

Homestead Pumping & Thawing, Inc.

1235 Lakloey Drive
North Pole, AK 99705

Invoice

DATE	INVOICE #
4/18/2007	12112

*HISTORICAL
4/07*

BILL TO

Meyers Real Estate
Audrey Foldoe
627 Gaffney Rd.
Fairbanks, Alaska 99701

Adds. New/Rpt	P.O. NO.	TERMS	DUE DATE	ADDRESS	REP	REP
		Due on receipt	4/18/2007	3245 Repp Rd		
QTY	DESCRIPTION			RATE	AMOUNT	
1	Build New Leach Field			3,150.00	3,150.00	
1	Install Lift Station			3,400.00	3,400.00	
1	Install Septic Tank			2,500.00	2,500.00	
Our ROYAL FLUSH beats your FULL HOUSE!				Total	\$9,050.00	
				Payments/Credits	\$0.00	
				Balance Due	\$9,050.00	
Phone #	Fax #	E-mail		Web Site		
488-1566	488-2223	homestead_pt@yahoo.com		www.homesteadpt.com		



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DOCUMENTATION OF CONSTRUCTION

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18 AAC 72.035(d) allows conventional onsite wastewater treatment and disposal systems that serve a single family home, a duplex or a small commercial facility to be installed without prior plan approval by the Department, if the system is installed by a certified installer or under the direction of a registered engineer. Approved Homeowners may install conventional onsite systems serving their own home or duplex, provided they meet certain requirements. For those systems installed under 72.035(d), this form must be completed and submitted to the Department within 90 days of complete construction. In addition to this form, other information must be submitted

Additional submission requirements for all installations:

1. A copy of the as-built survey (if available);
2. A well log (if available);
3. Testhole log and percolation test results if a percolation test is required because of soil type;
4. Sand liner material approval if a sand liner was installed.

Additional submittal requirements for Certified Installers:

1. Minimum of four photographs of the installation in accordance with page 3 of the Installer's Manual.

Additional submittal requirements for Approved Homeowners:

1. Minimum of four photographs of the installation in accordance with Page 3 of the Installer's Manual.
2. Record of a soil classification from a soil testing lab or a letter from a registered engineer who rated the receiving soil.
3. Copy of letter from ADEC confirming that the installer has attended the required Department training.

Additional submittal requirements for systems with construction observation by an engineer:

1. Record drawings in accordance with 18 AAC 72.010(c)(1).
2. The Documentation of Construction Form must be sealed and signed by the observing engineer.

This construction documentation form with the applicable attachments should be submitted to the nearest local office of the Department of Environmental Conservation at the address listed below. Notification lines shown below are for certified installers use to notify ADEC of a planned installation.

Juneau
410 Willoughby Avenue
Juneau, Alaska 99803
907-465-5350

Ketchikan
540 Water Street
Ketchikan, Alaska 99901
907-225-6200

Fairbanks
610 University Avenue
Fairbanks, Alaska 99709
907-451-2360
Notification Line 907-451-2184

Kenai
35390 K-Beach Road
Soldotna, Alaska 99669
907-262-5210
Notification Line 907-262-5210 Ext 252

Mat-Su Valley
P.O. Box 871064
Wasilla, Alaska 99687
907-376-5038
Notification Line 907-376-5139

Anchorage
555 Cordova
Anchorage, Alaska 99501
907-269-7500
Notification Line 907-269-7517

Chapter 72, Wastewater Treatment and Disposal Regulations, the Installer's Manual and this form may be found on the Department's Home Page at: <http://www.state.ak.us/dec/dch/water/ci.htm>

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Date Received

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DOCUMENTATION CONSTRUCTION

I. GENERAL INFORMATION

Legal Description of the Location
Tax Lot 3425 Sec 34 1S 2E
3245 Repp Rd.

Submitted by: (Check one)
 Certified Installer
 Approved Homeowner
 Registered Engineer

Installer Name:
Ken Born

Mailing Address
1235 Lakeley Dr
North Pole AK 99705

Onsite Wastewater System Serves:
 Single Family. Number of Bedrooms 3
 Duplex. Number of Bedrooms _____
 Small Commercial Facility With Estimated Design Flow of less than 500 GPD.

II. WATER SUPPLY SYSTEM (SECTION II IS OPTIONAL)

Source of Water and Containment (Check all that Apply)
 Well (Drilled or Driven) Surface (Identify) _____
 Roof Catchment
 Holding Tank Other (Identify) _____

Type of Water Supply System
 SF/Duplex
 Public

Treatment of Water (Check all that Apply)
 None Chlorination
 Filtration Mineral Removal
 Other: _____

Well Data
 Is the height of the well casing more the 12" above the ground? Yes No
 Is a sanitary seal or well cap installed on the well casing? Yes No
 Is drainage directed away from or around the casing within a radius of 10 feet of the well casing? Yes No
 Is well wire enclosed in conduit? Yes No

Date Drilled _____ Dep. of Well (Feet) _____ Static Water Level (Feet) _____ Yield (If available) _____ Pump Rate (If available) _____

Separation Distance from the Well Casing to each of the Following Sources of Contamination:
 Septic/Holding Tank on Lot _____ Feet Sewer Lines on Lot _____ Feet Absorption Area on Lot _____ Feet
 Closest Septic/Holding Tank on Adjacent Lot _____ Feet Closest Sewer Lines on Adjacent Lot _____ Feet Closest Edge of an Absorption Area on Adjacent Lot _____ Feet

Indicate separation distance from toxic materials including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides to well casing:
 On Lot _____ Feet On Adjacent Lot _____ Feet

Water Sample Taken by: (Name) _____
 Sampler is:
 Buyer Engineer
 Banker Government Official

Address _____

Water Sample Results:
 Attach Copy Satisfactory - Date _____ Unsatisfactory - Date _____

Comments/Recommendations:

I certify that the above information, and that provided in Section IV, is correct:

Signature: [Signature] Type/Printed Name: Ken Born Title: CF 05-30-18 Date: 4-18-07

Note: 1. This section should be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder
 2. All public water systems must receive ADEC plan approval prior to construction. See 18 AAC 80 State of Alaska Drinking Water Regulations for specific requirements.

III. WASTEWATER DISPOSAL	Legal Description: <u>TL 3425 Sec 34 T1S R2E</u>
Type of Wastewater System:	
<input checked="" type="checkbox"/> Septic Tank with Conventional Soil Absorption System <input type="checkbox"/> Package Treatment Plant (requires engineered design)	
<input type="checkbox"/> Holding Tank: Material Type: _____ Size in Gallons: _____ Manufacturer: _____	
<input type="checkbox"/> Other - Specify Type: _____	
<input type="checkbox"/> Small Commercial System (< 500 GPD) With Estimated Daily Wastewater Volume: _____ Gallons Per Day (GPD)	
Criteria Used to Estimate Daily Wastewater Quantity: _____	

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<input type="checkbox"/> NEW SYSTEM <input checked="" type="checkbox"/> REPAIR TO EXISTING SYSTEM		Certified Installer Installation Notification Date: <u>4-16-07</u>
Name of Installer: <u>Ken Bom</u>		Date Installed: <u>4-17-07</u>
System Installed: <input type="checkbox"/> By a Registered Engineer <input type="checkbox"/> With Inspection by a Registered Engineer		<input type="checkbox"/> By Approved Homeowner: (attach copy of approval letter) <input checked="" type="checkbox"/> By a Certified Installer/Installer Number <u>05-30-18</u>
Septic Tank: Material: <u>Steel</u>	Manufacturer: <u>Greer</u>	Size (Gallons): <u>1000</u>
		Number of Compartments: <u>2</u>
Type of Soil Absorption System:	<input type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Seepage Pit <input checked="" type="checkbox"/> Bed	
	<input type="checkbox"/> Mound <input type="checkbox"/> Other, Specify _____	
Soil Classification: <u>Su1</u>	Soil Rating: <u>125</u>	Dimensions/Size of Absorption Area: <u>12' x 32'</u>
Grading/Size of Distribution Rock: <u>3/4"</u>		Thickness/Depth of Distribution Rock: <u>12"</u>
Percolation Test Results, Attach Copy of Report:	<u>N/A</u>	Percolation Test Performed by: <u>N/A</u>
Minutes per inch	Sq. ft. per bedroom	percolation test results must be sealed/signed by a registered engineer
List ground cover in feet over:	Septic Tank <u>2' x 2'</u>	Absorption Area <u>4'</u>
	Sewer Pipes <u>2" + 2'</u>	
Cleanout Pipes/Caps Installed:	Foundation Cleanout: <u>yes</u>	Septic Tank: <u>yes</u>
	Monitor Tubes: <u>yes</u>	
Indicate separation distance from septic tank or absorption area, whichever is closest, to all nearby:		
Public drinking water sources within 200 feet: <u>200'</u>	Private drinking water sources within 100 feet: <u>100'</u>	
Nearest water bodies (see 8 BAC 72.020(b)): <u>700'</u>	Lot line: <u>10'</u>	
Separation Distance from Collect Sewer Lines to:	Public Drinking Water Sources: <u>100'</u>	Private Sources: <u>25'</u>
Separation Distance From System of Distribution Rock to:	Groundwater Table: <u>4'</u>	Bedrock: <u>6'</u>
Separation Distance from Absorption Area to Slope exceeding 25%: <u>50'</u>		

Comments/Recommendations:
 Built new leach field.
 Installed lift station w/ alarm.
 Installed new septic tank.

I certify that the above information, and that provided in Section IV, is correct:

Signature: <u>[Signature]</u>	Typed/Printed Name: <u>Ken Bom</u>	Title, Reg./Cert No., Inst. No.: <u>CI 05-30-18</u>	Date: <u>4-18-07</u>
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NOTE: Must be signed by a Certified installer, Professional Engineer, DEC staff, or Approved Homeowner. If engineering seal bears printed name, registration number, and is signed, those blocks need not be completed for engineered submittals.

SEAL

NORTHERN LATITUDE ASSOCIATES

P.O. Box 61201
FAIRBANKS, ALASKA 99706
(907) 479-6370

Seller/Buyer CON MRS/LARCO
Street Address 3245 REPP RD.
Legal Description TAX LOT 3425
T.1S., R2E, F.1M.

HISTORICAL
4/07



WELL

MEURLOTT CONSULTING, INC.

VINCE MEURLOTT, P.E.

596 ARVITA COURT
FAIRBANKS, ALASKA 99712
(907) 378-4663 FAX (907) 457-4919

March 1, 2007

*Historical
Log
3/07*To: ~~XXXXXXXXXXXX~~C/O: Selling Licensee: ~~XXXXXXXXXXXX~~

Listing Licensee: Audrey Foldoc, Meyeres Real Estate

Re: Engineering report for the home at 3245 Repp Road, North Pole

This report was prepared for you after my inspection completed February 26, 2007. For brevity positive merits of the building are not reported here. Recommendations for immediate correction are listed:

1. Ensure there are functioning smoke and CO detectors in the hall adjacent to bedrooms or living areas on each story of the residence.
2. Activate water system. Check all piping and fixtures for leaks. Run all fixtures and check piping under the sinks and in the crawlspace. Check the water pump and gauges to ensure they are working properly.
3. Fill the jacuzzi tub and ensure that the heating system can provide enough hot water for the tub.
4. Install in-line vents or air admittance valves just after the traps for plumbing drains of sinks that do not have conventional vents such as those for the vanities in the master bathroom and the shower - check all fixtures.
5. Replace all glazing adjacent to the jacuzzi tub with safety glazing. The glazing must be etched with a label to confirm that it is safety glazing.
6. Energize all electrical receptacles in the master bedroom. Provide gfcj protection for all receptacles within 10' of the jacuzzi. Ensure the polarity and grounding are correct and the gfcj protection trips with an independent testing device.

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7. Ensure that the electrical panel is fully labeled and all labels are accurate. The numbers for each circuit must correspond with those on the panel cover.
8. Separate ground and neutral wires in panels. Bond ground wires directly to panel with a separate buss bar. Connect all neutral wires to isolated neutral bar.
9. Move the transformer out of the electrical panel in the hall.
10. Correct open ground for receptacle in the kitchen by the range.
11. Provide a simple barrier to prohibit combustibles from being placed against the chimney in the closet. Any material (wood or metal) will work if it is at least 2" away from the chimney. Screw the guard together if it is opaque so that it can be removed for visual observation of the chimney.
12. Remove the operator hardware on one of the windows in the bedroom and replace it with hinges on the side to provide the full width of the opening which will allow better clearance for egress. Leave the other window as is for ventilation.
13. Provide manufacturers instructions for the woodstove and verify that it is installed correctly before using it or remove the stove.
14. Provide gable end vent for attic access and ventilation at the living room end. The minimum vent size is 22" x 30". Have a handyman or contractor look at the attic and make a simple assessment of the insulation and attic framing. If they think that there are areas of concern then have them call me for a quick look. My charge for another inspection would be \$200. You could wait to have me look at the space during the final inspection but you should consult your realtor with respect to ramifications of additional items cited for correction that may be found concerning the "discovery" period.
15. Provide a switched exterior light for exterior door out of the living room.
16. The basement wall is not properly secured at the bottom. Install a 3" x 3" angle at the bottom bolted to the concrete with 1/2" drill in anchor bolts every 4' or less. Shim as necessary so that the bottom plate and the bottom of the studs are fully supported.
17. Install joist hangers at the top of the studs for the basement wall to secure the top of the studs to the plate above. Use four hot dipped galvanized, 9 gauge wire nails such

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as the Simpson N10HDG nails into the plate per hanger. No nails are required into the stud.

18. Install sheetrock to cover the urethane foam on the basement wall and in the rim joist as well for fire resistivity.
19. Cure leak at the master bathroom toilet drain as seen from the basement. There is black tape on it now.
20. Install all wire splices in the basement junction boxes with a cover. Use a plastic junction boxes to avoid having to ground the box.
21. Provide permanent wiring for equipment in the basement. Use flex conduit or similar for wiring within 4' of the floor to replace the NM cable now in place.
22. Install heat shield(s) to protect portions of the wall or ceiling surfaces less than 18" from the single wall chimney vent connector for the boiler. Where the surface is between 9" and 18" away from the vent connector, mount a 28 gauge sheet metal shield on 1" non-combustible spacers with an air space to provide a continuous air gap for convection flow.
23. Install covers on all electrical junction boxes, switches and receptacles as necessary.
24. Have the water softener inspected and serviced. It would be prudent for you to be present during the servicing to find out the best way to maintain the unit.
25. Cure leak at the 4" drain pipe in the crawlspace. There is duct tape on the joint now.
26. Cure leak at the water line valves below the 4" drain pipe.
27. Support the drain pipes in the crawlspace every 4' or less.
28. Cap open plumbing drain pipes in the crawlspace.
29. The joists in the crawlspace are not properly supported at the center. Install a proper support system consisting of beams and posts/pads. You could use two each 9.5" versa-lam beams with a post/pad every 12'.
30. Incorrect fasteners were used in the AWW foundation wall. Install new drill anchor bolts (1/2" diameter and 5" long) every 4' and within 1' of each plate end.

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31. Install joist hangers to secure the bottom of the foundation wall studs. Use four hot dipped galvanized, 9 gauge wire nails such as the Simpson N10HDG nails into the plate per hanger. No nails are required into the stud.
32. Install fiberglass insulation to serve as an ignition barrier to cover foam plastic insulation in the rim joist in the crawlspace. Secure the fiberglass with staples or stay clips.
33. Ensure that the bath fans are vented to the exterior at gable end of the attic. Use smooth, rigid material. Seal the joints with aluminum tape. Slightly slope the duct to drain toward exterior terminal. Insulate duct in attic. Use wire, string or zip ties to secure the insulation in a permanent manner.
34. Caulk the top of the windows and doors to make a weather tight seal.
35. The foundation for the crawlspace and basement appears to be constructed with untreated wood studs and AWW plywood. Any wood below grade should be pressure treated. In order to accept the untreated wood studs as they are a waterproof barrier should be installed over the entire foundation wall. Make corrections as specified.
 - a. Excavate the entire wall space.
 - b. Clean the wall sheathing thoroughly.
 - c. Ensure that the plywood is nailed at 6" oc with 8d nails to all framing members.
 - d. Install Grace ice and water shield over the entire plywood surface within 12" of the soil grade.
 - e. Call for inspection (and secure approval from the engineer) of the waterproofing prior to earth cover.
 - f. Provide a positive slope away from the foundation such that soil slopes away at 1/2" per foot for at least six feet. This is important to minimize the hydrostatic pressure/frost load on the basement walls and also to keep water out of the foundation.

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Additional information and/or suggestions for future reference follow:

It may be best to have snow stops and seamless gutters to control the water and snow coming off the roof but that assessment cannot be made until attic access is provided to evaluate the strength of the roof framing.

The inspection was limited to the portions of the building readily accessible. This report may not address every concern that you or another engineer deem applicable. It does not address: detached buildings, mold, wells, septic systems, fuel tanks, soils, environmental hazards (such as lead in paint or piping) or right of way/zoning violations. Leaks or condensation may not be identified if not readily visible.

Thanks for the opportunity to serve you. Please call me at 378-4663 if you need clarification or require reinspection.

Sincerely,
Vince Meurlott, P.E.



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Uniform Residential Appraisal Report

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File # 63-63-6-0331610

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 3245 Repp Road City North Pole State AK Zip Code 99705
 Borrower Fablen Larco Owner of Public Record Joseph G. Connors County Fairbanks North Star Boro.
 Legal Description Por. NE 1/4, NE 1/4, Sec. 34, T1S, R2E, F.M.
 Assessor's Parcel # 0327182 Tax Year 2006 R.E. Taxes \$ 2,492.44
 Neighborhood Name Repp/Badger/Plack Map Reference 212H2 Census Tract 02-090-15
 Occupant Owner Tenant Vacant Special Assessments \$ N/A PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Dept. of Veterans Affairs Address Intended User - Any VA Approved Lender
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Realtor, Listed at \$182,500, one week on the market.

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I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Appears typical
 Contract Price \$ 182,900 Date of Contract 3/2/2007 Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	40 %		
Build-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	80	Low New	Multi-Family	0 %		
Neighborhood Boundaries This area's boundaries are the Chena River to the North, Ft. Wainwright to the West, the Tanana River to the South and Moose Creek to the East.		400	High 50	Commercial	0 %		
		200	Pred. 20	Other	58 %		

Neighborhood Description This is a suburban residential area which has developed over the last 50 years. It is located midway between Fairbanks and Eielson AFB and provides a reasonable commuting distance via Badger Road and Richardson Hwy. Distances to employment, shopping, schools and services is considered to be average. Fire protection is provided by a volunteer service and the Alaska State Troopers provide police protection. Market Conditions (including support for the above conclusions) Present residential market is active due to reasonably low interest rates, liberal financing programs and market perception that real estate is a strong vehicle for investment. This market typically begins strong in the Spring and early Summer with sales activity diminishing during the Winter months. An exposure time of up to 4 months is considered reasonable for this property.

Dimensions 330' x 660' Area 5.0 acres Shape Rectangular/adequate View None
 Specific Zoning Classification GU-1 Zoning Description Single family and duplex
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity GVEA Water Well Street Gravel
 Gas Sanitary Sewer Septic Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 025009 0204G FEMA Map Date 01/02/92
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 No adverse easements or encroachments were noted at the time of inspection. No plot plan survey was available to inspect.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	A.W. Wood/A	Floors	Carpet Viny/A-G
# of Stories 1	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	T-11, Plywood/F	Walls	S/R, Wd. Pane/A-F
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 660 sq.ft.	Roof Surface	Metal/A	Trim/Finish	Wood/A
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish 0 %	Butters & Downspouts	None	Bath Floor	Viny/A
Design (Style) Rambler/Fair	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Triple Wd. Case/A	Bath Wainscot	Plastic/A
Year Built 1976	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No/Yes/A	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 20-21 eff.	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/A	<input checked="" type="checkbox"/> Driveway	# of Cars Numerous
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input checked="" type="checkbox"/> Woodstove(s) # 1	Driveway Surface	Gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Oil	Fireplace(s) #	<input type="checkbox"/> Fence	Garage	# of Cars
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuffie	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 104 sf	<input checked="" type="checkbox"/> Porch 110 sf	Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	Alt.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 6 Rooms 3 Bedrooms 1.75 Bath(s) 2,100 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). Bay window, large jetted tub in master bedroom, 14' x 20' shed, 21' x 24' quonset shed (fair condition), outside entry to basement
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 Bedroom windows are 18" wide, 23" high (2.88 s.f.) and 50" off the floor. They do not meet safety egress standards and should be replaced.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

only repairs done this of next page

Uniform Residential Appraisal Report

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File # 63-63-6-0331610

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 205,000 to \$ 219,000		There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 184,000 to \$ 215,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	3245 Repp Road North Pole, AK	3356 Lineman Road North Pole, AK	1771 Akler Street North Pole, AK	2588 Silver Street North Pole, AK			
Proximity to Subject		2.50 miles	3.38 miles	2.90 miles			
Sale Price	\$ 182,900	\$ 215,000	\$ 184,000	\$ 205,000			
Sale Price/Gross Liv. Area	\$ 87.10 sq.ft.	\$ 117.10 sq.ft.	\$ 105.26 sq.ft.	\$ 130.89 sq.ft.			
Data Source(s)	Appraiser's files		Appraiser's files				
Verification Source(s)	Appraiser's files		Appraiser's files				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions		VA (\$3377)	-900	VA		Conventional	
Date of Sale/Time		6-06/9-20-06		8-06/9-13-06		10-06/12-29-06	
Location	Repp Road	Lineman Road	-2,000	Kendall	-2,000	Gordon	-4,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5.0 acres	2.0 acres	+17,000	.964 acre	+23,000	.986 acre	+20,000
View	None	None		None		None	
Design (Style)	Rambler/Fair	Tri-level/Avg.	-18,000	Ranch/Avg.	-18,000	Ranch/Avg.	-18,000
Quality of Construction	Aver-Fair	Average	-15,000	Average	-15,000	Average	-15,000
Actual Age	31 yrs/20-21 eff	25 yrs/13-14 eff.	-14,000	30 yrs/11-12 eff.	-18,000	23 yrs/12-13 eff.	-16,000
Condition	Average	Average		Average +	-2,000	Average	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 1.75	6 3 1.5	+1,000	6 3 1.75		6 3 1.75	
Gross Living Area	2,100 sq.ft.	1,836 sq.ft.	+10,600	1,748 sq.ft.	+14,100	1,628 sq.ft.	+22,900
Basement & Finished Rooms Below Grade	660sf/0% fin. 1-0-0	472sf/50% fin. 2-0-0	-4,800	No basement	+6,600	No basement	+6,600
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	OFA/None	OFA/None		OFA/None		OH/WBB/None	
Energy Efficient Items	Average	Average		Average		Average	
Garage/Carport	Off street	Lg. 1 car garage	-7,500	Off street		2 car garage	-12,000
Porch/Patio/Deck	Porch, Deck	Cov. Porch		Cov. Porch		Lg. Cov. Porch	-500
	Jettied tub, BWin	Jettied tub	+750	None	+1,500	None	+1,500
	Shed, Quonset	None	+1,000	Arctic entry	+500	2 Sheds	
	Wood stove	None	+1,000	Wood stove		WS stack	+750
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	30,850	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	9,300	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	13,750
Adjusted Sale Price of Comparables		Net Adj. 14.3% Gross Adj. 43.5% \$	184,150	Net Adj. 5.1% Gross Adj. 54.7% \$	174,700	Net Adj. 6.9% Gross Adj. 58.6% \$	186,250

Historical 07

SALES COMPARISON APPROACH

did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Trustees Deed, 1-31-07

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s)

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	No sale in previous 36 mos.	No sale in prior 12 months	No sale in prior 12 months	No sale in prior 12 months
Price of Prior Sale/Transfer				
Data Source(s)				
Effective Date of Data Source(s)				

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach The subject's site near the eastern end of Repp Road is considered inferior to each of the comparables and all were adjusted downward. Each of the sales have site areas which are much smaller than the subject and were adjusted upward for this difference. Very large downward adjustments were made to each of the sales to account for their superior design and appeal, superior construction quality and lower effective age. The above grade living areas of each of the sales is smaller than that of the subject and each is adjusted upward at the rate of \$40 per square foot to equate them to the subject. Comp.#1's daylight basement is 50% finished and was adjusted downward for its superior living area. Comps.#2 and #3 lack basements and were adjusted upward for this difference. Comps.#1 and #3 were adjusted downward for their garages. All three sales are becoming dated in time with Comp.#3 being the most recent. All had very high levels of gross adjustment, primarily due to their superior appeal and quality. No single sale stands out as being most similar to the subject and a mid-range value is chosen to represent the subject. Indicated Value by Sales Comparison Approach \$ 183,000

Indicated Value by: Sales Comparison Approach \$ 183,000 Cost Approach (if developed) \$ N/A Income Approach (if developed) \$ N/A

Income Approach is not considered applicable to a house within this price range and size. The Cost Approach is not applicable to this older house due to subjective estimates for obsolescence and use of a national cost estimating manual. Most weight is placed on the Sales Comparison Approach as it is considered to best reflect the actions of buyers/sellers in the current market.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Replace deck, install heat shield, place furnace wiring in romex, cover exposed urethane in basement and install egress windows in each bedroom.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 183,000, as of March 9, 2007, which is the date of inspection and the effective date of this appraisal.

Repairs Done

SIAFER CONST
 P.O. BOX
 72585
 FBKS. AR 99707

INVOICE NO.
 2895

*Repair
 07*

347-7406

INVOICE

SOLD TO MEYERS REAL ESTATE			SHIPPED TO		
STREET & NO. REPP ROAD			STREET & NO.		
CITY NORTH POLE	STATE	ZIP	CITY	STATE	ZIP
CUSTOMER'S ORDER	SOLD BY	TERMS	F.O.B.	DATE	
ADDITIONAL WORK TO COVER					
FOAM INSULATION					
MATERIAL 283.00					
LABOR 217.00					
<u>500.00</u>					
pd CK# 2073 4/18/07					
500.00					

2
 07 PM
 68
 80
 56
 75
 52

FORM L721

MEYERS REAL ESTATE
 REPP ROAD CONTRACT

INVOICE NO.
 2893
 SIAFER CONST
 347-7406

INVOICE

SOLD TO MEYERS REAL ESTATE			SHIPPED TO		
STREET & NO. REPP ROAD			STREET & NO.		
CITY NORTH POLE	STATE	ZIP	CITY	STATE	ZIP
CUSTOMER'S ORDER	SOLD BY	TERMS	F.O.B.	DATE	
REPAIRS & UP GRADE AS QUOTED					
MAKE CHECK TO					
SIAFER CONST					
P.O. BOX 72585					
FBKS. AR.					
99707					
5800.00					

31
 31
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FORM 721

MAR. 27. 2007 4:53PM

SA MORTGAGE CO

NO. 393 P. 2

AlaskaUSA[®] Mortgage Company

Historical

March 27, 2007

Re: ~~_____~~

Property address: 3245 Repp Road, North Pole

An appraisal dated 3/22/2007 by Glenn Ports and subsequently VA Notice of Value on the property was completed on the above mentioned property. The appraiser called for repairs to be completed (as noted on the appraisal).

Alaska USA Mortgage will require these repairs to be completed in order to approve the loan for ~~_____~~

Should you have any questions please feel free to call me.

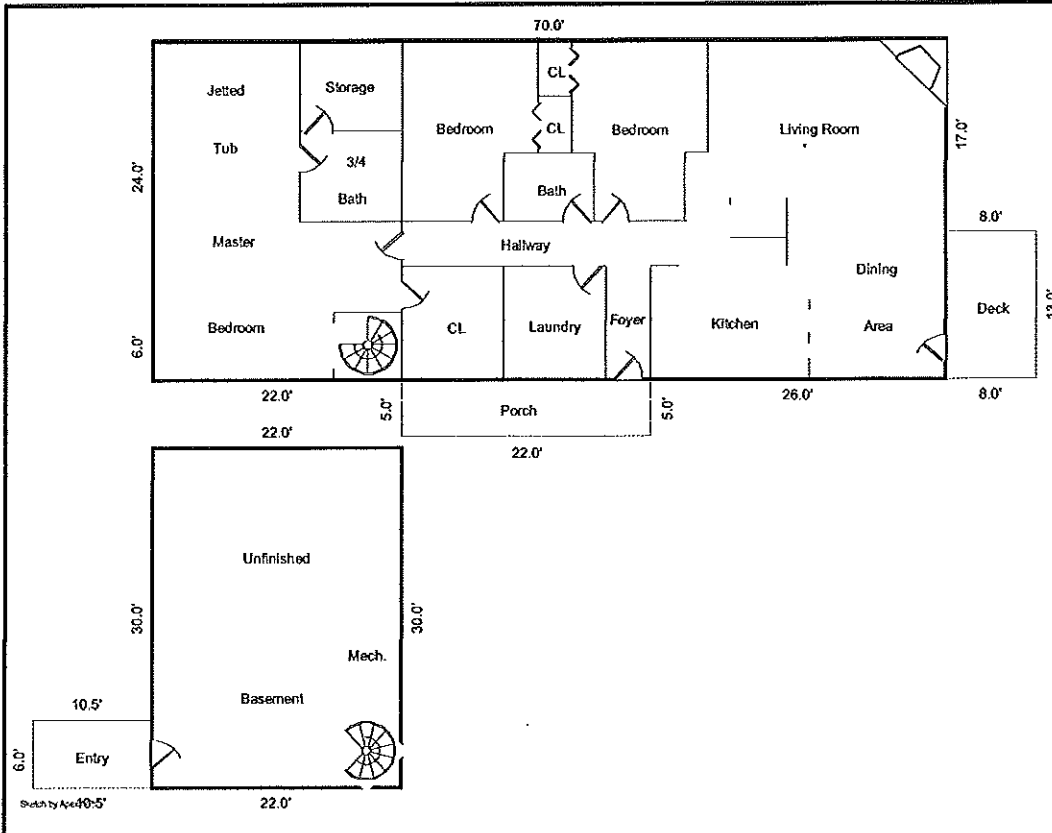
Sincerely,



Mary Machacek
Sr Loan Originator
ALMC-Fairbanks
907-374-5489

Building Sketch (Page - 1)

Borrower/Client <u>Fablen Larco</u>			
Property Address <u>3245 Repp Road</u>			
City <u>North Pole</u>	County <u>Fairbanks North Star Boro.</u>	State <u>AK</u>	Zip Code <u>99705</u>
Lender <u>Dept. of Veterans Affairs</u>			



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2100.0	2100.0
BSMT	Basement	660.0	660.0
P/P	Covered Entry	63.0	
	Porch	110.0	
	Deck	104.0	277.0
Net LIVABLE Area		(Rounded)	2100

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor	17.0	x 70.0	1190.0
	7.0	x 70.0	490.0
	6.0	x 70.0	420.0
3 Items	(Rounded)		2100

016588

2000 JUL 27 AM 8:44

BK 01209PG0270

FAIRBANKS
RECORDING DISTRICT

1800
REQUESTED BY
RCH SURVEYS

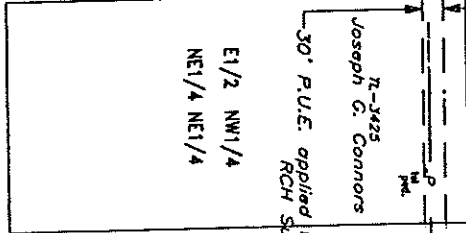
EXHIBIT "A"
PUBLIC UTILITY EASEMENT
REQUESTED BY ALASKA COMMUNICATIONS SYSTEM
WITHIN THE E1/2 NW1/4 NE1/4 NE1/4, SECTION 34, T.1 S., R.2 E., F.M., ALASKA

EXHIBIT "A"

SCALE: 1"=200'



NE1/4 NE1/4



TL-3425
Joseph G. Connors

E1/2 NW1/4
NE1/4 NE1/4

30' P.U.E. applied for 5/24/2000
RCH Surveys

TL-3424
MELVIN McNEELY

NEW SPRING
WELDS

SECTION
CORNERS

TL-3514
Sally A. Anderson

15' TELECOMMUNICATIONS
EASEMENT FOR WFS NETWORK
TECH. INC. PER BR 1185 PG 355

TL-3563
John L. Morner

PTInelson\FRCH3567
Connors.dwg