

2952 TOTEM DRIVE

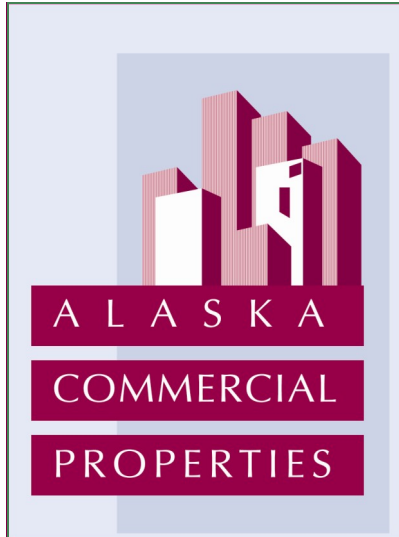


Presented by:
Cheryl Markwood
Agents for the Sellers

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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 independently review 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 and/or term, as well as 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 and/or any other matters affecting the value and/or use of the property.

It is your responsibility to ascertain the potential for the following: flooding, rock slides, avalanches, earthquake area, and/or other natural hazards. It is the Buyer's responsibility to verify, locate survey markers and/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. As in any real estate transaction or investment, we suggest that you seek legal counsel and financial advice. Most land in the State of Alaska is "surface estate only." Government agencies, Native Corporations, and/or other entities usually withhold any subsurface rights.

2952 TOTEM DRIVE

Legal Description	Lot 23, Block 1, Totem Park Subdivision
Parcel Size	0.21 Acres/9,000 sq. ft.
Building Size	2374 Sq. Ft. (+/-)
Year Built	1949
Zoning	TF (Two-Family Residential District)
Flood Zone	X500
2012 Tax Amount	\$2,958.08
2012 Mill Rate	16.9370
Road Service	College
Emergency Responder	University Fire
Schools	Ann Wien Elementary Randy Smith Middle West Valley High
Unit #1	Garage Apartment 2 Bedroom & 1 Full Bathroom
Unit #2	Main House 3 Bedroom & 1 & 3/4 Bathrooms Full finished basement includes utility room

PRICED AT
Two Hundred Thirty Nine Thousand
Five Hundred Dollars
(\$239,500.00)
Terms are Cash

Property Description

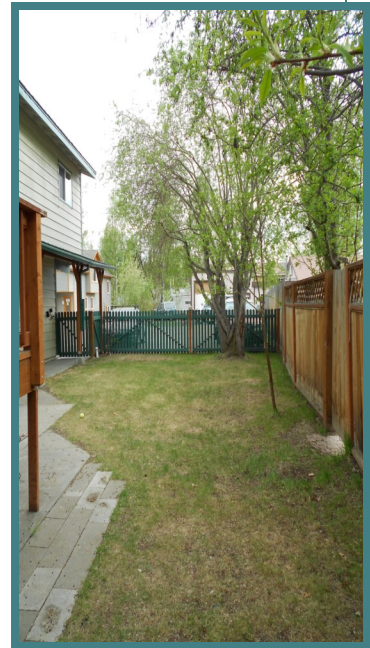


This wonderful property has a beautiful established yard perfect for an Alaska Gardener. Comes with a ready to plant garden bed and green house. Also has two storage units and patio area in a fully fenced yard. Great curb appeal with plenty of paved parking and a two car heated garage.

Two separate living units with separate entrances give you privacy to live in one unit and rent the other unit out for added income. Both units are currently rented with leases expiring end of July and going month to month until property is sold.

Main unit has approximately 1624(+/-) square feet and has three bedrooms and two full bathrooms on 2 levels along with a huge bonus room and additional kitchen located in the finished basement. Full bathroom downstairs also has washer & dryer in unit along with the boiler room and additional storage. Currently being rented for \$1800 per month and includes heat, water, and garbage with tenant paying electric.

Garage apartment has approximately 600 (+/-) square feet and has two bedrooms and one bathroom. This unit has big kitchen and a small deck with separate staircase entrance on side of house. Unit has a washer and dryer in garage. Current being rented for \$1400 per month and includes heat, water, and garbage with tenant paying electric.



This property is in a well established neighborhood Close to schools and shopping.

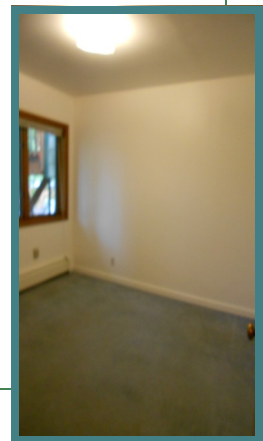
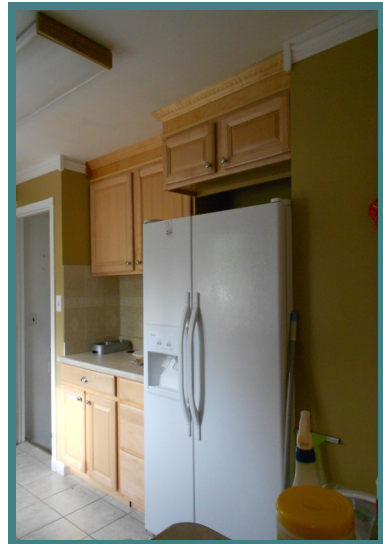
Current owners have taken good care of home and made some great improvements.



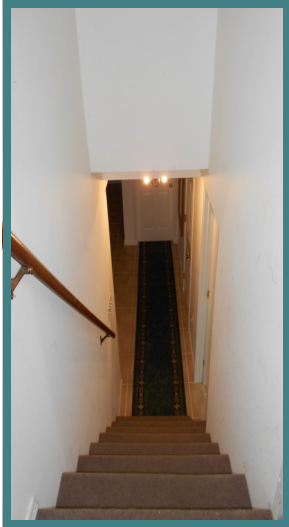
2952 TOTEM DRIVE



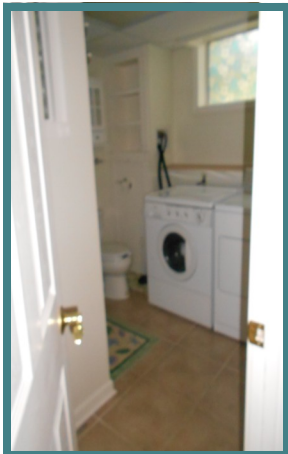
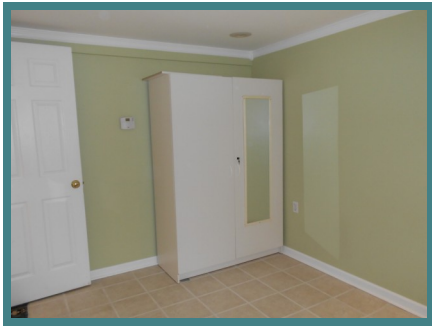
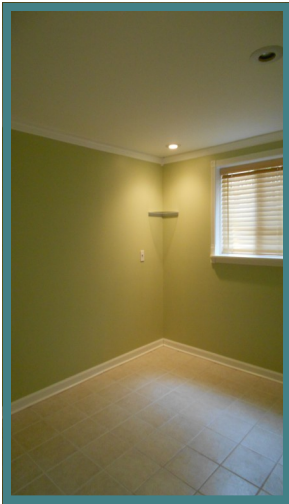
Main House Unit #2 First Floor



2952 TOTEM DRIVE



Main House
Unit #2
Lower Level



2952 TOTEM DRIVE



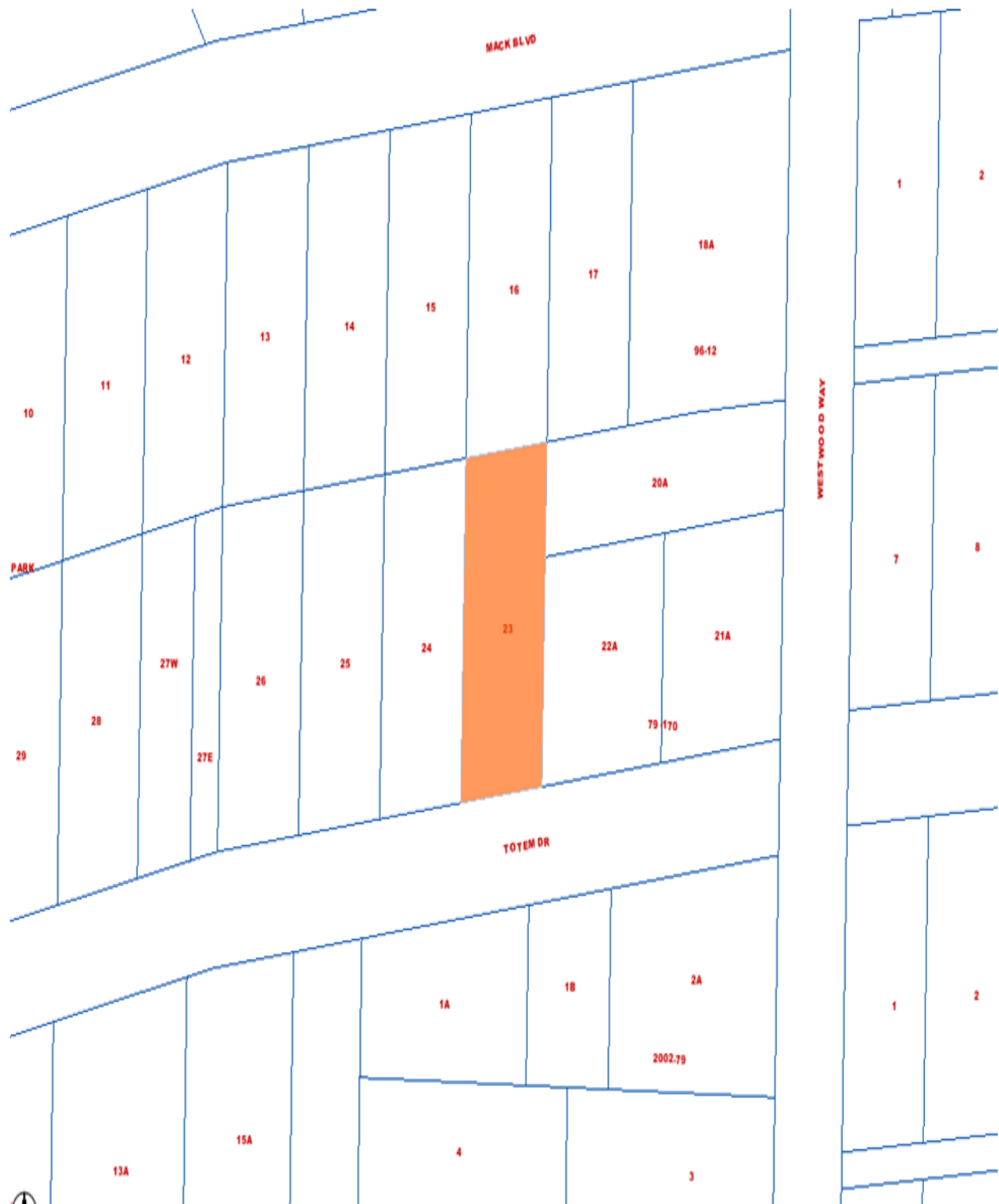
Garage Apartment Unit #1



2952 TOTEM DRIVE

Drop History				
Delivery Date	Gallons	Elapsed	K-Factor	Dollars
11/26/12	354.0	3202	9.05	1295.29
10/02/12	354.4	4476	12.63	1403.07
04/06/12	289.9	3303	11.39	1211.49
02/10/12	500.1	4403	8.80	1999.90
12/20/11	294.2	4111	13.97	1079.42
10/12/11	255.4	5075	19.87	967.71
03/28/11	304.3	3611	11.87	1174.29
02/01/11	366.6	4042	11.03	1231.41
12/10/10	315.8	3806	12.05	1013.40
09/29/10	220.3	243	1.10	673.90
09/23/10	10.1	3754	371.68	30.90
04/06/10	289.4	3466	11.98	856.33
02/03/10	324.2	3828	11.81	936.61
12/15/09	267.2	3494	13.08	758.58
10/19/09	277.0	4622	16.69	742.08
04/13/09	330.3	3899	11.80	742.84
02/05/09	338.9	3827	11.29	772.35
12/19/08	336.1	4091	12.17	718.92
10/17/08	252.1	4072	16.00	707.01

2952 TOTEM DRIVE



(C) 2013 FNSB

0 120ft

2952 TOTEM DRIVE



(C) 2013 FNSB (Image courtesy of Kodiak Mapping)

0 120ft

2952 TOTEM DRIVE

Property Summary

[back to Search Page](#)

<p>PAN 0263494</p> <p>NEIGHBORHOOD 1050 College Road</p> <p>MILLAGE GROUP 0946 COLLEGE ROAD SERVICE AREA</p> <p>FIRE SERVICE AREA UNIVERSITY FIRE S A</p> <p>LAND AREA Parcel 1 9000 Square Feet</p>	<p>PROPERTY PHYSICAL DESCRIPTION LOT 23 BLOCK 1 TOTEM PARK INSTRUMENT 134,251 9-10-62</p> <p>BUSINESS</p> <p>MOST RECENT MILLAGE RATE 16.9370</p>	<p>PROPERTY CLASS Residential</p> <p>STATUS TAXABLE</p> <p>ADDITIONAL INFORMATION Building Details View Property Location</p>
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OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
SUN, AIYING	OWNERSHIP	2952 TOTEM DR

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Deed of Trust	4/23/2012			2012-007068-0
Warranty Deed	10/1/2002			2002-020152-0
Deed of Trust	6/4/1997	1006	85	
Deed of Trust	11/1/1989	641	824	1989-022261-0
Warranty Deed	11/1/1989	641	823	1989-022260-0

Assessment History (For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.)

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2012	\$15,750.00	\$176,560.00	\$192,310.00	\$172,310.00
2011	\$11,250.00	\$176,758.00	\$188,008.00	\$168,008.00
2010	\$11,250.00	\$158,763.00	\$170,013.00	\$150,013.00
2009	\$11,250.00	\$156,203.00	\$167,453.00	\$147,453.00
2008	\$11,250.00	\$156,203.00	\$167,453.00	\$147,453.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 04/23/13 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2012 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2012	\$2,958.08	\$0.00	\$166.70	\$3,124.78	\$3,124.78	\$0.00
2011	\$2,876.56	\$0.00	\$148.24	\$3,024.80	\$3,024.80	\$0.00
2010	\$2,555.28	\$0.00	\$0.00	\$2,555.28	\$2,555.28	\$0.00
2009	\$2,453.96	\$0.00	\$0.00	\$2,453.96	\$2,453.96	\$0.00
2008	\$2,420.46	\$0.00	\$137.46	\$2,557.92	\$2,557.92	\$0.00

For questions regarding taxes, contact the FNSB Division of Treasury and Budget at 907-459-1441.

2952 TOTEM DRIVE

Chapter 18.24 TF TWO-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.24.010 Intent.
- 18.24.020 Use regulations.
- 18.24.030 Standards.

18.24.010 Intent.

This district is intended for medium density residential development and other uses which maintain the medium density residential nature of the district in areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.24.020 Use regulations.

A. Permitted Uses. In the TF, two-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
2. Two-family attached dwellings.

B. Conditional Uses. In the TF, two-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10 and SF-5 districts. (Ord. 88-010 § 2, 1988)

18.24.030 Standards.

In the TF, two-family residential district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling shall not be less than 5,000 square feet;
2. Lot area for a two-family attached dwelling shall not be less than 3,500 square feet per dwelling unit.

B. Required Yards for Principal Buildings.

1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five feet;
3. Rear yard shall not be less than five feet.

C. Building Height. Unlimited.

D. Exceptions for Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988).

2952 TOTEM DRIVE



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, _____ Judicial District, State of Alaska.

Legal Description: Lot 23, Block 1 Totem Park Subdivision

Property Address/City/Other: 2952 Totem Drive, Fairbank AK 99709

* 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.

AS
Seller's Initials 5/3/13 Date _____ Property Address _____ Buyer's Initials _____ Date _____

2952 TOTEM DRIVE

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: 1949/1971 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 Paired 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 checked="" type="checkbox"/> Cooktop
<input type="checkbox"/> Oven(s) # of <u>2</u>
<input checked="" type="checkbox"/> Rods & Blinds
<input checked="" type="checkbox"/> Microwave(s) # of <u>2</u>
<input checked="" type="checkbox"/> Dishwasher
<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Garbage Disposal
<input type="checkbox"/> Instant Hot Water Dispenser
<input type="checkbox"/> Central Vacuum Installed
<input type="checkbox"/> Intercom
<input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Wood Stove(s) # of _____
<input type="checkbox"/> Jetted Tub
<input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover
<input type="checkbox"/> Steam Shower Room
<input type="checkbox"/> Water Softener
<input type="checkbox"/> Water Filtering System
<input checked="" type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
<input type="checkbox"/> Ventilating System
<input type="checkbox"/> Heating System
<input checked="" type="checkbox"/> Storage Shed(s) # of <u>2</u>
<input type="checkbox"/> Built-In Barbecue | <input type="checkbox"/> T.V. Antenna
<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Window Screens
<input type="checkbox"/> Security System
<input checked="" type="checkbox"/> Smoke Detector(s) # of <u>4</u>
<input type="checkbox"/> CO Detectors # of _____
<input checked="" type="checkbox"/> Fire Alarms
<input checked="" type="checkbox"/> Auto Garage Door Opener(s)
of Opener(s) _____
<input type="checkbox"/> Built-In Refrigerator
<input type="checkbox"/> Other _____ |
|--|---|---|

Comments: _____

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.

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

Other items not covered above? _____

Comments: _____

AS 5, 3, 15 _____ _____
 Seller's initials Date Property Address Buyer's initials Date

2952 TOTEM DRIVE

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

- > **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: 7 years. Location of attic access? between two bed rooms
- 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? _____ Who cleaned? _____

- > **Heating System(s):**
- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
 Wood Stove Other _____
- Age: _____ years. Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank leased or owned? Wood Coal
 Oil with 500 gallon storage which is Buried Above Ground Other _____
- Age of Tank? _____ years.

> **Hot Water Heater:**
 Age: 3 years. Capacity: 40 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?

Seller's Initials: AS Date: 5.3.13 Property Address: _____ Buyer's Initials: _____ Date: _____

2952 TOTEM DRIVE

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: Down stairs bathroom interior wall (It's fixed)

• Are there any heat tapes, heat lamps, or other freeze prevention devices? _____

Location, and explain use: one in garage water pump

> **Average Annual Utility Costs:**

Gas	\$ _____	Company/Source: _____
Electric	\$ <u>2762 (Unit 2. 2011)</u>	Company/Source: <u>GVEA</u>
Oil	\$ <u>5909</u> /Gallons: <u>1498</u>	Company/Source: <u>Crowley</u>
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ <u>1046</u>	Company/Source: <u>College Utilites Cooperation</u>
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:** 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: 06/30/2013 (#2) Month to Month (#1)

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? _____

AS 5/3/13 _____
 Seller's Initials Date Property Address Buyer's Initials Date

2952 TOTEM DRIVE

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 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 secession 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, avalanches, high winds, fire, earthquakes, 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 heaving, 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: <i>See Page 7 for detail</i> | | |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Was a final inspection performed, if applicable?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Has a fire ever occurred in the structure?..... | <input type="checkbox"/> | <input checked="" 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: AS Date: 5.3.13 Property Address: _____ Buyer's Initials: _____ Date: _____
 05-4223 (Rev. 7/05) 5

2952 TOTEM DRIVE

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: Airplane

34. Pets

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

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: Arijung Sun Date: 5/3/2013
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: _____

AS 5/3/13
Seller's Initials Date Property Address Buyer's Initials Date
06-4229 (Rev. 7/05) -6-

2952 TOTEM DRIVE

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
	Changed new metal roof in 2004
	Built two storages and green house in 2007
	Electric work done recently built a new breaker box
	Energy Rating Certificated in 2010
	Three decks were built in 2009
	New carpet and new paint in Unit 1
	Remodeled kitchen and bathroom at Unit 2 in 2006.
	Changed new siding on Unit 2 in 2006
	Paved drive way in 2005

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: Quinn G. Gunn Date: 5/3/2013
 Seller: _____ Date: _____

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

Buyer: _____ Date: _____
 Buyer: _____ Date: _____

Page ____ of ____

AS 5,3,13 Seller's Initials _____ Date _____
 05-4229 (Rev. 7/06) Property Address _____ Buyer's Initials _____ Date _____

RESET FORM