



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

Legal Description: USS #7346 w/Home

Property Address/City/Other: Pedro Bay AK (PO Box 47035)

* 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.

DB
Seller's Initials

03/31/2018
Date

USS #7346 w/Home
Property Address

Buyer's Initials

Date

Property Type (check one):

- Do you currently occupy the property? ☒ Yes ☐ No If Yes, how long? _____

Name of original builder (if known): Jay FRIESEN

| | | |
|--|---|---|
| <input checked="" type="checkbox"/> Cooktop | <input checked="" type="checkbox"/> Wood Stove(s) # of <u>1</u> | <input type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Oven(s) # of <u>1</u> | <input type="checkbox"/> Jetted Tub | <input checked="" type="checkbox"/> Satellite Dish |
| <input checked="" 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 type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>2</u> |
| <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Water Filtering System | <input type="checkbox"/> CO Detectors # of _____ |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input checked="" type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Central Vacuum Installed | <input checked="" type="checkbox"/> Heating System | # of Opener(s) _____ |
| <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Storage Shed(s) # of <u>1</u> | <input checked="" type="checkbox"/> Built-In Refrigerator |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Built-In Barbecue | <input checked="" type="checkbox"/> Other <u>Garages (2), generator</u> |
| | | <u>room; common roof</u> |

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

Comments: water pump issues; new pump installed/in progress

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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 checked="" 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 type="checkbox"/> Other _____ | | <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? ☐ Yes ☒ No

➤ **Drainage:**

- 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/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? ☐ 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: various years. Location of attic access? MBR
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, lights, fireplace, 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: ~3y years. Last Cleaned: as needed Last Inspected: every use
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: ~12 years. Capacity: _____ gallons. Type: ☐ Gas ☐ Electric ☒ Other propane

➤ **Water Supply:**

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

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

- Have you had any problems with your water supply? ☒ 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 failed while you have owned the property? ☐ Yes ☐ No
- Have you ever had a well pump problem or failure? ☐ 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

AB
Seller's Initials

07/30/2018
Date

USS #7346 w/Home
Property Address

Buyer's Initials

Date

Additional Information (Continued):

➤ Sewer System:

- Type: ☐ Public ☒ Private ☐ Community ☐ Other _____ **Yes** **No**
- Does your sewer system have a lift station/lift pump? ☐ ☒
- If Private: ☐ Septic Tank ☐ Holding Tank ☒ Other: Crib
- 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: ~14y Location: S of house
- 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. Copper line froze 2 times
- Are there any heat tapes, heat lamps, or other freeze prevention devices? ☐ ☒
- Location, and explain use. _____

➤ Average Annual Utility Costs:

| | | |
|----------|--------------------------|---|
| Gas | \$ _____ | Company/Source: _____ |
| Electric | \$ _____ | Company/Source: _____ |
| Oil | \$ _____ /Gallons: _____ | Company/Source: _____ |
| Propane | \$ <u>~400</u> | Company/Source: <u>Pile Bay Fuel Co</u> |
| Wood | \$ <u>0</u> | Company/Source: <u>Spruce, Birch, etc</u> |
| Coal | \$ _____ | Company/Source: _____ |
| Water | \$ _____ | Company/Source: _____ |
| Sewer | \$ _____ | 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? ☐ ☒
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: _____/_____/_____
5. Is there a homeowner's association (HOA) for the property? ☐ ☒
- If Yes, HOA name: _____ HOA Telephone: _____
- ☐ Mandatory ☐ Voluntary ☐ Inactive Monthly Dues Amount: \$ _____ per _____
- Are there any levied or pending assessments? ☐ ☒
- Who is responsible for issuing the resale certificate?
- Name: _____ Telephone: _____

➤ Setbacks/Restrictions:

6. Have you been notified of any proposed zoning changes for the property? ☐ ☒
7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property? ☐ ☒
8. Are there subdivision conditions, covenants, or restrictions? ☐ ☒
9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property? ☐ ☒
10. Are you aware of any nonconforming uses of this property? ☐ ☒

Seller's Initials DK

Date

07/30/2018

USS #7346 w/Home

Property Address

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? <i>see comments</i> | <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 checked="" type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Are you aware if the property has flooded? _____ 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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>Yes - Garages, gen. water room, Arctic entry, electrical room, decks, etc.</i> | | |
| Was a final inspection performed, if applicable? | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Has a fire ever occurred in the structure? | <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 | <i>02/30/2018</i> Date | USS #7346 w/Home Property Address | _____ Buyer's Initials | _____ Date |
|-----------------------|---------------------------|--------------------------------------|---------------------------|---------------|

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Additional Information (Continued):

Yes No

33. Noise

- a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc? ☒ ☐
- b. If Yes, explain: Pebble helicopters fly directly over house; the motels have been carried hanging via wire; have flown too low over house including (cont)

34. Pets

- a. Have there been any pets/animals in the house? ☒ ☐
- b. If Yes, what kind? dogs to help friends

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: Donald F. Shepard.
Donald Shepard

Date: 30 Jul 18

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: _____

Seller's Initials

Date

USS #7346 w/Home
Property Address

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 |
|--------|--|
| 5 #1 | Contact Borough re mining; if concerned |
| 5 #21 | Winds - 1 roof issue repaired; 1 repair expected Sep 18 (minor) |
| 5 #25 | Occasionally some doors bind |
| 5 #28 | Wood stove, propane and range oven, propane refrig & hot water heater |
| 6 #33b | including landing or hovering within a few feet (5'?) and within 300' of the buildings; FAA interest was minimal, at best. |
| | |
| | |
| | |
| | |
| | |

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: Donald F. Shepard
Donald Shepard

Date: 30 Jul 18

Seller: _____

Date: _____

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

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Page ____ of ____

DF 07.30.2018
Seller's Initials Date
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USS #7346 w/Home
Property Address

Buyer's Initials Date