

THE STATE

OF ALASKA

Department of Commerce, Community, and Economic Development Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160 Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

State of Alaska Residential Real Property Transfer Disclosure Statement

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

AS 34.70.010 requires that before a Transferee/Buyer (hereafter referred to as Buyer) makes a written offer of residential real property, 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 Recording District, Judicial District, State of Alaska as listed below.

Recording District:	Ánchorage
Legal Description:	ASLS 87-024
Property Address/ City/Other:	Skwentna area

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 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 must disclose defects or other conditions in the real property, or the real property interest being transferred. The Seller does not need to 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 <u>addendum/amendment</u> 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.

Seller's Initials

7-16-25

A5LS 87-024

Buyer's Initials

^{*}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).

PART I Seller's Information Regarding Property (continued)

Structural Components											
Check only those items that have known defects, malfunctions or have had repairs performed within the last five years. Also, check items that need to be replaced/repaired.											
Repaired	Needs	Repaired	Needs	• Proposition of the design of the control of the c	Repaired	Needs	erabben, en mondado se su o en el cuso solal el	Repaired	Capara seria sera come con come seria seria de la comencia del la comencia de la comencia del la comencia de la comencia del la comencia de la comencia del la comencia		
or Replaced	Repair	or Replaced	Repair	3	or Replaced	Repair	an and with the Administration was back and the second	or Replaced	Repair		
	Air Conditioner		Fire	laces(s) # of:		Patio	o/Decking		Swimming Pool		
	Carport		Floo	°S		Plum	nbing System	s 🔲	Ventilator System		
	Ceilings		Four	dation		Pool	l Cover		Venting		
	Chimneys		Gara	ge		Priva	ate Walkway	· 🗖	Washer/Dryer Hookups		
	Crawl Space		☐ Gara	ge Floor Drain		Rain	Gutters		Water Heater		
	Doors		Gas	Starter		Reta	aining Walls		Water Supply		
	Driveways		Heat	Recovery		Roof	f		Wind Generators		
	Electrical Systems		☐ Heat	ing Systems		Sewa	age Systems		Windows		
	Electronic Air Cleaner		Hum	idifier		Skyli	lights		Woodstove(s) # of:		
	Exterior Walls		☐ Insu	ation		Slab	os		Other:		
	Fences/Gates		Inter	ior Walls		Solar	r Panels		Other:		
	Filtration		☐ Mec	hanical		Stov	ve, Pellet				
Describ	e the defect, malfunction, one any other items rered above:	i iepaii				Tio me		and an extension of the second			
PAR Check t	Tile Documentation The documents for the subject		erty that	the seller has ava	ilable fo	r review	T.				
	As-Built Survey			Party Wall Agr	eement			Title Informa	ation		
	Certificate of Occupancy			PUR-101				Water Right	s Certificates		
	Deed Restrictions			PUR-102				Water Tests			
	Energy Rating Certificate			Resale Certific	ate		4 6	Written Agr Property Ov	eement with Adjacent vner		
	Engineer/Property/Home Inspection Report(s)		on E	3 Shared Septic			Other:	ther:			
	Flood Evaluation Certificate	,		Shared Well A	Shared Well Agreement Ot			Other:	ther:		
	Hazardous Materials Test(s)		Soil Tests	Soil Tests						
Lease/Rental Agreement Subdivision Covenants/Restrictions											



7-16-25

ASLS 37-624
Property Address

Buyer's Initials

P	ART III Additional Information (continued)						
					Yes	No	UNK
4.	is the property currently rented or leased?			X			
Ify	es, expiration date:	makkan (- Apulatikan <mark>indonesiska da d</mark> apusaka kuloka di direktaria silan indonesis di dari indonesis di dari i	and the second second	angara Najara na najar	for refusally us narmaticulars flow field	ga Performanta Egypt (* 1 ° ET) 28	Erellman dez ez e Ea ma Almade sa
5.	is there a homeowner's association (HOA) for the property?	, их учестве года, в одуже на поситорите почить в 1-1, их одите почитивности выполнения выполнения выполнения	erene aun de retain est	and the second second		×	
if y	If yes, HOA Name: HOA Phone Number:						
in transmission	Mandatory Voluntary Inactive Monthly Dues: \$						Transfer Mill and the Age and the
Are there any levied or pending assessments?							
Name of person responsible for issuing resale certificate:							a en una i proprietà an 2001 a
Se	tbacks/Restrictions						
		and the second seco	'n per 1 samme der 1974 -	an en	Yes	No	UNK
1.	Have you been notified of any proposed zoning changes for the prop	perty?		Andrew Stranger		Ø	
2.	Are you aware of features of the property shared in common with ac walls, fences and driveways, whose use or responsibility for mainter					₩.	
3.	Are there subdivision conditions, covenants, or restrictions?			i de la companya de l		124	
4. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?							
5. Are you aware of any nonconforming uses of this property?						Ø	
6.	Are you aware of any deed, or other private restrictions on the use of	of the property?	English shared Show	A TOTAL CONTRACTOR		128	
7.	Are you aware of any variances being applied for, or granted, on this	s property?				Ø	
8 Are you aware of any easements on the property?						RQ.	П

7-18-25 Date ASLS 87-624 Property Address

Buyer's Initials

Additional Information (continued) PART III **Water Supply** Other: **Public** Private Community Type: Size: 100 Shared Well (provide agreement, if any) Water Tank: Well Depth (Feet): Flow Rate (Gallons per Minute): Date Tested: (If Private) (If Private) Location of **Operational Well:** UNK Yes No N Are there any abandoned wells on the property? Have you had any problems with your water supply? 区 Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, X heavy metals, arsenic or other contaminants? Has the well failed while you have owned the property? X Have you ever had a well pump problem or failure? 口 Do you supply water to, or receive water from, others? If yes, is there a recorded agreement?

Water Heat	er			
Туре:	Oil	Gas 🔀	Electric	Other:
Age (Years):	10	Capacity (Gallons):		

KD Seller's Initials 7-6-25

7. Do you have a water rights certificate for this property?

ASUS 87-024
Property Address

Buyer's Initials

M

Р	ART III Additional Information (continued)			
		Yes	No	UNK
3.	If gutters, where do downspouts discharge?	y moje wysielenia i sie e	والمعارض وال	on washing a single and send and a
4.	Is there a floor drain in the structure, including garage?		X	
	es, where is it located and ere does it drain to?			
Ins	pection	Yes	No	UNK
1.	To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?		Ø	
2.	Has there been any energy rating on the property?		S	
En	croachments			
		Yes	No	UNK
1.	Does anything on your property encroach (extend) onto your neighbor's property?		Ø	
2.	Does anything on your neighbor's property encroach onto your property?		Þ	
En	vironmental Concerns			1
		Yes	No	UNK
1.	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?		E	
2.	Are you aware of any mildew or mold issues affecting this property?		[2	
3.	Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks?		Ø	
ify	res, number of tanks:	g standenska i klass och som och		nan i sa da dana kita andari dan dan
4.	Are you aware if the property is in an avalanche zone/mudslide area?		Þ	
5.	Have you ever filed an insurance claim for any environmental damage to the property?		M	
6.	Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?		Z	

7-16-25

ASUS 87-024 Property Address

Buyer's Initials

PART III Additional	Information (continued)				
	antanana, na mny goane ny quantere analan-nana y camperimana ana ang kalandang se no menekanaga mantan i	a construction contact management are management of the contact of	Yes	No	UNK
the structure?	the past resulting from termites, ants, ins	ects, squirreis, rodents, etc. in	₩		
yes, when?	Where?	What type?			
yes, describe what was one to resolve the problem:		достина в стране на надвижения и обще на общения по общения в стране в общения в общения в общения в общения в	unggertalen er verten i 1944 i Ser av	a a decrease has hit in men et c'htelen	and a problem Property and Market
ther			V	A4 -	UNK
an angkar dan andaran 1980 ka matakan ang katalan angkat dan antarandah ang magaman sa ma		unionality radius and an administrative instruction in the resemble of the first three designs of the addition of the PR	Yes	No	UNI
Are you aware of any mure	der or suicide having occurred on the prope	rty within the preceding 3 years		12	L
Are you aware of any hun	nan burial sites on the property?	i ka		Ø	
Are you aware of any smo	sking of any kind inside the property during	g your ownership?		M	
oise					
a unica e pala e i Norman son travante o son mobility analysis a contract de la most travallar translation	artinentikeren 1. jaar 1888 et versan erraren kunst tradition trajari, testakiria erra hette 1900 et 1900 et 1		Yes	No	UNI
Are you aware of any nois traffic, racetracks, neighbor	e sources that may affect the property, inc ors, etc.?	cluding airplanes, trains, dogs,		Z.	
yes, please explain:	en deutsche Witte in der der der Vertigen werden beschaft verben der der den der der der der den der der der d				
ets			V	No	UNI
Have there been any pets	/animale in the house?	o, ny aragonarana mpikambany haran-manana na ara-na ara-na ara-na ara-na ara-na ara-na ara-na ara-na ara-na ar	Yes	123	
yes, how many		este operations at the automorphisms of a product order objects all products and a conduct of the between access			
nd what type?				***************************************	
PART IV Agreemen	nt				
statements are made in good authorize any licensees involved	isclosure statement according to AS 34.70 d faith and are true and correct to the be ved or participating in this transaction to produce of the property or in the p	est of my/our knowledge as of to covide a copy of this statement to	he date :	signed.	I/We
eller Signature: Keng	Bon	Date: 7-	16-2	025	
		Date:			
Seller Signature:		Date:		·	

Seller's Initials

7 Date

Property Address

Buyer's Initials



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State of Alaska Residential Real Property Transfer Disclosure Statement Exemption for First Sale

Prepared in compliar	ice with Alask	ca Statute (A	AS) 34.70.010 – 34.	70.200					<u> </u>
Legal Description:							rverage decided approximation	and a second	المعادلة والمعادل والمساور
Property Address/0	City:								
Under AS 34.70.120, requirement for the					ty that has ne	ever bee	n occupi	ied is exempt	from th
Buyer may wish to ol	btain inspection	ons of the p	property and seek o	other profession	nal advice.				
			***	***	*				
Transferee (Buyer) A a person who has be potential real estate Departments, and or	en convicted o transaction. T	of a sex offe This informa	ense resides in the value of the value of the value of the value of Public States of Public	vicinity of the pr the following l	operty that is ocations: Alasi	the subj ka State	ect of the Trooper	e Transferee': Posts, Munic	s (Buyer's
			***	***	*				
Transferee (Buyer) A in the vicinity of the agricultural operatio operation of machine	property that n that might	is the subjection is the subjection of the subjection is the subjection of the subjection of the subjection is the subjection of the subje	AS 34.70.050, Tran ect of the transfered for, fumes, dust, bl d other inconvenier	asferee (Buyer) i e's potential re- owing snow, sr nces or discomf	s independent al estate trans moke, burning, orts as a result	action, t , vibratio	here is a ons, nois	n agricultura e, insects, ro	facility o
in the vicinity of the agricultural operatio	property that n that might	is the subjection is the subjection of the subjection is the subjection of the subjection of the subjection is the subjection of the subje	AS 34.70.050, Tran ect of the transfere lor, fumes, dust, bl	asferee (Buyer) i e's potential re- owing snow, sr nces or discomf	s independent al estate trans moke, burning, orts as a result	action, t , vibratio	here is a ons, nois	n agricultura e, insects, ro	facility o
in the vicinity of the agricultural operatio	property that n that might ery including a ne first transfe	is the subje produce od aircraft, and	AS 34.70.050, Tranect of the transference for, fumes, dust, blue other inconvenier	asferee (Buyer) i e's potential re- owing snow, sr nces or discomf	is independent al estate trans noke, burning, orts as a result	action, t , vibration t of lawf	here is a ons, nois ul agricu	n agricultura e, insects, ro Itural operati	facility of dents, th ons.
in the vicinity of the agricultural operatio operation of machine light this is that this is the	property that n that might ery including a ne first transfe	is the subje produce od aircraft, and er of an inter	AS 34.70.050, Transect of the transference for, fumes, dust, blad other inconvenier	asferee (Buyer) i e's potential re- owing snow, sr nces or discomf	is independent al estate trans noke, burning, orts as a result	action, t , vibration t of lawf	here is a ons, nois ul agricu ty has no	n agricultura e, insects, ro Itural operati	facility of dents, th ons.
in the vicinity of the agricultural operation operation of machine learning that this is the this transfer of interesting the stransfer of interesting the strans	property that n that might ery including a see first transferest.	is the subje produce od aircraft, and er of an inter	AS 34.70.050, Transect of the transference for, fumes, dust, blad other inconvenier	asferee (Buyer) i e's potential re- owing snow, sr nces or discomf	is independent al estate trans noke, burning, orts as a result	action, t , vibration t of lawf	here is a ons, nois ul agricu ty has no	n agricultura e, insects, ro Itural operati t been occup	facility of dents, th ons.
in the vicinity of the agricultural operation operation of machine I certify that this is the this transfer of interested Seller Signature:	property that n that might ery including a see first transferest.	is the subje produce od aircraft, and er of an inter	AS 34.70.050, Transect of the transference for, fumes, dust, blad other inconvenier	asferee (Buyer) i e's potential re- owing snow, sr nces or discomf	is independent al estate trans noke, burning, orts as a result	action, to vibration to flawfore properties properties Date:	here is a ons, nois ul agricu ty has no	n agricultura e, insects, ro Itural operati t been occup	facility of dents, th ons.

Seller's Initials

Date

Buyer's Initials



Legal Description:

THE STATE

OF ALASKA

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

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

Property Address/0	lity:		
Under AS 34.70.110, if the Seller and Buye	completion of this disclosure statement may be waived when transferring a	ın inte	rest in residential real proper
	btain professional advice and/or inspection of the property.		
•	nat the buyer read the complete State of Alaska Residential Real Property	Trans	sfer Disclosure Statement.

a person who has been potential real estate	wareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently en convicted of a sex offense resides in the vicinity of the property that is the transaction. This information is available at the following locations: Alaska the State of Alaska, Department of Public Safety Internet site: https://dps.	e subj State	ect of the Transferee's (Buyer' Trooper Posts, Municipal Polic

in the vicinity of the pagricultural operation	wareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently property that is the subject of the transferee's potential real estate transact that might produce odor, fumes, dust, blowing snow, smoke, burning, viery including aircraft, and other inconveniences or discomforts as a result of	tion, t ibratio	here is an agricultural facility ons, noise, insects, rodents, the

Transferor (Seller) a disclosure statement	of this disclosure statement may be waived when transferring an interend the Transferee (Buyer) agree in writing. If both parties agree to waiv, please sign below. oes not affect other obligations for disclosure.		
Seller Signature:	Ken Som	ate:	7-16-25
Seller Signature:	Da	ate:	
Buyer Signature:	D	ate:	
Buyer Signature:	Da	ate:	
Seller's Initials	7-16-25 ASIS 87-024 Date Property Address	Ві	uyer's Initials Date
08-4229b (Rev. 12/2		by Agi	reement Page 1 of