

FAX to
Henry Ramey
to give to
Steve
and mail to
STEVE

045150



PEN025-000914

TED STEVENS
UNITED STATES SENATOR

July 25, 1997

*Mail
Fealty*

Steven L. Anderson
Golder Associates
1750 Abbott Rd.
Suite 200
Anchorage, AK 99507

Dear Steve:

Thank you for your letter. These are my comments on the items you discussed:

1. We did not hook up the gas. It is to the lot line. We use the place so seldom now and when we do, we enjoy the wood stove. I do not know how to determine the cost of conversion. Many people have not converted and I see no reason to do so. Enclosed is the Enstar document I signed. Our average monthly costs for electricity are not high (\$██████ per month my accountant says).

2. We ~~have~~ just paid to have a new roof installed. There was a very heavy snow and it was difficult to get it off. When that melted, I had the new roof put on. We had no knowledge of any defect in the roof. Lars Wiker will be able to tell you that the roof is sound. His statement to us is enclosed.

Regarding the foundation: we bought the place from Henry Camerot because he and his wife were getting a divorce. The chalet was being lifted. Henry stopped that and had the chalet set down on the foundation before the lifting was totally finished. The visible cracks you see were there when we bought the chalet. They were "chinked" with insulation. Some of that may have come out. I believe the value of the place is that it has a very sound foundation, the crawl space is very dry and is easily heated to maintain a warm temperature on the first floor by the space heater that is in that space. Incidentally, I did look into lifting the chalet to give it a full first floor. It is a very simple proposition since Henry Camerot paid for the basic foundation and the contractor told me it would be easy to finish the job he started. I just have not had the cash to do that. You can get an inspector to check it out. Henry Camerot is a friend of Bob P's - you can discuss it with him if you wish.

4. The window was pierced by a 22 caliber bullet before we bought the place. The shell went through the first pane of the duopane. It has never frosted or been effected in any way. It is an apparent defect. We bought it that way but since it never affected the heating of the chalet, we never replaced the glass.

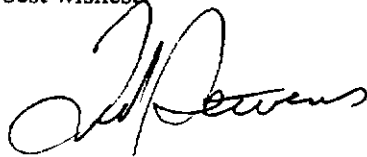
5. I do not know what you mean about upgrading the windows or the insulation. There are new methods available now. I am certain you would want to look into that. It is our intention to sell

the chalet "as is". That is how we bought it. I know we have improved it with the roof, the entry way, the gravel we put on the lot, the new ceiling fan, new hot water heater, and the anti-freezing devices put in place.

6. We will be happy to discuss any contents of the chalet you may wish to acquire if you purchase it. The three couches probably will be kept by us. All the appliances and furniture could be purchased, if you wish. (Obviously, the water heater, stove, refrigerator, basement heater/fan and ceiling fan will convey with the house. If you decide to convert to gas, we would want the wood stove.)

We will be home on August 2. Since Catherine's mother will be there then, we will stay with her but will be at the chalet during part of the time I will be there. I must go to southeast Alaska on the 6th and probably will not return to that area until September.

With best wishes

A handwritten signature in cursive script, appearing to read "J. Stevens". The signature is written in black ink and is positioned below the text "With best wishes".

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