



MLS #07-15458

19039 Trail Bay Drive, Eagle Crossing S/D, Eagle River

ROOM FOR EVERYONE!

\$319,900

- ▶▶ Four bedroom home, three on one level including master suite, three full baths
- ▶▶ Large recreation room downstairs, full bath, bedroom on this level w/office shelves
- ▶▶ Large rear deck across entire back of home, fenced yard with raised gardens
- ▶▶ Garage has extra-deep bay, workbenches and room for a long vehicle

Download information package, lots of interior photos from web site below

Your Internet Realtor®



Niel Thomas
ABR, CCIM, CRS
Coldwell Banker Best Properties
265-9106 Direct
www.Reals8.com

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Homes Information 24 Hours a Day Without Having to Reach a Licensee



www.ViewAnchorageHomes.com

Buyer Resources

Your Home's Approximate Value Emailed to You Without Having to Speak to a Licensee



www.PriceMyAnchorageHome.com

Unrepresented (FSBO) Sellers ads. Contact seller directly or via the licensee representing you as buyer



www.AnchorageAreaFSBO.com

Seller Resources

Other Resources

Find everything below and more!
Anchorage's comprehensive real estate information center
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10 Free Email reports to save you time and money on your next transaction



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Niel's Real Estate Blog



WHAT YOU SHOULD KNOW BEFORE SELLING YOUR HOME.	WHAT YOU SHOULD KNOW BEFORE BUYING A HOME.
REQUEST CD VIA EMAIL	

Address: 19039 Trail Bay Drive



Listing #	07-15458	Price-List	\$ 319,900
Status	Active	Near	Eagle River
Zip Code	99577	Type	Residential
Bedrooms	4	Baths	3.00
Acres	0.10	Carpport #	0
Garage #	2	Latitude	61.299452
Longitude	-149.527649	Unit #	
Year Built	1997		

MLS Area: 90 - Eagle River
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R3 - Multiple Family Residential

School-Elementary	Alpenglow	School-Middle	Gruening	School-High	Eagle River
Energy Rating		Remote Description		SF-Gar	528
SF-Lot	4,352	SF-Res	2,178	LPSqFt\$	146.88
Tax ID	0671017500001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW0154
Taxes	\$ 4,238	Tax Year	2007	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: Exit Eagle River Lp on Driftwood Bay to R on Kak Island, L on Mountain Pt, L on Trail Bay, home on left (north) side of street.

Legal: Eagle Crossing L9 B3

Public Remarks: Lots of sun in this south-facing home. Great master suite, four bedrooms, one with built-in office shelving, three full baths. Large recreation room downstairs. Oversized garage with workbench and large workshop area at the back of one half of the garage, or for extra-long vehicle. High ceilings in living/great room, lovely mountain views from kitchen and upstairs BRs. Large rear deck, fenced yard

Residential Type: Single Family Res Association Info: Dues-HOA Name: Eagle Crossing; Dues-HOA Phone #: 563-3345; Dues-Amount: 30; Dues-Frequency: Quarterly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Concrete Block Floor Style: Split Entry; Two-Story Reverse Garage Type: Heated; Tuck Under Carpport Type: None	Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Public Water-Type: Public Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained View Type: Mountains Topography: Sloping Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 3,000 Docs Avl for Review: Docs Posted on MLS; Prop Discl Available
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Features-Interior: Dishwasher; Disposal; Electric; Family Room; Microwave (B/I); Range/Oven; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Carpet; Ceiling Fan(s); Central Vac Rough-in; Smoke Detector(s)
Features-Additional: View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	2	1	Bath-Full	2	1
Family Room	1	1	Bath-Full	1	1
Kitchen	2	1	Master Bedroom	2	1
Living Room	2	1	Bedroom 2	2	1
Master Bath	2	1	Bedroom 3	2	1
			Bedroom 4	1	1

LO: Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, October 01, 2007 12:44 PM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.



To: **Connie Bates** Phone:
CB Best Properties Fax: **(907) 265-9441**

From: **Laura McNenney** Phone: **203-205-1204**
Cartus Corporation Fax: **203-749-5164**

Cartus File #: **1795872** Total Pages:

Address: **19039 TRAIL BAY DR**
Eagle River AK 99577

**STOP! PLEASE READ ALL OF THE FOLLOWING INSTRUCTIONS
NECESSARY TO PROPERLY PROCESS THE PURCHASE AGREEMENT:**

Please have the Buyer(s) SIGN and INITIAL the following forms as indicated below:

1. Seller's Real Estate Disclosure:

This document is a summary of Cartus' knowledge of the property. It will include a Homeowner's Real Estate Disclosure, Lead Paint Disclosure and State Disclosure (if applicable). It may include additional inspection reports (this will only be if Cartus ordered inspections for the property).

- The Buyer(s) must initial on the top left, next to each report listed, and sign on the bottom right.

2. Lead Paint Addendum:

This document is Cartus' (as the seller) Lead Paint Disclosure to the Buyer(s). The Buyer(s) sign(s) under the "Purchaser's Acknowledgement."

- The Purchaser initials (4) and checks (A) or (B) and signs as Purchaser.
- As our Listing Agent you must initial (5) and sign as Agent.

3. State Disclosure:

This will be the 'non-occupant' disclosure listing Cartus Corporation as the seller.

4. Purchase Agreement:

If applicable to your state, our **Cartus State Contract** is the contract of choice. If there isn't a Cartus State Contract for your state, then the Cartus Standard Addendum **must** be attached to your local sales contract.

In order to execute any contract, Cartus requires a complete contract package, which consists of all of the above signed by the buyer(s).

BUYERS AGENT CHECK LIST

EXECUTING THE PURCHASE AGREEMENT

Cartus Corporation will execute the agreement as "Seller" once the following requirements have been satisfied and the terms have been confirmed with our homeowner.

In order to expedite this process use the following checklist:

- Cartus Relocation Corporation entered as the sole "Seller" of the property
- Cartus State Sales Contract-----where available
- OR
- Local Purchase Agreement AND the Cartus Corporation Standard Addendum
- Cartus Corporation Seller's Real Estate Disclosure
 - Must be signed, initialed, dated and witnessed.
 - Buyers must initial on top left, next to each report listed and sign on the bottom right.
- Cartus Corporation Lead Paint Addendum
 - Buyer must initial (4) and check A or B and sign as the purchaser.
 - Listing agent must initial (5) and sign bottom of form.
- State required disclosure document referencing Cartus Corporation as Non-Owner Occupant (if applicable for your state)
 - Buyer must sign
- Pre-qualifying or Pre-approval letter from a lender or mortgage broker
- Copy of earnest money check
- Contract and loan information for a contingent closing
 - Require copy of Buyer's contract and pre-qualification letter.
- No changes or strikeouts to any Cartus forms. Documents must be legible.

CARTUS CORPORATION CANNOT EXECUTE ANY PURCHASE AGREEMENT WITH A BUYER WHO HAS NOT SIGNED THE CARTUS STATE CONTRACT OR THE CARTUS STANDARD ADDENDUM, THE LEAD PAINT ADDENDUM AND SELLER'S REAL ESTATE DISCLOSURE. THE LANGUAGE IN THESE DOCUMENTS CANNOT BE ALTERED WITHOUT CARTUS' APPROVAL.

Cartus will sign a fax or original, but not both.

**Cartus Corporation
Seller's Real Estate Disclosure**

Re file #: 1795872

Street 19039 Trail Bay Dr
City/ST/Zip Eagle River AK 99577

Revision Date: Wednesday, September 05, 2007

Buyer(s) acknowledge that Cartus Corporation has delivered copies of the following disclosure documents to Buyer(s) which Buyer(s) have read and understand: (Acknowledge by initialing to the left of each item listed and signing below.)

INITIALS	REPORT	# OF PAGES	DATED	PREPARED BY
/	Home Owner's Real Estate Disclosure	3	07/16/2007	Home Owner(s)
/	State Disclosure	9	07/17/2007	Home Owner(s)
/				

Pending reports have been ordered but have not yet been received do not have a date of report in the DATED column. These reports will be provided to you upon receipt.

The following states have mandatory state disclosures: AK, AZ, CA, CT, DE, DC, HI, ID, IL, IN, IA, KY, LA, ME, MD, MI, MN, MS, MT, NE, NV, NH, NM, NY, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, VA, WA, WI. Cartus Corporation is disclosing this to the buyers where applicable.

Buyer(s) acknowledge that they have had, or will have had, prior to closing, the opportunity to investigate the subject matter of the aforementioned disclosures on their own and have, or will have, investigated such to their satisfaction, or waived such investigation.

Neither Cartus Corporation nor Cartus Relocation Corporation have independently verified the contents of these documents and are not responsible for their accuracy.

Buyer(s) acknowledge and agree that the purchase price of the property and other terms and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures; that said purchase price reflects the agreed-upon value of the property AS IS; including the aforementioned disclosures; to take the property subject to the disclosures; and that Cartus Corporation shall have no responsibility or liability therefor.

Buyer(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/ inspections/ defects.

Note: You may also wish to have your broker complete and provide you with a similar disclosure statement.

*Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

→ Dated: _____

→ Buyer: _____

Buyer: _____

Please fax this document to (203) 749-1300



111-81002468

Cartus Corporation

Homeowner's Real Estate Disclosure



Complete this form for your home. This information will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. Please complete this form and return it promptly to your Client Services Consultant.

File # 1795872

Owner's Name(s): Willie Thompson
Loren Davis

Property Address:
19839 Trail Bay Dr

Eagle River, Alaska 99577
United States Of America

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. We further understand that an offer to purchase will not be made until this disclosure is completed.

A. The items checked below will remain with the subject property:

- | | | | |
|---------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Washer | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Central Vacuum |
| <input type="checkbox"/> Oven | <input type="checkbox"/> Washer/Dryer Hookups | <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> T.V. Antenna |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Dryer | <input type="checkbox"/> Satellite Dish | <input checked="" type="checkbox"/> Public Sewer System |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Security Gates | <input type="checkbox"/> Intercom | <input type="checkbox"/> Septic Tank |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Sprinklers | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Patio/ Deck |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Central Heating | <input type="checkbox"/> Pool | <input type="checkbox"/> Built-in Barbecue |
| <input checked="" type="checkbox"/> Window Screen | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Spa | <input type="checkbox"/> Cezebo |
| <input checked="" type="checkbox"/> Rain Gutters | <input type="checkbox"/> Wall/ Window Air Conditioner | <input type="checkbox"/> Hot Tub | |
| Water Softener → <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | | |
| Garage → <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | | <input type="checkbox"/> Curoport |
| | <input checked="" type="checkbox"/> Garage Door Opener | # of Remote Controls 2 | |
| Pool/Spa Heater → <input type="checkbox"/> Gas | <input type="checkbox"/> Gas | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| Water Heater → <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input type="checkbox"/> Electric |
| | <input checked="" type="checkbox"/> City | <input type="checkbox"/> Well | <input type="checkbox"/> Private Utility |
| Water Supply → <input checked="" type="checkbox"/> City | <input checked="" type="checkbox"/> Utility | <input type="checkbox"/> Bottled | <input type="checkbox"/> Other |
| Gas Supply → <input type="checkbox"/> Utility | <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input type="checkbox"/> Monitoring Contract/Fee |
| Security System → <input type="checkbox"/> Owned | | | |

Exhaust Fan(s) in: Bathrooms (3), Garage
220 Volt Wiring in: Kitchen, Laundry

Fireplace(s) in:

Gas Starter:

Roof(s) Type: Composition

Approximate Age: 10

Repaired? (choose one) Yes No

If Yes, Explain

What is the approximate year the property was built?: 1997

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?

Yes No

If yes, describe...(attach additional sheets if necessary)

Please fax this document to (203) 749-1300



111-81002468

Cartus Corporation

Homeowner's Real Estate Disclosure

B. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below. (Attach additional sheets to explain if necessary.)

- Interior Walls, Foundation, Walls/Fences, Other Structural Components, Ceilings, Insulation, Electrical Systems, Windows, Exterior Walls, Plumbing/Sewer/Septic, Sidewalks, Driveways, Exterior Siding, Roofs, Doors, Heating System, Stairs, Floor

C. Are you (Seller) aware of any of the following:

If the answer to any of these is yes, please explain. Attach additional sheets if necessary.

- 1. Is your home accessed, in whole or part, through a private road?
2. Features shared with adjoining landowners...
3. Encroachments, easements or similar matters...
4. Room additions, structural modifications...
5. That the property is located on or near an active or former landfill...
6. Any settling from any cause...
7. Water damage, flooding, drainage or grading problems.
8. Damage to property or structures from fire, earthquake, floods...
9. Zoning violations, non conforming uses...
10. Neighborhood noise problems...
11. Deed restrictions or obligations.
12. Is the type of siding on your home one of the following...
13. Any "common area" (i.e., pools, tennis courts...
14. Any notices of abatement or citations...
15. Any lawsuits against you...
16. That the home has ever been tested for radon gas.
17. If radon remediation was required...
18. That the home contains Asbestos or Lead-based paint.
19. Any evidence of or treatment/repairs for termites...
20. That there is now, or has ever been, any underground storage tank(s)...
21. Have you experienced or do you have knowledge of any problems with the tank(s)...
22. What materials are, or were, stored in the tank(s)?
23. Are any title holders not U.S. citizens?
24. Any special assessments? If yes, Type?
25. Insurance claims filed with respect to the home during the past two years?

Comments: 11.) Eagle Crossing HOA covenants

7/16/2007 6:04 PM FROM: Mobile Laundry Mobile Laundry Systems TO: 1 203 749-5228 PAGE: 004 OF 004

Please fax this document to (203) 749-1300



111-81002468

Cartus Corporation

Homeowner's Real Estate Disclosure

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller is occupying the property/ is not occupying the property/ Moved out on (date).

Home is currently occupied by me and/or members of my family/ is currently vacant/ is currently occupied by a tenant. Tenant will vacate by (date).

William Thompson _____ 07.16.07
 Seller Date

Scott Dant _____ 16 July 2007
 Seller Date



Jack White/Vista Real Estate

PROPERTY DISCLOSURE
Certification and Acknowledgement

SELLER Willie Thompson & Loren Davis
PURCHASER _____
LISTING LICENSEE Craig Bennett
SELLING BROKER/LICENSEE _____
LEGAL DESCRIPTION: Eagle Crossing Bk 3 L49

AS 34.70.010 requires that the seller of an interest in residential real property, before receiving a written offer, shall deliver by mail or in person a completed written disclosure statement in a form as provided by the Alaska Real Estate Commission. Our practice, before listing a property is to provide a copy of the statute and a Real Property Transfer Disclosure form to the sellers and request that they accurately and thoroughly provide the information called for by that form. A copy of the form is then placed in our listing file, and provided upon request to any prospective purchaser who expresses an interest in the property.

I/We certify that the property information contained on the Real Property Transfer Disclosure Form, concerning the real property located at 19039 Tunal Bay Dr. is true and correct to the best of my/our knowledge. Further, I/We certify that our Prudential Licensee and Prudential Jack White/Vista Real Estate have no responsibility for information contained herein.

We have been advised by our Licensee to seek legal counsel regarding questions on the Real Property Transfer Disclosure Form that we do not fully understand.

PURCHASER:

In response to your inquiry regarding the above referenced property, we hereby provide to you the Real Property Transfer Disclosure form pertaining to said property as prepared by the Seller. You should be aware that all information contained in the enclosed form has been supplied by the Seller, in compliance with their obligations under the law. Neither Prudential Jack White/Vista Real Estate, its Broker, nor its Listing Licensee, nor the Selling Broker/Licensee are in a position to verify the accuracy of that information nor the condition of the property in question.

You, as purchasers, are entitled to perform a full and complete inspection of the property, including an examination of that property by any professional and/or engineering consultants you may wish to retain. We urge you to take all steps that you deem appropriate to assure yourself as to the accuracy of the information provided in the enclosed form, and that the property meets your needs and expectations. If you have any questions regarding the information provided in the disclosure form or seek greater detail with respect to any of the items in question, please advise and we will be happy to pass your request on to the Seller for supplementation.

SELLER: Willie Thompson DATE: 07.17.07
SELLER: Loren Davis DATE: 7/17/07

I/We acknowledge receipt of a copy of this statement.

PURCHASER: Melissa Kessler DATE: 9/4/07
PURCHASER: As agent for Carus Corporation DATE: _____

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: Eagle Crossing Bk 3 L9
 Property Address/City/Other: 19039 Tucule Bay Dr.

* 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 34.70.040(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.

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.

Seller's Initials: WT SD Date: 07/17/07 Property Address: 19039 Tucule Bay Dr. Buyer's Initials: MA Date: 9/4/07

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) *Please complete one form for each unit.
- Other (please specify) _____

Do you currently occupy the property? Yes No. If Yes, how long? 4 yrs.

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

Year Property Built: 1997 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 or Modular Construction Other: _____

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____

Name of original builder (if known): _____

Property Features:

Check all items that are built-in and will remain with the property. Also ...
 Circle those checked items that have known defects or malfunctions. Also ...
 Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <input type="checkbox"/> Cooktop | <input checked="" type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input type="checkbox"/> Built-in Folds & Blinds |
| <input type="checkbox"/> Range/Oven | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> Built-in Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>7</u> |
| <input checked="" type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> Fire Alarms |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | # of Opener(s) <u>2</u> |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Remote Control(s) _____ |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed | <input checked="" type="checkbox"/> Other <u>Carbon monoxide detector</u> |
| <input checked="" type="checkbox"/> Paddle Fan(s) # of <u>2</u> | <input type="checkbox"/> Barbecue | <input type="checkbox"/> Other <u>(2)</u> |
| <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Other _____ |

Comments: _____

Structural Components:

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

- | | | | | |
|------------------------------------------|---------------------------------------------------------------|--------------------------------------------------|------------------------------------------------|----------------------------------------------------------|
| <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"/> Woodcove(s) # of _____ | <input type="checkbox"/> Sewage Systems | <input type="checkbox"/> Heat Recovery Ventilator System |
| <input type="checkbox"/> Privates | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fireplace(s) # of _____ | <input type="checkbox"/> Water Supply | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Walkways | <input type="checkbox"/> Floors | <input type="checkbox"/> Gas Starter | <input type="checkbox"/> Garage | <input type="checkbox"/> Mechanical Filtration |
| <input type="checkbox"/> Retaining Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Chimneys | <input type="checkbox"/> Garage Floor Drain | <input type="checkbox"/> Pool Cover |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Doors | <input type="checkbox"/> Plumbing Systems | <input type="checkbox"/> Carpet | <input type="checkbox"/> Hot Water Heater |
| <input type="checkbox"/> Crawl Space | <input type="checkbox"/> Windows | <input type="checkbox"/> Heating Systems | <input type="checkbox"/> Washer/Dryer Hook-ups | |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Skylights | | <input type="checkbox"/> Humidifier | |
| <input type="checkbox"/> Patio/Decking | <input type="checkbox"/> Vending | | <input type="checkbox"/> Air Conditioner | |
| <input type="checkbox"/> Stairs | <input type="checkbox"/> Other items not covered above? _____ | | | |

Comments: _____

Seller's Initials: UC SD Date: 07/17/07 Property Address: 19034 Truitt Bay Dr. Buyer's Initials: (MP) Date: 9/4/07

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

- | | | |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Current Engineer/
Property Inspection Report(s)
completed within the last
24 months | <input type="checkbox"/> Written Agreements with
Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement |
| <input type="checkbox"/> Preliminary Title Report | <input type="checkbox"/> Energy Rating Certificate | <input type="checkbox"/> Lease/Rental Agreement |
| <input checked="" type="checkbox"/> As-Built Survey | <input type="checkbox"/> Resale Certificate | <input type="checkbox"/> Soils Test |
| | <input type="checkbox"/> Water Rights Certificate | <input type="checkbox"/> Well Log and Water Tests |
| | <input type="checkbox"/> Dead Restrictions | <input type="checkbox"/> Hazardous Materials Test(s) |
| | <input type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Other _____ |
| | | <input type="checkbox"/> Other _____ |

Additional Information:

Supply information for the following items:

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? _____
 - 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? CORNERS
- Is there a floor drain in the structure, including garage?
 - If Yes, where is it located and where does it drain to? GARAGE

> **Roof or Other Leakage:**

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
- Age: 10 years.
- 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 chimneys 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: 10 years. Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank Wood Coal
- Oil with _____ gallon storage which is Buried Above Ground Other _____
- Age of Tank? _____ years

> **Hot Water Heater:**

Age: 10 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.

- Have you had any problems with your water supply?
- Has the water supply been tested in the past 12 months? NA
- If Yes, attach all documentation from all tests.
- 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: WSD Date: 07/17/07 Property Address: 19039 Tunal Bay Dr Buyer's Initials: MR Date: 9/14/07

Additional Information (Continued):

> **Sewerage System:** Yes No

Type: Public Private Community Other _____

• Does your sewerage system have a lift station? Yes No

If Private: Septic Tank Holding Tank Other: _____

Drainfield System: Bed Trench Mound Pit Crib Other _____ N/A

Innovative Sewerage System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter

Secondary sewage treatment plant Other _____

Location of sewerage system: _____

• Has the sewerage system failed while you owned the property? Yes No

If Yes, explain: _____

• Have you had any work maintenance or inspections done on the sewerage system during your ownership? Yes No

If Yes, explain: _____

Approval Source (and date if known): _____

• Are you aware of any abandoned sewage systems, leachfields, cribs, etc. on the property? Yes No

> **Freeze-ups:**

• Have you had any frozen water lines, sewer lines, drains, or heating systems? Yes No

> **Average Annual Utility Costs:**

Gas	\$ 1145	Company/Source:	_____
Electric	\$ 1900	Company/Source:	_____
Oil	\$ _____/Gallons: _____	Company/Source:	_____
Propane	\$ _____	Company/Source:	_____
Wood	\$ _____	Company/Source:	_____
Coal	\$ _____	Company/Source:	_____
Water	\$ 636	Company/Source:	_____
Sewer	\$ 187	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? 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: Edge Crossing HOA Telephone: 907-563-3345

Mandatory Voluntary Inactive Dues Amount: \$ 30 / QUARTER

Are there any levied or pending assessments? Yes No

Who is responsible for issuing the resale certificate? Name: Pacific Rim Telephone: 907-563-3345

> **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, or subdivision covenants on this property? Yes No

10. Are you aware of any nonconforming uses of this property? Yes No

Seller's Initials: WT SD Date: 07/17/07 Property Address: 19039 Trail Bay Dr Buyer's Initials: (MD) Date: 9/4/07

Additional Information (Continued):

- | | Yes | No |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 11. Are you aware of any borough, city, deed, or 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"/> |
| 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone and/or flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Have you ever filed an insurance claim for any environmental damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. 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: | | |
| 22. Are you aware of any grading, excavation or filling on the property or any portion of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Are you aware of any flooding, drainage, or grading problems that affect this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| > Construction, Improvements/Remodel: | | |
| 25. Have you remodeled, made any room additions, structural modifications or improvements? | <input type="checkbox"/> | <input checked="" 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Has a fire ever occurred in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| > Pest Control or Wood Destroying Organisms: | | |
| 27. 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? _____ | | |
| 28. 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: | | |
| 29. Pets | | |
| a. Have there been any pets/animals in the house? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. If Yes, what kind? <u>1 dog; 1 cat; 1 rabbit</u> | | |

Seller's Initials: MS Date: 07/17/07 Property Address: 19039 TRAIL BAY DRIVE Buyer's Initials: MD Date: 9/4/07

Additional Information (Continued):

30. Noise Yes No
- a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.?
- b. If Yes, explain: _____
- _____
- _____

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 agent(s) representing any principal(s) 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: Willie R. Thompson Date: 07.17.07

Seller: Scott Dan Date: 17 MAR 2007

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 the Seller's agent.

Buyer: [Signature] Date: 9/4/07

Buyer: _____ Date: _____

As agent for Carus Corporation

WS 07.17.07 19039 TRAIL DAY DRIVE [Signature] 9.4.07

Seller's Initials Date Property Address Buyer's Initials Date



Square Footage Disclosure

This disclosure is made to buyer and/or seller and applies to the improved residential real estate known as:

Property Address: 19039 Trail Bay Dr.

Legal Description: Eagle Crossing Bk 3 Lt 9

Prudential Jack White/Vista Real Estate and its licensee, _____ are providing information on square footage for the above-referenced property from the following source(s) as indicated below:

<u>Source of Square Footage Information</u>	<u>Square Footage</u>	<u>Date</u>
<input checked="" type="checkbox"/> Prior Appraisal	<u>2050</u>	<u>2003</u>
<input type="checkbox"/> Building Plans	_____	_____
<input checked="" type="checkbox"/> Assessor's Office (Tax Records)	<u>2178</u>	<u>7/17/07</u>
<input type="checkbox"/> Other _____	_____	_____

Buyer is advised to verify this information. Any independent measurement or investigation should be completed on or before the inspection deadline as specified in the Purchase and Sale Agreement.

By [Signature] Date 7/17/2007
(Licensee)

The undersigned acknowledge receipt of this disclosure.

[Signature] Seller Date 07.17.07

[Signature] Seller Date 7/17/07

[Signature] Buyer Date 9/4/07

As agent for Carus Corporation Buyer Date _____

01/22/04 THU 11:48 FAX 90742 718

ASSOCIATED ISLAND BRO

2018

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 Transferor/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 Recording District, Judicial District, State of Alaska.

Legal Description:

Property Address/City/Other: 19039 Trail Bay Dr. Eagle River 99577

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 34.70.010 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 amendment form for that purpose may be attached to this disclosure statement.

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 34.70.140, 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.

19039 Trail Bay Dr

Seller's Initials

813007

Date

See Signature Page

Buyer's Initials

Buyer's Initials

Date

09-2225 (Rev. 11/02)

Seller Is Non-Occupant Owner And Has No Knowledge Regarding This Property Any information is attached

01/22/04 TUE 11:48 FAX 8074684918

ASSOCIATED INLAND BROKER

ID 912037495228 P.02

MMYY

Seller's Information Regarding Property

Property Type (check one)

- Single Family
- Zero Lot Line / Town House
- Duplex (Including Single Family with an Apartment)
- Other (please specify) _____

Condominium Townhome/PUD
 *Please complete one form for each unit.

Do you currently occupy the property? Yes No. If Yes, how long? _____

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

Year Property Built: _____ If property was built prior to 1978, or if Seller has sufficient knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment to Lead-Based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Reduction Act of 1992 (also known as Title X) and provide Buyer with the Federal Lead-Based Paint Hazard Reduction Act of 1992. The property can be inspected and inspected by the Buyer or a professional inspector.

Construction Overview: Wood Frame Manufactured or Modular Construction Other: _____
 Foundation: Masonry Block Houred Concrete Piling Treated Wood Other: _____
 Name of original builder (if known): _____

Property Features:

Check all items that are broken and not repair with the property. Also describe those checked items that have known defects or malfunctions. Also describe the defect or malfunction on the Addendum (Amendment) to The Disclosure Statement.

- | | | |
|--------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Carport | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Electric Dish |
| <input type="checkbox"/> Quality of Work _____ | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input type="checkbox"/> Shut-In Racks & Blinds |
| <input type="checkbox"/> Range/Oven | <input type="checkbox"/> Sinks | <input type="checkbox"/> Window Treatments |
| <input type="checkbox"/> Built-In Microwave # of _____ | <input type="checkbox"/> Dishwasher Room | <input type="checkbox"/> Security System |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Water Submerser | <input type="checkbox"/> Smoke Detector # of _____ |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Heating System | <input type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Heating System | <input type="checkbox"/> # of Doors (of _____) |
| <input type="checkbox"/> Central Vacuum Inlets | <input type="checkbox"/> Air Conditioning System | <input type="checkbox"/> # of Windows (of _____) |
| <input type="checkbox"/> Irrigation | <input type="checkbox"/> Shower Stalls | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Recessed Panels # of _____ | <input type="checkbox"/> Bar/Bathtub | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Walk-In Storage # of _____ | <input type="checkbox"/> TV Antennae | <input type="checkbox"/> Other _____ |


Comments: _____

Additional Comments:

Describe any items that have known defects, malfunctions, or have had major repairs performed within the last 12 months. Also describe the defect, malfunction, or repair on the Addendum (Amendment) to The Disclosure Statement.

- | | | | | |
|------------------------------------------|--------------------------------------------------------|------------------------------------------|-----------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Fences/Gates | <input type="checkbox"/> Pool System | <input type="checkbox"/> Insulation | <input type="checkbox"/> Electrical Systems | <input type="checkbox"/> Heating/Air Conditioning |
| <input type="checkbox"/> Decking | <input type="checkbox"/> Engine Work | <input type="checkbox"/> Windows/Doors | <input type="checkbox"/> Sewer System | <input type="checkbox"/> Hot Water |
| <input type="checkbox"/> HVAC | <input type="checkbox"/> Heating System | <input type="checkbox"/> # of _____ | <input type="checkbox"/> Water Supply | <input type="checkbox"/> Ventilation System |
| <input type="checkbox"/> Paving/Driveway | <input type="checkbox"/> Floors | <input type="checkbox"/> Appliances | <input type="checkbox"/> Garage | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Retaining Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Gas Water | <input type="checkbox"/> Garage Floor Deck | <input type="checkbox"/> Stairs |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Doors | <input type="checkbox"/> Chimneys | <input type="checkbox"/> Carpet | <input type="checkbox"/> Front Entry |
| <input type="checkbox"/> Gravel/Scapes | <input type="checkbox"/> Windows | <input type="checkbox"/> Paved Systems | <input type="checkbox"/> Washer/Dryer Hookups | <input type="checkbox"/> The Water Heater |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Skylights | <input type="checkbox"/> Heating Systems | <input type="checkbox"/> Handicap | |
| <input type="checkbox"/> Siding/Cladding | <input type="checkbox"/> Vents | <input type="checkbox"/> Heating Systems | <input type="checkbox"/> Air Conditioning | |
| <input type="checkbox"/> Spas | <input type="checkbox"/> Other items not covered above | | | |

Comments: _____

 8/30/07 19039 Trail Bay Dr _____
 Date Property Address Signature Title

See Signature Page

Seller Is Non-Occupant
 Owner And Has No Knowledge
 Regarding This Property
 Any information is attached

JUL 13 2004 17:10 PK

10 91203/485228

P. 03

01/22/04 THU 11:48 FAX 807487

ASSOCIATED ISLAND BROF

024

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

- Current Engineer/Property Inspection Report(s) completed within the last 24 months
- Preliminary Title Report
- As-Built Survey
- Written Agreements with Adjacent Property Owners
- Energy Rating Certificate
- Resale Certificate
- Water Rights Certificate
- Deed Restrictions
- Subdivision Covenants/Restrictions
- Party Wall Agreement
- Lease/Rental Agreement
- Soils Test
- Well Log and Water Tests
- Hazardous Materials Test(s)
- Other _____
- Other _____

Additional Information:

Supply information for the following items:

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 Pumps Gutter 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: _____ years
- 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 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 Checked: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank 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 Other _____
- Have you had any problems with your water supply? Yes No
 - If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute.
- Has the water supply been tested in the past 12 months? Yes No
 - If Yes, attach all documentation from all tests.
- 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? _____
- Do you have a water rights certificate for this property? Yes No


 8/30/07 19039 Trail Bay Dr
 Date Property Address

See Signature Page
 Seller is Non-Occupant
 Owner And Has No Knowledge
 Regarding This Property
 Any information is attached

01/22/04 THU 11:48 FAX 9074664018

ASSOCIATED ISLAND BROKER

018

Additional Information (Continued):

Sewerage System:

Type: Public Private Community Other _____

Does your sewerage system have a location? Yes No

If Private: Septic Tank Holding Tank Other _____

Drainfield System: Bed Trench Mound P2 Grib Other _____

Innovative Sewerage System: Permittent Sand Filter Biosycle Recirculating Upflow Filter

Secondary sewage treatment plant Other _____

Location of sewerage system: _____

Has the sewerage system failed while you owned the property? Yes No

If Yes, explain: _____

Have you had any work, maintenance or inspections done on the sewerage system during your ownership? Yes No

If Yes, explain: _____

Approval Source (and date if known): _____

Are you aware of any abandoned sewerage systems, leachfields, orbs, etc. on the property? Yes No

Freeze-ups:

Have you had any frozen water lines, sewer lines, drains, or heating systems? Yes No

Average Annual Utility Costs:

Utility	Company/Source
Gas	_____
Electric	_____
Oil (Gallons)	_____
Propane	_____
Wood	_____
Coal	_____
Water	_____
Sewer	_____
Trash	_____
Other	_____

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 Appendix (Attachments G) to the Disclosure Statement.

Title:


- Do you know of any existing, pending, or potential legal action(s) concerning the property? Yes No
- Do you know of any street or utility improvements planned that will affect the property? Yes No
- Roof maintenance provided by? _____ Yes No
- Is the property currently rented or leased? _____ Yes No
- If Yes, expiration date: _____
- Is there a homeowners' association (HOA) for the property? Yes No

If Yes, HOA Name: _____ HOA Telephone: _____

Mandatory Voluntary Inactive Dues Amount: \$ _____

Setbacks/Restrictions:

- Have you been notified of any proposed zoning changes for the property? Yes No
- 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
- Are there subdivision conditions, covenants, or restrictions? Yes No
- Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property? Yes No
- Are you aware of any nonconforming uses of this property? Yes No
- Are you aware of any borough, city, local, or private restrictions on the use of the property? Yes No
- Are you aware of any variances being applied for, or granted, on this property? Yes No
- Are you aware of any easements on the property? Yes No

 9, 30, 01 19039 Trail Bay Dr _____
 Date Price Property Address Buyer's Initials Date

06-622 (Rev. 1/02)

See Signature Page
 Seller Is Non-Occupant
 Owner And Has No Knowledge
 Regarding This Property
 Any information is attached

01/22/04 THU 11:50 FAX 8073084038

ASSOCIATED ISLAND BROKER

0030

Additional Information (Continued):

> Encroachments:

- 14. Does anything on your property encroach (extend) into 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, and contaminated soil or water on the site of property? Yes No
- 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____ Yes No
- 18. Are you aware if the property is in an avalanche zone or flood plain? Yes No
- 19. Are you aware of any damage to the property or any of the structures from flood, landslides, avalanches, high winds, fire, earthquakes, or other natural causes? Yes No
- 20. Have you ever had an insurance claim for any environmental damage to the property? Yes No
- 21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? Yes No

> Soil Stability:

- 22. Are you aware of any grading, excavation or filling on the property or any portion of the property? Yes No
- 23. Are you aware of any compaction or other soil problems which have caused a settling, slippage, sliding, or heaving? Yes No
- 24. Are you aware of any shifting, drainage, or grading problems that affect the property? Yes No

> Construction, Improvements/Repairs:

- 25. Have you made any, 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? Yes No
- 26. Has a fire ever occurred in the structure? Yes No

> Pest Control or Wood Destroying Organisms:

- 27. Are you aware of any termites, ants, insects, squirrels, worms, rodents, etc. in the structure? Yes No
a. If Yes, what type? _____
b. If Yes, when? _____
- 28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? Yes No
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:

- 29. Flood: Yes No
a. Have there been any past/floods in the house? Yes No
b. If Yes, what kind? _____
- 30. Noise: Yes No
a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, trucks, etc. within one mile? Yes No
b. If Yes, explain: _____

8,3007

19039 Trail Bay Dr

See Signature Page

Seller Is Non-Occupant
Owner And Has No Knowledge
Regarding This Property
Any information is attached

NOV-08-2004 MON 11:10 AM

FAX NO.

P. 18

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 agent(s) representing any principal(s) 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: Melissa Rossetti

Date: 8/30/07

Seller: As agent for Carus Corporation

Date: _____

Buyer's Notice and Receipt of Copy

Transferor (Buyer) Awareness Notice: Under AS 34.70.050, Transferor (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 Transferor'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 Information Center Internet site: www.state.ak.us, under Hot Topics for the "Registry/Sex Offenders."

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 the Seller's agent.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

**Seller Is Non-Occupant
Owner And Has No Knowledge
Regarding This Property
Any information is attached**

MR
Seller's Initials

8/30/07
Date

19039 Trail Bay Dr
Property Address

1 11
Buyer's Initials Date

Standard Addendum



To the Buyer(s): This document contains important information concerning the referenced Property. You are urged to review its contents carefully.

File # 1795872

Property Address:

19039 Trail Bay Dr
Eagle River AK 99577

This Addendum supersedes and overrides any conflicting clauses or statements in the attached Agreement.

Ownership:

The terms and conditions of this agreement which apply to Seller are SUBJECT TO the Seller becoming contractual owner.

Earnest Money:

In the event of a default in consummating this purchase by the Buyer(s), it is agreed that any earnest money or deposit shall be retained by the Seller as liquidated damages.

Insurance Premiums:

Insurance premiums shall not be prorated. All existing insurance policies will be canceled at the time of closing.

Taxes / Assessments / Bonds / Homestead Exemptions:

Tax, assessment, and bond prorations shall be based on the last known bill or upon the tax assessor's latest valuation and the current tax or assessment rate, and shall be prorated at the time of closing. **If it is common practice and/or local custom to have no prorations at the closing there shall be no prorations.** There will be no re-proration or readjustment of taxes based on actual statements after the date of closing. The seller represents that it has no knowledge, actual or constructive, as whether or not a homestead exemption applies to the property.

This paragraph shall supersede and override any other clauses or statements in this agreement that concern taxes, assessments or bonds.

New Mortgage Information:

Mortgage discount points, if any, shall be paid by the (Buyer) (Seller), but are not to exceed \$ _____ or ____ %. Should the lender's commitment be conditioned on any repairs, the Seller reserves the right to cancel this agreement, and return all earnest money deposits to the Buyer(s) with no further obligation by Seller. It is expressly agreed and understood that neither party will be required to complete this transaction should the (FHA Conditional Commitment) (Certificate of Reasonable Value) (Lender's Appraisal) vary from the agreed sales price. Buyers assume all risk of any changes in the interest rate and mortgage discount points, and agree to close this transaction, regardless of any such changes.

Arbitration:

Seller does not agree to participate in any arbitration or mediation in the event of any dispute arising from this transaction.

Standard Addendum

Disclosure:

Buyer(s) agree to execute the attached Seller's Real Estate Disclosure Acknowledgment, as a part of this agreement. At closing to confirm having had an opportunity to review their contents, Buyer(s) shall re-sign the Sellers Real Estate Disclosure Acknowledgment.

Condition:

Buyer(s) acknowledge that Seller has acquired the property in a relocation transaction, and that Seller is acting in the capacity of a non-occupant contractual owner or representative of the owner and has limited first-hand knowledge of the property.

Neither Seller nor Seller's agent has made any warranties or representations, either expressed or implied (except as may have been given to the Buyer(s) in writing), as to the condition of the premises. No representations or warranties made by seller shall survive the closing. Buyer(s) acknowledge that they have the opportunity to inspect the property or have the same inspected by others on their behalf. Except for any repairs specifically required to be made by Seller in accordance with the terms of this Agreement, or attached hereto, Buyer(s) understand that they are purchasing the property in "As-Is" condition, subject only to any specific items set forth in this Agreement.

Naturally occurring radon, molds, fungi, spores, pollens and/or botanical substances, or other allergens (e.g., dust, pet dander, insect waste material, etc.) may be found in a home, including radon and mold. In addition, certain building materials (such as asbestos, urea-formaldehyde foam insulation ("UFFI")) have been linked to health concerns. Collectively, these are all referred to as "Substances." Buyer(s) acknowledge and accept that Seller does not in any way disclose (except as expressly set forth in any other documents provided to you by Seller), warrant or indemnify indoor air quality conditions (including the presence or absence of Substances) at the property and is not responsible in any way for conditions that may exist at the property or health problems that might develop from or be related to such conditions. Buyer(s) agree to indemnify and hold Seller and prior owners, harmless from any claims raised after the closing transaction relating to the presence or non-disclosure of Substances in the property (said indemnity to include attorneys' fees). Buyer(s) are directed to consult the U.S. Environmental Protection Agency website at www.epa.gov or the equivalent state environmental/health services agency if additional information concerning indoor air quality and Substances is desired.

Buyer(s) acknowledge that they have, per the terms of this Agreement, the opportunity to verify any inspections or matters disclosed on a Real Estate Disclosure, or perform their own inspections to the property. Buyer(s) shall report, in writing, the results of any such inspection(s), and repair requests. Buyer(s) shall supply Seller with a copy thereof, within ten (10) days after acceptance of this Agreement. Failure to do so shall be deemed a waiver of the Buyer's right to inspect and request repairs otherwise permitted under this Agreement. In the event of any claim or demand by Buyer(s), as a result of Buyer's inspection(s), the Seller shall have the option of:

1. Making said items operational or functional, agreeing to the expense in writing, or
2. Giving the Buyer(s) a credit for items, agreeing to the credit in writing, or
3. Canceling this Agreement and refunding the Buyer's earnest money or other deposit.

In any case, Seller shall not be responsible for the quality of any repairs which may be required, and Buyer(s) agree to look solely to the person or company performing any such repairs. If a credit is given, Buyer(s) agree to sign a release.

Standard Addendum

In order for the Buyer(s) to verify that the property is in the same physical condition, ordinary wear and tear excepted, as at the signing of this agreement, Buyer(s) have the right to make a final walk-through no later than seventy-two (72) hours prior to scheduled closing and shall inform Seller in writing of any objections within twenty-four (24) hours thereafter.

Closing:

Buyer(s) acknowledge that title to the property may be conveyed by someone other than Seller. Buyer(s) agree that the closing process shall be handled by Seller's closing agent, unless Buyer's lender, if any, requires otherwise.

If Buyer(s) purchase title insurance, Buyer(s) agree to order and purchase title insurance from an agent mutually agreed upon by Buyer and Seller which is approved by the Buyer's lender.

The closing of this sale and acceptance of a deed by Buyer(s) shall constitute acknowledgment that the condition of the premises and systems contained therein are acceptable and Seller shall have no further responsibility or obligation concerning the property, and Buyer(s) waive all rights they may have concerning the condition of the property.

Any and all credits granted by the Seller to the buyer must appear on the HUD-1 Closing Statement. Seller shall not have any obligation to grant any credit that does not appear on the HUD-1 Closing Statement.

Acceptance:

This Agreement is subject to Seller's approval, which shall be evidenced only by full execution of this Agreement.

Special Provisions:

Seller: Cartus Relocation Corporation

Buyer Date:

By Date:

Co-Buyer Date:

Buyer Phone Numbers: REQUIRED
Home: _____
Work: _____

Co-Buyer Phone Numbers: REQUIRED
Home: _____
Work: _____