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 Anchorage Recording District, Third Judicial District, State of Alaska.

Legal Description: Lots 63C & 63D Shell Lake Alaska Resub (with Cabin)

Property Address/City/Other: Shell Lake, Alaska

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

[Signature] 12/4/18  Lots 63C & 63D Shell Lake Alaska Resub (with Cabin)  Buyer's Initials ___

38/220 (Rev. 7/08)
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

Year Property Built: 2007
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 Paint in Your Home" pamphlet. The pamphlet can be found on the Internet at http://www.epa.gov/lead/leadprot.htm.

Construction Overview: Wood Frame Modular Other

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other

Name of original builder (if known): [Signature]

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.

Cooktop
Oven(s) # of _________
Rods & Blinds
Microwave(s) # of _________
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 _________

Comments: [Signature] [ `-lare] Steve & Steve Rock

Structural Components:
Check 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
Driveways
Private Walkways
Retaining Walls
Foundation
Crawlspace
Roof
Patio/Decking
Slabs

Rain Gutters
Exterior Walls
Interior Walls
Floors
Ceilings
Doors
Windows
Skylights
Venting
Insulation
Woodstove(s) # of _________
Fireplace(s) # of _________
Gas Stove
Chimneys
Plumbing Systems Heating Systems Solar Panels Wind Generators
Electrical Systems Sewage Systems Water Supply Garage Garage Floor Drain Carport Washer/Dryer Hook-ups Humidifier Air Conditioner
Electronic Air Cleaner Heat Recovery Ventilator System Swimming Pool Mechanical Filtration Pool Cover Hot Water Heater

Other items not covered above?

Comments: [Signature] [Dated] 12/4/16

Lots 63C & 63D Shell Lake Alaska Road (with Cabin) [Property Address] [Signature] [Dated] [Buyer's Initials] [Date]
Documentation: Check the documents for the subject property that the seller has available for review.

- Engineer/Property/Home Inspection Report(s)
- Title Information
- As-Built Survey
- Certificate of Occupancy or PUR-102
- Deed Restrictions
- Written Agreements with Adjacent Property Owners
- Energy Rating Certificate or PUR-101
- Resale Certificate
- Water Rights Certificate
- Subdivision Covenants/Restrictions
- Party Wall Agreement
- Lease/Rental Agreement
- Soil 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 ☐

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? ☐
    - When was problem resolved? ☐
    - Location of each sump pump: ☐
  - To where does the water drain after it leaves the sump pump? ☐
  - If gutters, where do downspouts discharge? ☐
  - Is there a floor drain in the structure, including garage? ☐
  - If Yes, where is it located and where does it drain to? ☐

Roof or Other Leakage:
- Type: ☐ Asphalt/Composition Shingle ☐ Cedar Shake ☐ Built-up ☐ Metal ☐ Other ☐
- Age: ☐ years. Location of attic access? ☐
- Are you aware of any ice damming on the roof? ☐
  - If Yes, provide location. ☐
- Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. ☐
  - If Yes, provide location. ☐

Fireplace and/or Woodstove: Date chimney(s) last cleaned? ☐ New ☐ Who cleaned? ☐

Heating System(s):
Mark all types that apply: ☐ Hot Water Baseboard ☐ Forced Air ☐ Radiant Heat ☐ Electrical Heat

- Age: ☐ years. Last Cleaned: ☐
- Source: ☐ Natural Gas ☐ Electric ☐ Propane Tank leased or owned? ☐ ☐ Wood ☐ Coal
- Oil with ☐ gallon storage which is ☐ Buried ☐ Above Ground ☐ Other ☐
- Age of Tank? ☐ years.

Hot Water Heater:
- Age: ☐ years. Capacity ☐ gallons. Type: ☐ Gas ☐ Electric ☐ Other ☐

Water Supply:
Type: ☐ Public ☐ Private ☐ Community ☐ Cistern/Water Tank ☐ 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? ☐
- 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? ☐

Lots 63C & 63D Shell Lake Alaska Resub (with Cabin)

Date: 12/4/18

Buyer's Initials: / Date:
Additional Information (Continued):

**Sewer System:**
- Type: [ ] Public [ ] Private [ ] Community [ ] Other [Exit House]
- Does your sewer system have a lift station/lift pump? [ ] Yes [ ] No
  - If Private: [ ] Septic Tank [ ] Holding Tank [ ] Other
  - Drainfield System: [ ] Bed [ ] Trench [ ] Mound [ ] Pit [ ] Crib [ ] Other
  - Innovative Sewer System: [ ] Intermittent Sand Filter [ ] Biopile [ ] Recirculating Upflow Filter [ ] Secondary sewer treatment plant [ ] Other
  - Has the sewer system failed while you owned the property? [ ] Yes [ ] No
    - Age of sewer system __________ Location __________
  - Have you had any work maintenance or inspections done on the sewer system during your ownership? [ ] Yes [ ] No
    - Approval/Certification source (and date if known) __________________________________________________________
  - Are you aware of any abandoned sewer systems, leachfields, or pumps on the property? [ ] Yes [ ] No

**Freeze-ups:**
- Have you had any frozen water lines, sewer lines, drains, or heating systems? [ ] Yes [ ] No
- Are there any heat tapes, heat lamps, or other freeze prevention devices? [ ] Yes [ ] No
  - Location, and explain use __________________________________________________________

**Average Annual Utility Costs:**
- Gas $ __________ Company/Source __________________________________________________________
- Electric $ __________ Company/Source __________________________________________________________
- Oil $ __________/Gallons: __________________ Company/Source __________________________________________________________
- Propane $ __________ Company/Source __________________________________________________________
- Wood $ __________ Company/Source __________________________________________________________
- Coal $ __________ Company/Source __________________________________________________________
- Water $ __________ Company/Source __________________________________________________________
- Refuse $ __________ Company/Source __________________________________________________________
- Other $ __________ Company/Source __________________________________________________________

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

**Title:**
- 1. Do you know of any existing, pending, or potential legal action(s) concerning the property? [ ] Yes [ ] No
- 2. Do you know of any street or utility improvements planned that will affect the property? [ ] Yes [ ] No
- 3. Road maintenance provided by? __________________________________________________________
- 4. Is the property currently rented or leased? [ ] Yes [ ] No
  - If Yes, expiration date: __________
- 5. Is there a homeowner's association (HOA) for the property? [ ] Yes [ ] No
  - If Yes, HOA name: __________________________________________ Telephone: __________________
    - □ Mandatory □ Voluntary □ Inactive Monthly Dues Amount: $ __________ per
  - Are there any levied or pending assessments? [ ] Yes [ ] No
  - 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? [ ] Yes [ ] No
- 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? [ ] Yes [ ] No
- 8. Are there subdivision conditions, covenants, or restrictions? [ ] Yes [ ] No
- 9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property? [ ] Yes [ ] No
- 10. Are you aware of any nonconforming uses of this property? [ ] Yes [ ] No
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 methamphetamine on the subject property? ☐ Yes ☐ No

17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: ____________ ☐ Yes ☐ No

18. Are you aware if the property is in an avalanche zone/mudslide area? ☐ Yes ☐ No

19. Are you aware if the property has flooded? Flood zone designation: ____________ ☐ Yes ☐ No

20. Are you aware of any erosion/erosion zone or accretion affecting this property? ☐ Yes ☐ No

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? ☐ Yes ☐ No

22. Have you ever filed an insurance claim for any environmental damage to the property? ☐ Yes ☐ No

23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? ☐ Yes ☐ No

Soil Stability:

24. Are you aware of any debris burial or filling on any portion of the property? ☐ Yes ☐ No

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? ☐ Yes ☐ No

26. Are you aware of any drainage, or grading problems that affect this property? ☐ Yes ☐ No

Construction, Improvements/Remodel:

27. Have you remodeled, made any room additions, structural modifications, or improvements? ☐ Yes ☐ No

   If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? ☐ Yes ☐ No

   Was a final inspection performed, if applicable? ☐ Yes ☐ No

28. Has a fire ever occurred in the structure? ☐ Yes ☐ No

Pest Control or Wood Destroying Organisms:

29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? ☐ Yes ☐ No

   a. If Yes, what type? ____________________________ ☐ Yes ☐ No

   b. If Yes, where? ____________________________ ☐ Yes ☐ No

30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? ☐ Yes ☐ No

   a. If Yes, when? ____________________________ ☐ Yes ☐ No

   b. If Yes, what type? ____________________________ ☐ Yes ☐ No

   c. If Yes, where? ____________________________ ☐ Yes ☐ No

   d. If Yes, describe what was done to resolve the problem: ____________________________ ☐ Yes ☐ No

Other:

31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years? ☐ Yes ☐ No

32. Are you aware of any human burial sites on the property? ☐ Yes ☐ No
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?   [No]   [Yes]
   b. If Yes, explain:

34. Pets
   a. Have there been any pets/animals in the house?   [No]   [Yes]
   b. If Yes, what kind?

I/We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: [Signature]
Corzan Properties Limited Partnership by William Phelp, Jr.
Date: 12-4-16

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: ________________________________

[Signature] 12-4-16
Lots 63C & 63D Shell Lake Alaska Resub (with Cabin) Property Address
09-4279 (Rev. 7/08) 12-4-18 Buyer's Initials Date