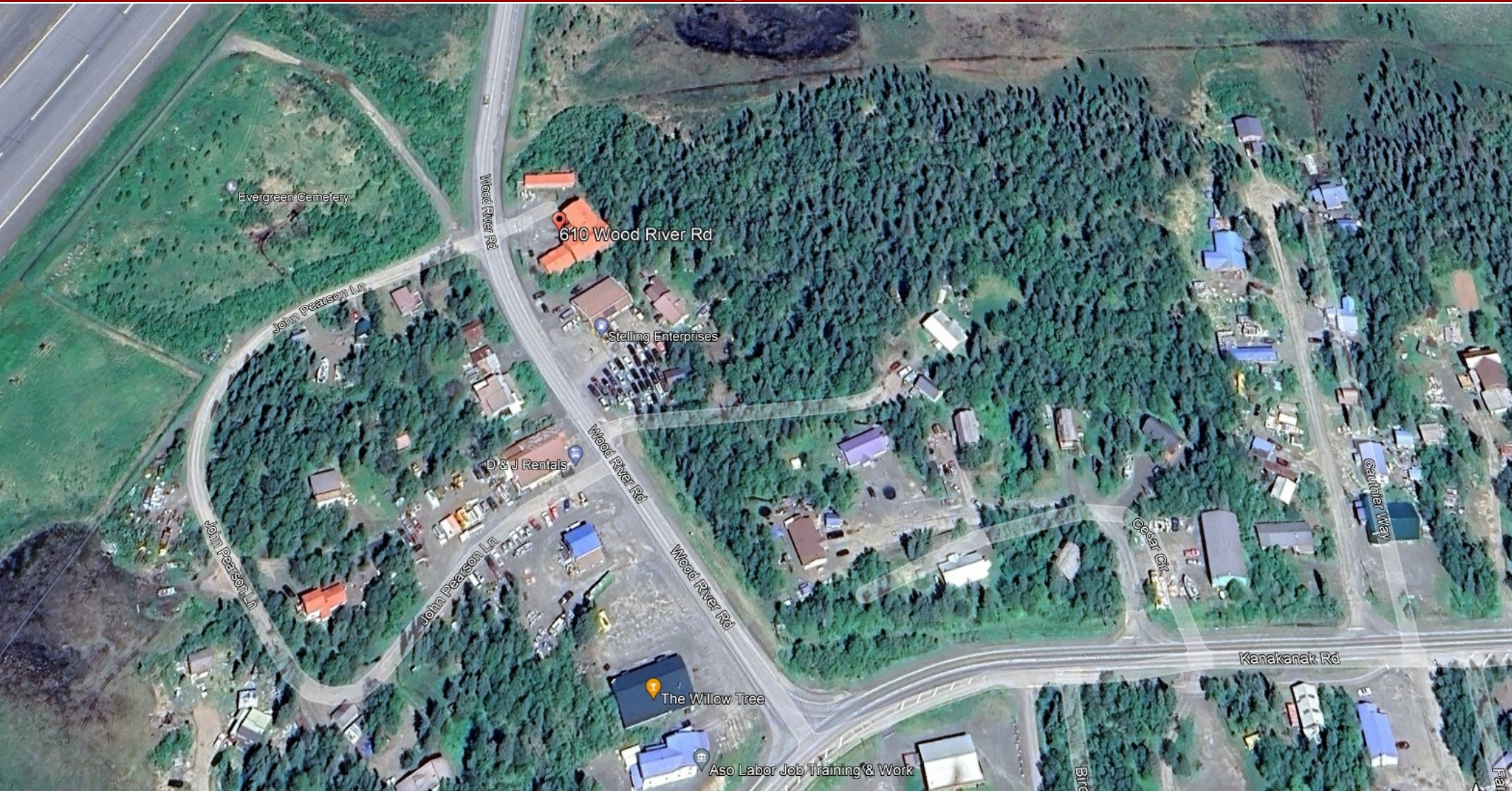


610 Wood River, Dillingham

\$1,395,000



Like New - Fully renovated (2024) 8-plex

**BERKSHIRE
HATHAWAY**
HomeServices

Alaska Realty

COMMERCIAL DIVISION

LOTTIE MICHAEL, CCIM

Senior Vice President

F: (907) 646-3603

M: (907) 242-7603

E: lottiemichael@gci.net

MICHAEL JAMES

Vice President

F: (907) 646-3652

M: (907) 227-7520

E: jmjamesak@gmail.com

610 Wood River, Dillingham

\$1,395,000



Like New - Fully renovated (2024) 8-plex

**BERKSHIRE
HATHAWAY**
HomeServices

Alaska Realty

COMMERCIAL DIVISION

LOTTIE MICHAEL, CCIM

Senior Vice President

F: (907) 646-3603

M: (907) 242-7603

E: lottiemichael@gci.net

MICHAEL JAMES

Vice President

F: (907) 646-3652

M: (907) 227-7520

E: jmamesak@gmail.com

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE BENEFICIAL OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY APPROVE THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADSWAYS, AND ALLEYS DEDICATED BY ME FOR PUBLIC USE.

Carl R. Nelson
 CARL R. NELSON (HEIR TO WASSILY OGANUK'S NATIVE ALLOTMENT NO. A-056318)
 P.O. BOX 36
 DILLINGHAM, ALASKA 99576

NOTARY'S ACKNOWLEDGEMENT
 STATE OF ALASKA
 THIRD JUDICIAL DISTRICT
 ON THIS 27th DAY OF August 1984, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED Carl R. Nelson TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME AS HIS (THEIR) FREE VOLUNTARY ACT.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH, AND YEAR HEREABOVE WRITTEN.
Carl R. Nelson
 MY COMMISSION EXPIRES 9-21-86 NOTARY PUBLIC FOR ALASKA

**U.S. DEPARTMENT OF INTERIOR
 BUREAU OF INDIAN AFFAIRS**
 THE WITHIN PLAT AND DEDICATION IS HEREBY APPROVED THIS 27th DAY OF August 1984, PURSUANT TO AUTHORITY DELEGATED IN 209 DM 8, 10 BISM 31, NOVEMBER 17, 1981.

AREA DIRECTOR Jim Gauthier (ACTING)
 JUNEAU AREA OFFICE

NOTARY'S ACKNOWLEDGEMENT
 STATE OF ALASKA
 THIRD JUDICIAL DISTRICT
 ON THIS 26th DAY OF August 1984, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED Stanley E. Sears TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME AS HIS (THEIR) FREE VOLUNTARY ACT.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH, AND YEAR HEREABOVE WRITTEN.
Stanley E. Sears
 MY COMMISSION EXPIRES 7/15/84 NOTARY PUBLIC FOR ALASKA

SURVEYOR'S CERTIFICATE
 I, STANLEY E. SEARS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE COMPLETED THE SURVEY SHOWN HEREON. I DECLARE THAT THE DIMENSIONS, THE CONVEYS, AND THE MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED OR LOCATED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Stanley E. Sears 7/15/84
 STANLEY E. SEARS, R.L.S. DATE
 2089-3

NOTES

- RECORD INFORMATION BASED UPON PLAT OF U.S. SURVEY 3643 APPROVED IN WASHINGTON D.C. ON APRIL 17, 1961.
- BASIS OF BEARING IS LINE 26-27 OF U.S. SURVEY 3643.
- THERE SHALL BE A 20-FT. SETBACK REQUIREMENT FROM ALL DEDICATED RIGHTS-OF-WAY.
- WASTE-WATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT THE TIME OF CONSTRUCTION.
- LOT AREAS ARE ROUNDED TO THE NEAREST ONE HUNDREDTH OF AN ACRE AND TO THE NEAREST TEN SQUARE FEET.

NOTES
 LAND IN THIS PLAT IS TAX EXEMPT DUE TO RESTRICTED STATUS.

CERTIFICATE OF ACCEPTANCE
 THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO, THE REAL PROPERTY, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON.

DATED AT DILLINGHAM, ALASKA THIS 27 DAY OF July 1984.

ATTEST:
Jim Gauthier
 CITY CLERK

LEGEND

- RECOVERED 3/4" BLM BRASS CAP MONUMENT ON 2 1/2" O.D. GALVANIZED IRON PIPE.
- RECOVERED T-SHAPED STEEL STAKE WITH 2"x2"x30" BLM WHITE STAKE.
- SET 5/8" x 30" REBAR WITH 2" ALUMINUM CAP MON. AT ALL CORNERS UNLESS OTHERWISE NOTED.
- (REC) RECORD INFORMATION CALLS
- (FND) FOUND INFORMATION CALLS

TYPICAL SECONDARY MONUMENT

2" ALUMINUM CAP MONUMENT ON 5/8" x 30" REBAR

CERTIFICATE OF ACCEPTANCE BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72.065 AND IS APPROVED PROVIDED THAT ALL WATER CARRIED WASTE SYSTEMS ARE CONNECTED TO AN APPROVED COMMUNITY WASTE COLLECTION DISPOSAL SYSTEM. 83*21-20-003

Jim E. Eubank F.E.U.
 SIGNATURE TITLE
7-23-84 84-22
 DATE

RECORDED - FILED 10
 Bristol Bay
 DATE September 24 1984
Stanley E. Sears
 DILLINGHAM, ALASKA 99577

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF _____ 1984 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

CITY OF DILLINGHAM
 BY: _____

CERTIFICATE OF ACCEPTANCE

THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO, THE REAL PROPERTY, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON.

DATED AT DILLINGHAM, ALASKA THIS 27 DAY OF July 1984.

ATTEST:
Jim Gauthier
 CITY CLERK

VICINITY MAP SCALE 1" = 1 MILE

PLAT OF
 LOT 15A, LOT 15B AND LOT 15C
 U.S. SURVEY 3643

A SUBDIVISION OF LOT 15 U.S. SURVEY 3643 LOCATED 1 MILE NORTHWEST OF DILLINGHAM, ALASKA CONTAINING 4.52 ACRES MORE OR LESS

**STAN SEARS AND ASSOCIATES
 REGISTERED LAND SURVEYORS**
 FIRST OFFICE BOX 283
 EAGLE RIVER, ALASKA 99577

GRID	DLG	SCALE	DATE	DATE	PG.
		1"=100'	7/10/84		
DRAWN	CHECKED	FILE	W.D.		
MARK HALE	STAN SEARS		84-45		

PREPARED FOR: CHMI ENTERPRISES
 17610 N.E. 67th ST.
 REDMOND, WASHINGTON 98052

**BERKSHIRE
 HATHAWAY**
 HomeServices

Alaska Realty

COMMERCIAL DIVISION

LOTTIE MICHAEL, CCIM

Senior Vice President
 F: (907) 646-3603
 M: (907) 242-7603
 E: lottiemichael@gci.net

MICHAEL JAMES

Vice President
 F: (907) 646-3652
 M: (907) 227-7520
 E: jmjamesak@gmail.com

610 Wood River, Dillingham

\$1,395,000

Precision Maintenance and Fabricating, Inc (PM&F) provided construction services to do a major renovation for the Woodriver Apartments in Dillingham Alaska. The project consisted of 8 rental units. Below is a list of work that has been performed.

Remove all old plumbing and propane lines from previous renovations.
Replumbed waste lines in building.
Serviced 2 boilers and got them running correctly.
Removed and replaced all zone valves for hydronic heating in each unit.
Removed and reinstalled all new hardware on all doors.
Repainted the interior of all units.
Rewired for electric ranges in all units.
Removed and reinstalled new bathroom vents in all the units.
Replace all vents for microwaves in all units.
Removed and replaced all bath and kitchen faucets.
New shutoff valves for plumbing in all units.
Installed missing insulation in the attic space.
Installed new emergency lighting in the hallways that required it.

Removed propane tank from property.
Repaired all leaks in the copper lines for the heating system.
Supplied extra glycol for the heating system.
Reran all new thermostat wiring throughout each unit.
Removed and reinstalled all exterior doors for each unit.
Removed and installed new interior doors and trim in all units.
Rewired all units for electric dryers.
Replaced soft in the floors due to water leaks in the past.
Removed and replaced all medicine cabinets and bath accessories in all units.
New shower valves in all units
Removed all old exhaust stacks from the roof and patched metal roofing.
Hardwired smoke detectors throughout each unit.
New handrails in the units that required them.

Rerouted all drier vents to the exterior of the building as they were being exhausted into the crawl space.
Removed all old tubs and showers in all units and installed new fiberglass tub/shower combos.
Removed all flooring and installed all new flooring for all units. The new flooring is LVP.
Removed all wood windows and installed new vinyl windows throughout the whole building.
Removed approximately 70 sheets of sheet rock in many areas and replaced with new.
Removed all kitchen countertops and cabinets. Installed all new cabinets and countertops in all units.
Removed all electrical fixtures, switches, and receptacles and replaced them with all new ones.
Replaced all window trim on the exterior of the building after new windows were installed.
Installed all new appliances in each unit. This consisted of dishwashers, refrigerators, ranges, microwaves, washers, and dryers.

Like New - Fully renovated (2024) 8-plex

**BERKSHIRE
HATHAWAY**
HomeServices

Alaska Realty

COMMERCIAL DIVISION

LOTTIE MICHAEL,CCIM

Senior Vice President
F: (907) 646-3603
M: (907) 242-7603
E: lottiemichael@gci.net

MICHAEL JAMES

Vice President
F: (907) 646-3652
M: (907) 227-7520
E: jmjaxesak@gmail.com



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that **Lottie Michael/ Michael James** of **BHHS Alaska Realty Commercial Division**
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

_____ **X Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____

Signature: **Lottie Michael/ Michael James** _____
(Licensee) 

Date: _____

Signature: **X** _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT