON MARGIE ANN	ELDORADO ESTATE1	208	665 TENTH AVE 208
167	COLE JUDY ANN	ELDORADO ESTATE1	209	665 TENTH AVE 209
175	BAKER NANCY LEE	ELDORADO ESTATE1	210	665 TENTH AVE 210
183	GORDON SHIRLEY LEWIS	ELDORADO ESTATE1	211	665 TENTH AVE 211
191	THERRIEN VALERIE M	ELDORADO ESTATE1	212	665 TENTH AVE 212
205	SWANSON DIXIE C	ELDORADO ESTATE1	301	665 TENTH AVE 301
213	SCHLOTFELDT LEEANN	ELDORADO ESTATE1	302	665 TENTH AVE 302
221	HALLSTEN JOHN G	ELDORADO ESTATE1	303	665 TENTH AVE 303
230	MITCHELL ALMA	ELDORADO ESTATE1	304	665 TENTH AVE 304
248	BECKER VEVA D	ELDORADO ESTATE1	305	665 TENTH AVE 305
256	SIBOLD ROBERT I	ELDORADO ESTATE1	306	665 TENTH AVE 306
264	DOOGAN HUGH J	ELDORADO ESTATE1	307	665 TENTH AVE 307
272	MARQUISS MCLEAN	ELDORADO ESTATE1	308	665 TENTH AVE 308
281	DAVEY BEYER LOTTIE	ELDORADO ESTATE1	309	665 TENTH AVE 309
299	CRAFT SHIRLEY A TRUST	ELDORADO ESTATE1	310	665 TENTH AVE 310
302	HAMBRIGHT CLEONE	ELDORADO ESTATE1	311	665 TENTH AVE 311
311	KOHLER WILLIAM L	ELDORADO ESTATE1	312	665 TENTH AVE 312
337	LESTER COLE MARY	ELDORADO ESTATE2	102	666 ELEVENTH AVE



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: Unit 303 El Dorado Estates 1

Property Address/City/Other: 665 Tenth Avenue, Fairbanks, AK 99701

* 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.

JH 2 / 9 / 11 665 Tenth Avenue, Fairbanks, AK 99701 / /
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? 5/08 to 1/11

If not a current occupant, have you ever occupied the property? Yes No If so, when? 200

Year Property Built: 1975. 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 type="checkbox"/> Cooktop | <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T. V. Antenna |
| <input type="checkbox"/> Oven(s) # of _____ | <input checked="" type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> Microwave(s) # of <u>1</u> | <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 _____ |
| <input checked="" 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 type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input checked="" type="checkbox"/> Auto Garage Door Opener(s)
of Opener(s) _____ |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | <input type="checkbox"/> Built-In Refrigerator |
| <input checked="" type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # of _____ | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Paddle Fan(s) # of <u>1</u> | <input type="checkbox"/> Built-In Barbecue | |

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

Other items not covered above? _____

Comments: _____

JPH by DM 2 / 9 / 11 665 Tenth Avenue, Fairbanks, AK 99701 / /
 Seller's Initials Date Property Address Buyer's Initials Date
 08-4229 (Rev. 7/08) -2-

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:

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? _____

➤ Roof or Other Leakage:

Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____

Age: _____ 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? N/A Who cleaned? N/A

➤ Heating System(s):

Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat

Wood Stove Other _____

Age: ? years. Last Cleaned: _____ Last Inspected: _____

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: _____ years. Capacity: _____ gallons. Type: Gas Electric Other _____

➤ Water Supply:

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

Other _____

If Private: Well Depth: N/A 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?

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/ /

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Property Address

Buyer's Initials

Date

Additional Information (Continued):

➤ Sewer System:

Yes No

- Type: Public Private Community Other _____
- ◆ Does your sewer system have a lift station/lift pump?..... N/A
 - If Private: Septic Tank Holding Tank Other: _____
 - Drainfield System: Bed Trench Mound Pit Crib Other _____
 - Innovative Sewer System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
 - Secondary sewer treatment plant Other _____
 - ◆ Has the sewer system failed while you owned the property?..... N/A
 - If Yes, explain: _____
 - Age of sewer system: _____ Location: _____
 - ◆ Have you had any work maintenance or inspections done on the sewer system during your ownership?.....
 - If Yes, explain: _____ N/A
 - Approval/Certification Source (and date if known): _____
 - ◆ Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property?.....

➤ Freeze-ups:

- ◆ Have you had any frozen water lines, sewer lines, drains, or heating systems? N/A
- If yes, please explain. _____
- ◆ Are there any heat tapes, heat lamps, or other freeze prevention devices?
- Location, and explain use. _____

➤ Average Annual Utility Costs:

Gas	\$ <u>in condo fee</u>	Company/Source: _____
Electric	\$ <u>GVEA/Electric</u>	Company/Source: <u>GVEA</u>
Oil	\$ _____ /Gallons: _____	Company/Source: _____
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water?	\$ <u>in condo fee</u>	Company/Source: _____
Sewer?	\$ _____	Company/Source: _____
Refuse	\$ <u>15. me</u>	Company/Source: <u>City of Fairbanks</u>
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?.....
2. Do you know of any street or utility improvements planned that will affect the property?.....
3. Road maintenance provide by? _____
4. Is the property currently rented or leased?
- If Yes, expiration date: / /
5. Is there a homeowner's association (HOA) for the property?.....
- If Yes, HOA name: Eldorado I HOA Telephone: _____
- Mandatory Voluntary Inactive Monthly Dues Amount: \$ _____ per _____
- Are there any levied or pending assessments?
- 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?
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, subdivision covenants, borough, or city restrictions on this property?
10. Are you aware of any nonconforming uses of this property?

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Additional Information (Continued):

- | | <u>Yes</u> | <u>No</u> |
|--|-------------------------------------|-------------------------------------|
| 11. Are you aware of any deed, or other private restrictions on the use of the property?..... <u>HWA</u> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Are you aware if the property has flooded? | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> |
| Was a final inspection performed, if applicable? | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Has a fire ever occurred in the structure?..... | <input type="checkbox"/> | <input checked="" 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"/> |

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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.?
- b. If Yes, explain: _____

34. Pets

- a. Have there been any pets/animals in the house?
- 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: John Holiston by Margie Mann Date: 2/26/11
 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 any licensee involved or participating in this transaction.

Buyer: _____ Date: _____
 Buyer: _____ Date: _____

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