

HISTORICAL



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 1 GOLD BLAKE
Property Address/City/Other: 980 GOLD BLAKE

* 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.

* CSB 7.22.10 980 Gold BLAKE
Seller/Initials Date Property Address
1.

HISTORICAL

Seller's Information Regarding Property

Property Type (check one):

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

Do you currently occupy the property? Yes No. If Yes, how long? _____
If not a current occupant, have you ever occupied the property? Yes No. If so, when? 4/08 - 4/10

Year Property Built: 2008 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: Stick Frame Manufactured Modular Other _____
Foundation: Masonry Block Poured Concrete Piling Treated Wood Other Steel beam
Name of original builder (if known): _____

Property Features:

Check all items that are built-in and will remain with the property. Also...
Circle three (3) items that have known defects or malfunctions. Also...
Describe the defect or malfunction on the Addendum/Amendment to the Disclosure Statement.

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

Comments: Washer/Dryer

Structural Components:

Circle any three (3) 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 to the Disclosure Statement.

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

Other items not covered above? _____

Comments: _____

CBS 7/20/10 980 GOLD FLAKE _____
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/Field Inspection Reports)
- Title Information
- As-Built Survey
- Certificate of Occupancy or PUR-102
- Dead 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
- Easement/Right of Way 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

- 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/Exterior: _____
 - 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? _____

- > **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? Yes No
 - If Yes, provide location: _____
 - Are you aware of any water leaking into the home? i.e., Windows, Doors, Pipes, etc. Yes No
 - 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: 2 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: 2 years. Capacity: _____ gallons. Type: Gas Electric Other _____

> **Water Supply:** Type: Public Private Community Cistern/Water Tank Cistern/Water Tank: _____ Size _____

- If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute. Date Tested: _____
- 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.
- 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? Yes No
- Has the well tested while you have owned the property? Yes No
- Have you ever had a well pump problem or issue? 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: CB8 *7/22/10 980 GOLD FLAKE 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
 Drainless System: Bid Trench Mound PK Orb 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? 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: _____
 Approval/Certification source (and date if known): _____
 Are you aware of any abandoned sewer systems, leachfields, cistns, 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	\$ <u>N/A</u>	Company/Source: _____
Electric	\$ <u>varied</u>	Company/Source: _____
Oil	\$ <u>varied</u> / gallons: _____	Company/Source: _____
Propane	\$ <u>N/A</u>	Company/Source: _____
Wood	\$ <u>N/A</u>	Company/Source: _____
Coal	\$ <u>N/A</u>	Company/Source: _____
Water	\$ <u>varied</u>	Company/Source: _____
Sewer	\$ <u>varied</u>	Company/Source: _____
Refuse	\$ <u>varied</u>	Company/Source: _____
Other	\$ <u>varied</u>	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(s) attached to the Disclosure Statement.

Title:

- Do you know of any existing, pending, or potential legal action(s) concerning the property? Yes No
- Do you know of any street or utility improvements planned that will affect the property? Yes No
- How maintenance provided by? Yes No
- Is the property currently rented or leased?
 If Yes, expiration date: 7 / 31 / 2010 Yes No
- Is there a homeowner's association (HOA) for the property? Yes No
 If Yes, HOA name: _____ HOA Telephone: _____
 Mandatory Voluntary Inactive Monthly Dues Amount: \$ _____ per _____
 Are there any listed or pending assessments? Yes No
 Who is responsible for issuing the resale certificate?
 Name: _____ Telephone: _____

Setbacks/Restrictions:

- Have you been notified of any proposed zoning changes for the property? Yes No
- 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 this property? Yes No
- Are there subdivision conditions, covenants, or restrictions? Yes No
- Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property? Yes No
- Are you aware of any nonconforming uses of this property? Yes No

Buyer's Initials: CB Date: 12/22/10
 Property Address: 980 GOLD FLAKE
 08-4229 (Rev. 7/08)

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Additional Information (Continued):

- 11. Are you aware of any deed, or other 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 mildew or mold issues affecting this property? Yes No
- 18. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: _____ Yes No
- 19. Are you aware if the property is in an avalanche zone/mudslide area? Yes No
- 20. Are you aware if the property has flooded? Yes No
- 21. Flood zone designation: _____ Yes No
- 22. Are you aware of any ordnance or munitions zone or restriction affecting this property? Yes No
- 23. 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
- 24. Have you ever filed an insurance claim for any environmental damage to the property? Yes No
- 25. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? Yes No

> Soil Stability:

- 26. Are you aware of any debris burial or filling on any portion of the property? Yes No
- 27. 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? Yes No
- 28. Are you aware of any drainage, or grading problems that affect this property? Yes No

> Construction, Improvements, Remodels:

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

> Pest Control or Wood Destroying Organisms:

- 33. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? Yes No
- 34. a. If Yes, what type? _____
- 35. b. If Yes, where? _____
- 36. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? Yes No
- 37. a. If Yes, when? _____
- 38. b. If Yes, what type? _____
- 39. c. If Yes, where? _____
- 40. d. If Yes, describe what was done to resolve the problem: _____

> Other:

- 41. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years? Yes No
- 42. Are you aware of any human burial sites on the property? Yes No

Buyer's Initials: CRS Date: 7/22/10 Property Address: 980 GOLD BLAKE Buyer's Initials: _____ Date: _____
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Additional information (Continued):

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: train tracks about half mile away

34. Pets

- a. Have there been any pets/animals in the house?
- b. If Yes, what kind? Cats and dogs

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. 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: CBS

Date: 7/22/10

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: _____

*CBS #722/10

900 GOLD FLAKE

Property Address

Buyer's Initials

Date

Explanation Addendum or Amendment To The Disclosure Statement

HISTORICAL

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
4	restrictive covenants prohibit sled dog teams
5	replaced living room carpet with hardwood floor
5	installed chain link fence for yard
6	train tracks crossing Sheep Creek Road
6	neutered cats and dogs have been present

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: CBSA

Date: 7/22/10

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

Buyer: _____
Buyer: _____

Date: _____
Date: _____

Page 3 of 7

Seller's Initials: CBS Date: 7/22/10

980 GOLD FLAKE

Property Address

Buyer's Initials

Date

Fm:MyFax - Somers & Associates (19074567650)

19:40 07/29/10GMT-04 Pg 06-01

Usage Information (USE) - CIS1376 - GOLDEN VALLEY ELECTRIC ASSOCIATION

File Edit Functions Go Path Help

Path: Account# Name

Usage Info | Usage Hist Comp | Usage Hist Comp

Service Address: 900 Goldlake Ave AK

Display Billed Usage Yes No

Year	Month	Days	Usage	Billed	Year	Month	Days	Usage	Billed
2010	Jul	33	679	137.94	2009	Jul	33	292	65.29
	Jun	29	581	128.56		Jun	29	253	49.90
	May	30	552	118.11		May	30	331	52.78
	Apr	16	199	53.77		Apr	31	397	58.21
	Mar	28	861	191.94		Mar	29	417	62.49
2010	Feb	28	998	199.36	2009	Feb	29	614	139.07
	Jan	31	1231	241.83		Jan	31	814	139.07
	Dec	29	559	118.27		Dec	29	361	70.02
	Nov	30	240	57.08		Nov	30	378	88.72
	Oct	31	295	66.16		Oct	31	308	73.51
2009	Sep	29	251	58.90	2008	Sep	30	224	58.68
	Aug	31	227	46.32		Aug	30	238	63.24
Total ==>			6673	1410.24	Total ==>			4819	812.90

OK Cancel

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Alaska Fuel Dist. LLC dba Polar Fuel

1051 Van Horn Road Fairbanks, AK 99701

(907) 451-9355

DELIVERY HISTORY

PLUMB LINE ENTERPRISES

March 10, 2008

PO BOX 82880

FAIRBANKS, AK 99708

Customer #: 65341

907-457-4640

For Oil or Service at: 980 GOLD FLAKE (LOT 1)
FAIRBANKS, AK 99709

Dates: 9/10/07 to 2/14/08

Date	Slip #	Transaction	K Factor	DDays	Total
9/10/07	100002857	295.2 GALS #2HO -	1.57	462	\$732.10
11/12/07	100012159	32.1 GALS OF 1HO -	74.98	2407	\$102.72
12/11/07	100018013	56.8 GALS OF 1HO -	28.24	1604	\$184.03
1/14/08	100024384	114.1 GALS OF 1HO -	22.45	2562	\$369.68
2/14/08	100030612	101.9 GALS OF 1HO -	23.82	2427	\$326.08
600.1 Gallons					\$1,714.61

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Current Balance: \$326.08

File Edit Window Go Full Help

Path: / Account #: Name:

Usage info | Usage Hist Comp | Usage Hist Comp

Service Address: 880 Goldlake Ave AK

Display Billed Usage: Yes No

Year	Month	Usage	Usage	Cost	Year	Month	Usage	Usage	Cost
2008	Mar	0	330	.00	2007	Mar	0	0	.00
	Feb	30		60.72		Feb	0	0	.00
2008	Jan	39	167	42.19	2007	Jan	0	0	.00
	Dec	20	223	50.55		Dec	0	0	.00
	Nov	33	394	70.27		Nov	0	0	.00
	Oct	20	70	24.62		Oct	0	0	.00
	Sep		0	.00		Sep	0	0	.00
	Aug		0	.00		Aug	0	0	.00
	Jul		0	.00		Jul	0	0	.00
	Jun		0	.00		Jun	0	0	.00
	May		0	.00		May	0	0	.00
2007	Apr		0	.00	2006	Apr	0	0	.00
Total =>		1164		256.55	Total =>		0		0

OK Cancel

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