

**1318-29th Avenue, Unit #4, Fairbanks, Alaska
Nantucket Square Townhomes**



Presented by:

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Disclaimer

This package has been prepared for informational purposes to assist a potential purchaser in determining whether they wish to proceed with an in-depth investigation of the property. No representations or warranties, expressed or implied, as to the accuracy or completeness of this package or any of its contents shall be deemed made, and no legal commitment or obligation shall arise by reason of this package or its contents. *Interested parties are expected to review, independently, all documents relating to the property, as to the accuracy and completeness of the information contained herein.

This package is subject to errors, omissions, price change or term, physical condition, expenses of operation (past, present or future income), zoning, covenants & restrictions, survey, access, soils condition, water & septic, fuel tanks, contamination, local/state/federal requirements or other matters affecting the value or use of the property.

It is your responsibility to ascertain the potential for: flooding-rock slides-avalanches-earthquake area, and other natural hazards. It is the buyer's responsibility to verify, locate survey markers or have the corners located by a qualified person. *Due to the nature of our properties the location of our real estate signs may not warrant the location of the property(s). As in any real estate transaction or investment, we further suggest that you seek legal counsel and financial advice. Most land in the State of Alaska is surface estate only. Government agencies, Native Corporations, etc usually withhold subsurface rights.

**1318 29th Avenue
Unit 4**

Legal Description: Unit 1318-4, Nantucket Square Town Homes

2013 Tax Amount: \$2,116.50

2013 Mill Rate: 16.9320

Parcel Size: NONE

Building Size: Approximate 979 Square Feet
Three (3) Bedrooms, 1.5 Bath, One (1) Car Garage

Year Built: 1985

Zoning: Multiple-Family Residential

Road Service: City Of Fairbanks

Emergency Responder: Fairbanks Fire
Fairbanks Ambulance

Schools: Ann Wien Elementary
Ryan Middle
Lathrop High

Flood Zone: Z500

\$ 132,500.00

One Hundred Thirty Two Thousand Five Hundred Dollars
(Terms are Cash)

1318 29th Avenue Unit 4

DISCRIPTION

This nicely remodeled, two-story unit has laminate flooring, stainless steel appliances, new carpet, and new paint throughout. It also has three (3) bedrooms, each with newly-installed ceiling fans & lots of closet space, each with new mirrored doors. The single full bathroom upstairs has a jetted tub for soaking on cold winter nights. There is also a nicely decorated half bathroom downstairs, located just off the kitchen. The single-car, attached heated garage is a must for Fairbanks winter living! New patio doors feature two of three open doors that lead to a deck overlooking the common lawn area.



1318 29th Ave Unit 4

Area Information

Nantucket Square Town Homes is a 48-unit complex with 12 buildings, centrally located and close to schools, the hospital & various medical clinics, shopping, and easy access to main roads & expressways.

The community offers affordable housing in an excellent location. Condominium dues of \$497.24 include water, sewer, natural gas heating, trash pickup, building insurance, and yard maintenance.

The Association has 24-hour maintenance and property management. In 2009-2010, the Association completed a weatherization project in partnership with Alaska Housing Finance Corporation, in which the complex replaced all garage and patio doors, insulated the attics and crawl spaces, as well as replaced all boilers. Thereby greatly improving the energy efficiency of the complex.

Weatherization Assessment has a principal balance of approx. \$5,300.00. Assessments are collected in monthly installments of approx. \$75.00. Assessments are calculated over a 15 year period at an interest rate of 7.85% Balance can be paid in full at any time with no penalty.

This property has been approved by Alaska Housing Finance Corporation as an acceptable condo association. For more information , please visit:

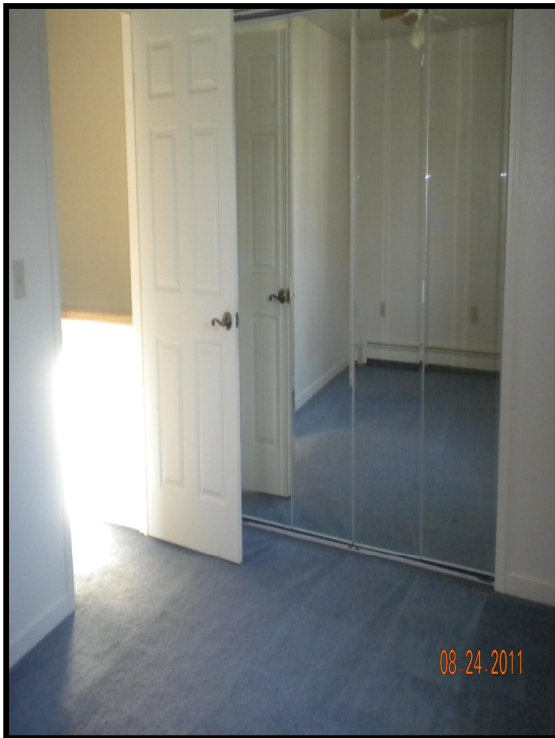
http://www.ahfc.state.ak.us/Loans/condo_project_list.cfm



1318 29th Avenue Unit 4



1318 29th Avenue Unit 4





State of Alaska

Residential Real Property Transfer Disclosure Statement

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

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the Fairbanks Recording District, 4th Judicial District, State of Alaska.

Legal Description: _____

Property Address/City/Other: _____

* 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.

cmn 04/19/2014 1318 29th Ave., Unit 4, Fairbanks, AK _____
 Seller's Initials Date Property Address Buyer's Initials Date

08-4229 (Rev. 7/08)

-1-

Alaska Commercial Properties, Inc., 302 Cushman Street Fairbanks, AK 99707
 Phone: 907.456.6008 Fax: 907.456.6474 Pamela Throop

Untitled

Produced with ZipForm® by zipLogix. 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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? _____

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

Year Property Built: 1985. 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 checked="" type="checkbox"/> Oven(s) # of <u>1</u> | <input checked="" type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens |
| <input 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 <u>3</u> |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input checked="" type="checkbox"/> CO Detectors # of <u>1</u> |
| <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) |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Opener(s) <u>1</u> |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # of _____ | <input checked="" type="checkbox"/> Built-In Refrigerator |
| <input checked="" type="checkbox"/> Paddle Fan(s) # of <u>4</u> | <input type="checkbox"/> Built-In Barbecue | <input type="checkbox"/> Other _____ |

Comments: _____

Structural Components:

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

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

Other items not covered above? _____

Comments: Fire on 9 Aug 07 required walls, floors, ceilings, doors, windows, electrical, + plumbing be repaired

CMW 04/19/2014 1318 29th Ave, Unit 4, Fairbanks, AK
 Seller's Initials Date Property Address Buyer's Initials Date

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement |
| <input type="checkbox"/> Title Information | <input type="checkbox"/> Energy Rating Certificate or PUR-101 | <input type="checkbox"/> Lease/Rental Agreement |
| <input type="checkbox"/> As-Built Survey | <input type="checkbox"/> Resale Certificate | <input type="checkbox"/> Soils Test |
| <input type="checkbox"/> Certificate of Occupancy or PUR-102 | <input type="checkbox"/> Water Rights Certificate | <input type="checkbox"/> Well Log and Water Tests |
| <input type="checkbox"/> Deed Restrictions | <input type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Hazardous Materials Test(s) |
| <input checked="" type="checkbox"/> Other <u>NSA House Rules + Association Bylaws/Declarations</u> | | <input type="checkbox"/> 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

▷ **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: Unknown 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? NIA Who cleaned? _____

▷ **Heating System(s):**

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
- Wood Stove Other _____
- Age: 3 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? NIA years.

▷ **Hot Water Heater:**

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

▷ **Water Supply:**

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

Other _____

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

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

CRM 04/19/2014 1318 20th Ave, Unit 4, Fairbanks, AK _____ _____

Seller's Initials Date 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?
 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?.....
 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: _____
 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?
 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 \$ _____ Company/Source: Included in condo dues (I.C.D.)
 Electric \$ 240.00 Company/Source: Holden Valley Electric Assoc.
 Oil \$ _____ /Gallons: _____ Company/Source: I.C.D.
 Propane \$ _____ Company/Source: I.C.D.
 Wood \$ _____ Company/Source: I.C.D.
 Coal \$ _____ Company/Source: I.C.D.
 Water \$ _____ Company/Source: I.C.D.
 Sewer \$ _____ Company/Source: I.C.D.
 Refuse \$ _____ Company/Source: I.C.D.
 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 provided by? _____
 4. Is the property currently rented or leased?
 If Yes, expiration date: month to 1 month
 5. Is there a homeowner's association (HOA) for the property?
 If Yes, HOA name: Nantucket Square Townhomes Assoc. HOA Telephone: _____
 Mandatory Voluntary Inactive Monthly Dues Amount: \$ 459.82 per month
 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?

Seller's Initials: Cmm Date: 04/19/2014 Property Address: 1318 29th Ave, Unit 4, Fairbanks, AK 99701 Buyer's Initials: _____ Date: _____

Additional Information (Continued):

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| 11. Are you aware of any deed, or other private restrictions on the use of the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property?..... | <input 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 type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? | <input type="checkbox"/> | <input 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?.....
Flood zone designation:..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Are you aware of any erosion/erosion zone or accretion affecting this 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? <i>Re-novated/repaired after 9 Aug 2007 fire</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Was a final inspection performed, if applicable?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 28. Has a fire ever occurred in the structure? <i>9 Aug 2007</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ▼ Pest Control or Wood Destroying Organisms: | | |
| 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, what type? | | |
| b. If Yes, where? | | |
| 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, when? | | |
| b. If Yes, what type? | | |
| c. If Yes, where? | | |
| d. If Yes, describe what was done to resolve the problem: | | |
| ▼ Other: | | |
| 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years? ... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Seller's Initials: CMW Date: 04/19/2014 Property Address: 1318 29th Ave., Unit 4, Fairbanks, AK 99701 Buyer's Initials: _____ Date: _____

Additional Information (Continued):

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| 11. Are you aware of any deed, or other private restrictions on the use of the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property?..... | <input 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 type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? | <input type="checkbox"/> | <input 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?.....
Flood zone designation: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Are you aware of any erosion/erosion zone or accretion affecting this 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? <i>Renovated/repaired after 9 Aug 2007 fire</i> | | |
| Was a final inspection performed, if applicable? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 28. Has a fire ever occurred in the structure? <i>9 Aug 2007</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ➤ Pest Control or Wood Destroying Organisms: | | |
| 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, what type? | | |
| b. If Yes, where? | | |
| 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, when? | | |
| b. If Yes, what type? | | |
| c. If Yes, where? | | |
| d. If Yes, describe what was done to resolve the problem: | | |
| ➤ Other: | | |
| 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years? ... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Seller's Initials: CMW Date: 04/19/2014 Property Address: 1318 29th Ave., Unit 4, Fairbanks, AK 99701 Buyer's Initials: _____ Date: _____

Explanation Addendum or Amendment To The Disclosure Statement

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
2	Fire on 9 Aug 2007 required gutting of interior and replacement/repair/professional cleaning of all walls, floors, ceilings, doors, windows, electrical, and plumbing. New appliances and jetted tub were installed.

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: Catherine M. Moody Date: 04/19/2014

Seller: _____ Date: _____

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

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Page _____ of _____

CM 04/19/2014 1318 29th Ave, Unit 4, Fairbanks, AK 99701 _____
 Seller's Initials Date Property Address Buyer's Initials Date



State of Alaska
Residential Real Property Transfer Disclosure Statement
Waiver By Agreement

AS 34.70.110

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

Legal Description: _____

Property Address/City: 1318 29th Avenue, Unit 4, Fairbanks, Alaska 99701

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.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

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.

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: Catherine M. Prody Date: 04/19/2014

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

CMP 04/19/2014 1318 29th Ave. Unit 4, Fairbanks, AK 99701 _____
 Seller's Initials Date Property Address Buyer's Initials Date

08-4229 (Rev. 7/08)



State of Alaska
Residential Real Property Transfer Disclosure Statement
Waiver By Agreement

AS 34.70.110

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

Legal Description: _____

Property Address/City: 1318 29th Avenue, Unit 4, Fairbanks, Alaska 99701

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Signing this waiver does not affect other obligations for disclosure.

Seller: Catherine M. Moody Date: 04/19/2014

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

CM 04/19/2014 1318 29th Ave, Unit 4, Fairbanks, AK 99701 _____
 Seller's Initials Date Property Address Buyer's Initials Date