

**Address:** 3330 W 78TH Avenue



<b>Listing #</b>	08-3705	<b>Price-List</b>	\$ 422,500
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99502	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	5.00
<b>Acres</b>	0.20	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.149831
<b>Longitude</b>	-149.941992	<b>Unit #</b>	
<b>Year Built</b>	1980		

**MLS Area:** 15 - W Tudor Rd - Dimond Blvd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R1 - Single Family Residential

<b>School-Elementary</b>	Gladys Wood	<b>School-Middle</b>	Mears	<b>School-High</b>	Dimond
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	528
<b>SF-Lot</b>	8,840	<b>SF-Res</b>	3,914	<b>LPSqFt\$</b>	107.95
<b>Tax ID</b>	0122411000001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW2226
<b>Taxes</b>	\$ 6,388	<b>Tax Year</b>	2007	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>	1999	<b>Year Updated</b>			

**Directions:** East on 78th from Jewell Lake Rd. Home on right near end of street.

**Legal:** Groller L6

**Public Remarks:** Solidly-built traditional two-story home with beautiful natural cedar siding, even on the shed. On a quiet, safe, dead-end street. A large yard and RV parking out front. In Jewell's Lake's warm spot, a micro climate great for gardening with a solar addition facing south! Solid wood interior doors, beautiful cut glass artistic treatments. Oversized furnace, 220 power in garage, carefully maintained

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Forced Air	<b>Wtrfrnt-Access Near:</b> None
<b>Exterior Finish:</b> Wood	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA
<b>Roof Type:</b> Asphalt/Comp Shingle	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 4,000
<b>Foundation Type:</b> Concrete Block	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> As-Built; Docs Posted on MLS; Floor Plan; Prop Discl Available
<b>Miscellaneous:</b> Basement Status: Finished	<b>Dining Room Type:</b> Formal	
<b>Floor Style:</b> Two-Story W/Bsmnt	<b>Access Type:</b> Dedicated Road; Paved; Maintained	
<b>Garage Type:</b> Attached; Heated	<b>Topography:</b> Level	
<b>Carpport Type:</b> None	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Elec Air Cleaner; Basement; Den &/Or Office; Dishwasher; Disposal; Family Room; Fireplace; Humidifier; Microwave (B/I); Range/Oven; Refrigerator; Security System; Sauna; Trash Compactor; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Washer &/Or Dryer; Carpet; Smoke Detector(s)

**Features-Additional:** Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Landscaping; Mother-in-Law Apt; Road Service Area; RV Parking; Sun Room; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	1	1		Bath-Full	2	1	
Family Room	B	1		Bath-Half	1	1	
Kitchen	1	1		Bath-Half	B	1	
Living Room	1	1		Bath-Three Qtr	1	1	
Utility Room	B	1		Bath-Three Qtr	2	1	
Extra Room	B	2	Small study areas	Master Bedroom	2	1	
Extra Room	1	1	Solarium	Master Bedroom	1	1	
Master Bath	2	1		Bedroom	2	2	Mother-in-law BR w/bath

LO: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Thursday, June 26, 2008 12:01 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Tax Record Report for Parcel 0122411000001 at 3330 W 78th W Ave, AK**

**General Property Data**

Owner	Ridle Timothy & Teresa	Parcel	0122411000001
Owner Address	7931 Canal St Anchorage, AK 99502-4231	Tax District	003
Zoning	R1	Card	01
Region	10 - Municipality of Anchorage		

**Legal**

Land Use Code	Single Family	Plat	770033
Legal Desc	GROLLER LT 6	Grid	SW2226
Land Size	8,840	Neighborhood #	09H00
Style	TWO STORY	Year Built	1980
Eff Year	1,980	Total SqFt	4,014

**Residential Characteristics**

Bedrooms	4	Full Baths	4
Half Baths	2	Total Rooms	11

**Current Property Data**

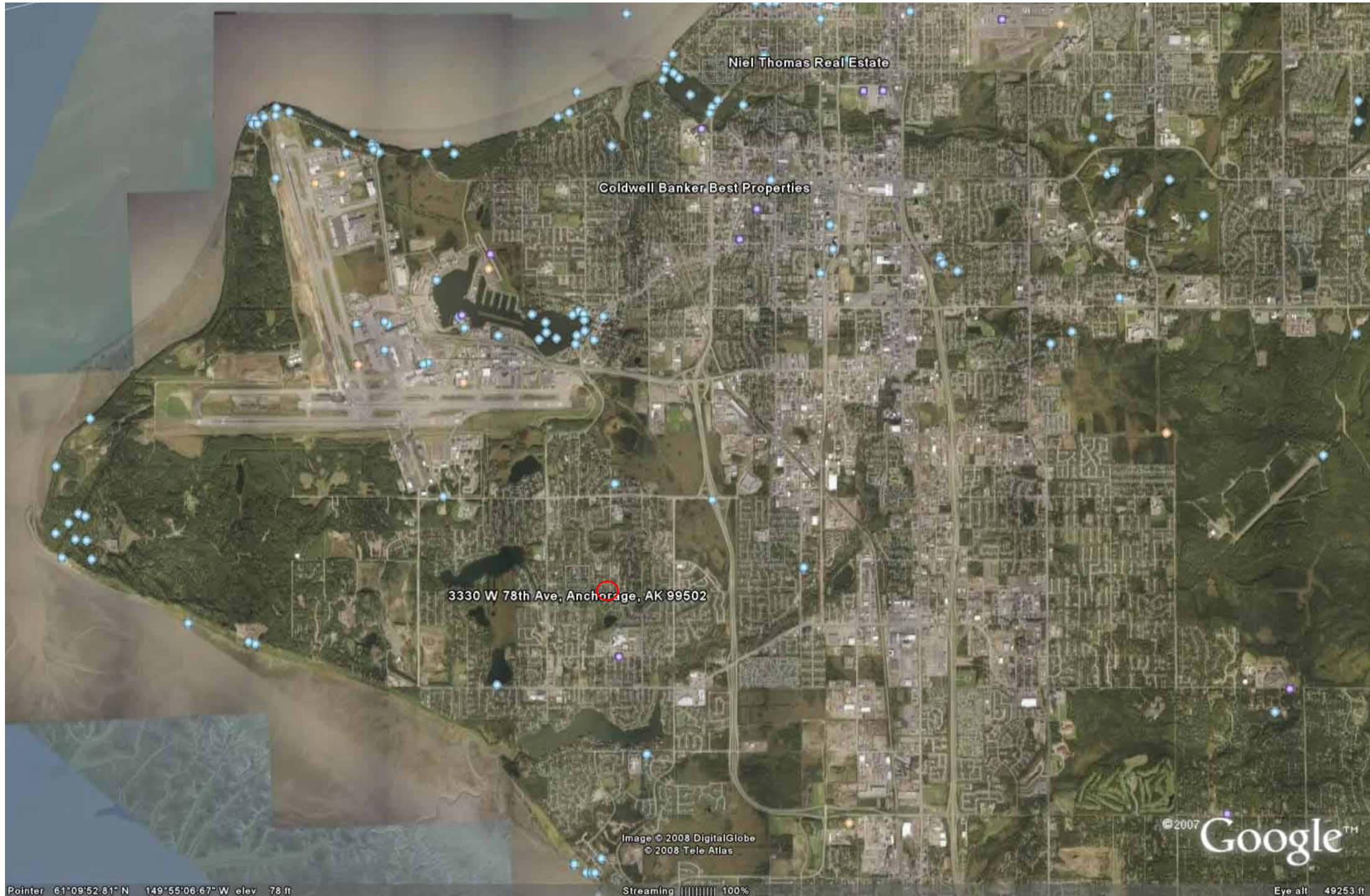
Tax Year	2008	Land Value	66,000
Building Value	363,100	Total Value	429,100
% Complete	84	Deed Date	07/22/99
Prev Deed Date	07/22/99	Deed Book	3508
Prev Deed Book	3508	Deed Page	0159
Prev Deed Page	0159		

**Details**

**Land Info:** Grade: Even; Well Site: No; Drainage: Good  
**Topography:** Level  
**Utilites:** Public Sewer; Public Water  
**Access Info:** Good  
**Street Info:** Paved; Front Traffic: Low  
**Misc.:** Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Misc1: Sauna; Qnty1: 1; Misc2: Jacuzzi/bath; Qnty2: 1; Recreate Dt: 08021984  
**Heat:** System: Central; Type: Hot Water; Fuel: Natural Gas  
**SqFt:** 1 Flr SF: 1284; 2 Flr SF: 1284; Bsmt SF: 1356; Rec Room SF: 1356.00  
**Stacks:** EZ FP: 1  
**Fixture:** Additional: 2; Total: 20  
**Res Additions (1):** 1st Level: Wood Deck; Area: 208  
**Res Additions (2):** 1st Level: Cov"rd Open Porch; Area: 20  
**Res Additions (3):** 1st Level: Entrance Canopy; Area: 90  
**Res Additions (4):** 1st Level: Enclosed Porch; Area: 38  
**Res Additions (5):** 1st Level: Solar Room; Area: 90  
**Res Additions (6):** 1st Level: Attch/built Garage; Area: 528  
**Acc Structures (1):** Type: Concrete Asphalt; Qnty: 1; Year: 80; Area: 168.00; Grd: Average; Con: Average  
**Acc Structures (2):** Type: Storage Shed; Qnty: 1; Year: 82; Area: 96.00; Grd: Average; Con: Average  
**Acc Structures (3):** Type: Stockade Fence; Qnty: 1; Year: 80; Area: 100.00; Grd: Average; Con: Average

**Sales**

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2008	66,000.00	363,100.00	429,100.00			84	7/22/1999	3508	0159	RIDLE TIMOTHY & TERESA
2007	62,800.00	376,600.00	439,400.00	1454.00	6,388.00	85	7/22/1999	3508	0159	
2006	56,500.00	330,900.00	387,400.00	1528.00	5,919.00	85	7/22/1999	3508	0159	
2005	45,200.00	309,500.00	354,700.00	1628.00	5,774.00	87	7/22/1999	3508	0159	
2004	45,200.00	270,800.00	316,000.00	1618.00	5,112.00	85	7/22/1999	3508	0159	



Niel Thomas Real Estate

Coldwell Banker Best Properties

3330 W 78th Ave, Anchorage, AK 99502

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Pointer 61°09'52.81" N 149°55'06.67" W elev 78 ft

Streaming [|||||] 100%

Eye alt 49253 ft

3330 W 78th Ave, Anchorage, AK 99502

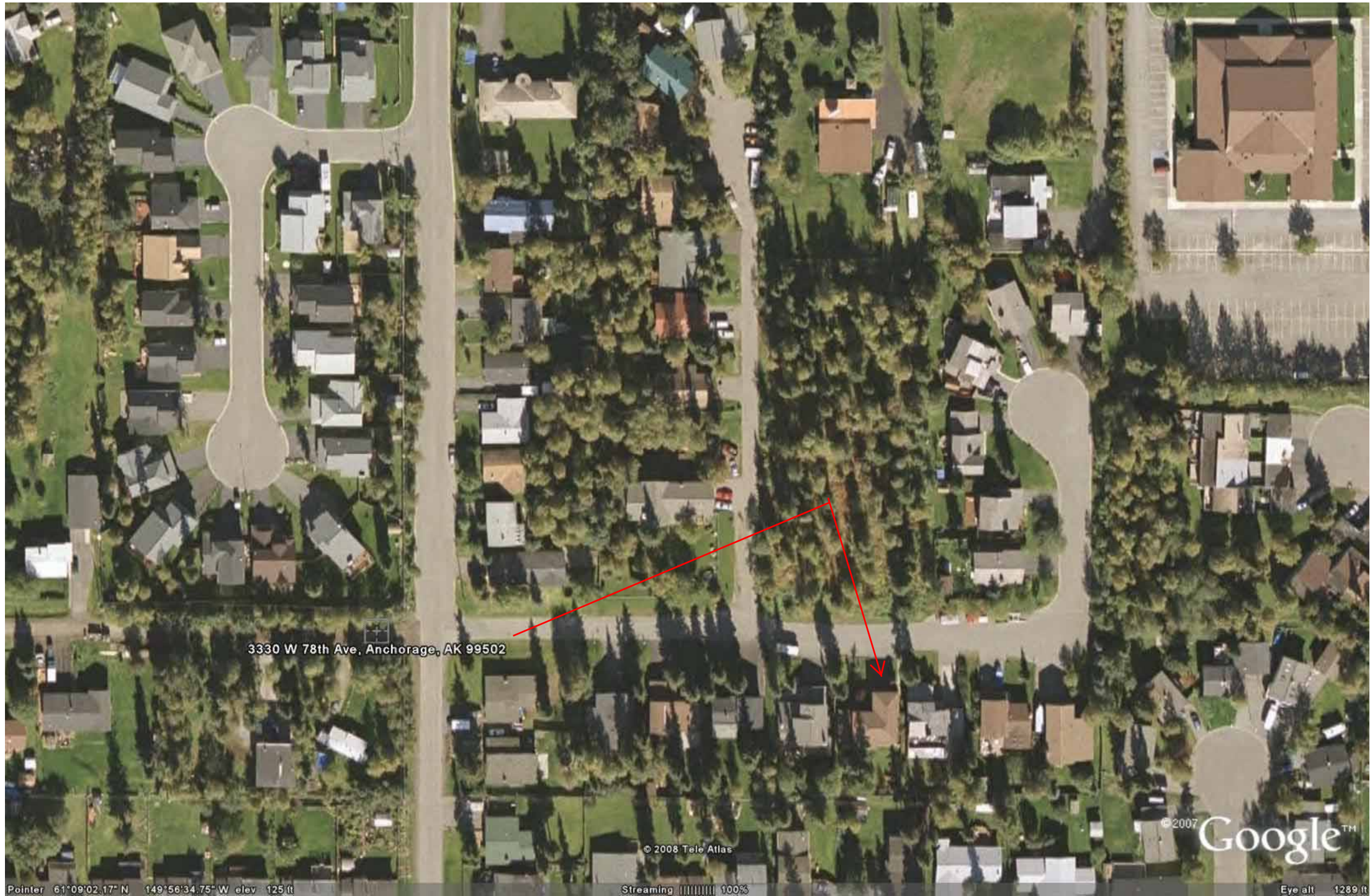
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Pointer 61°09'01.55" N 149°56'56.94" W elev 125 ft

Streaming ██████████ 100%

Eye alt 16815 ft



3330 W 78th Ave, Anchorage, AK 99502

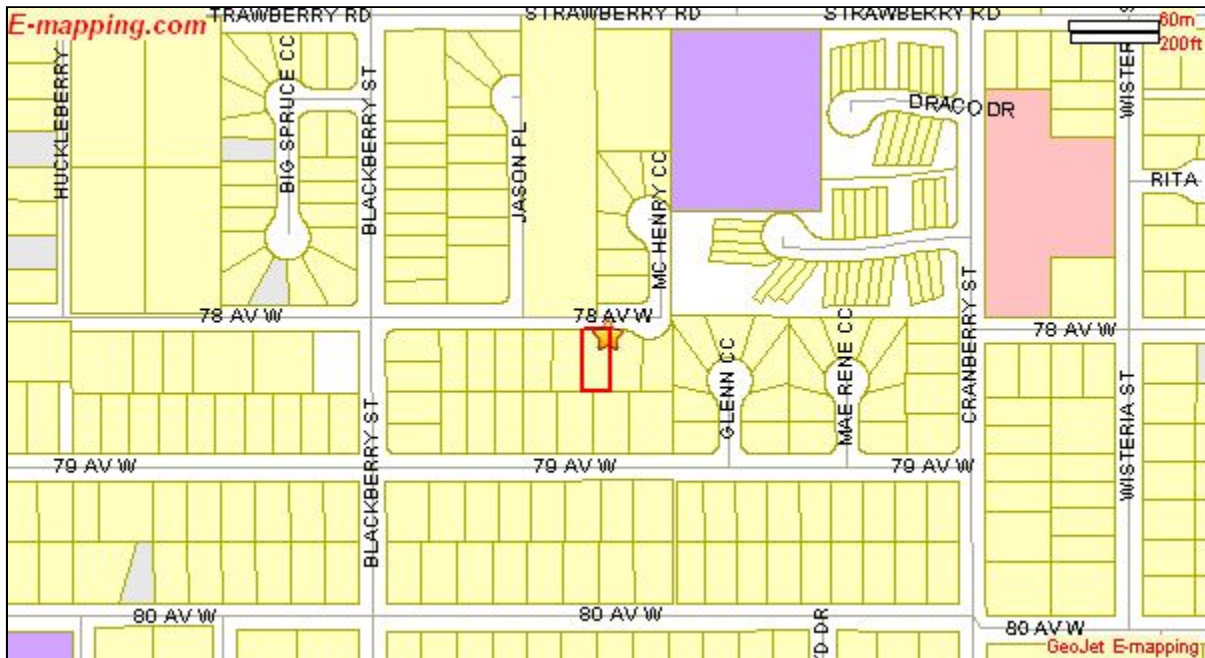
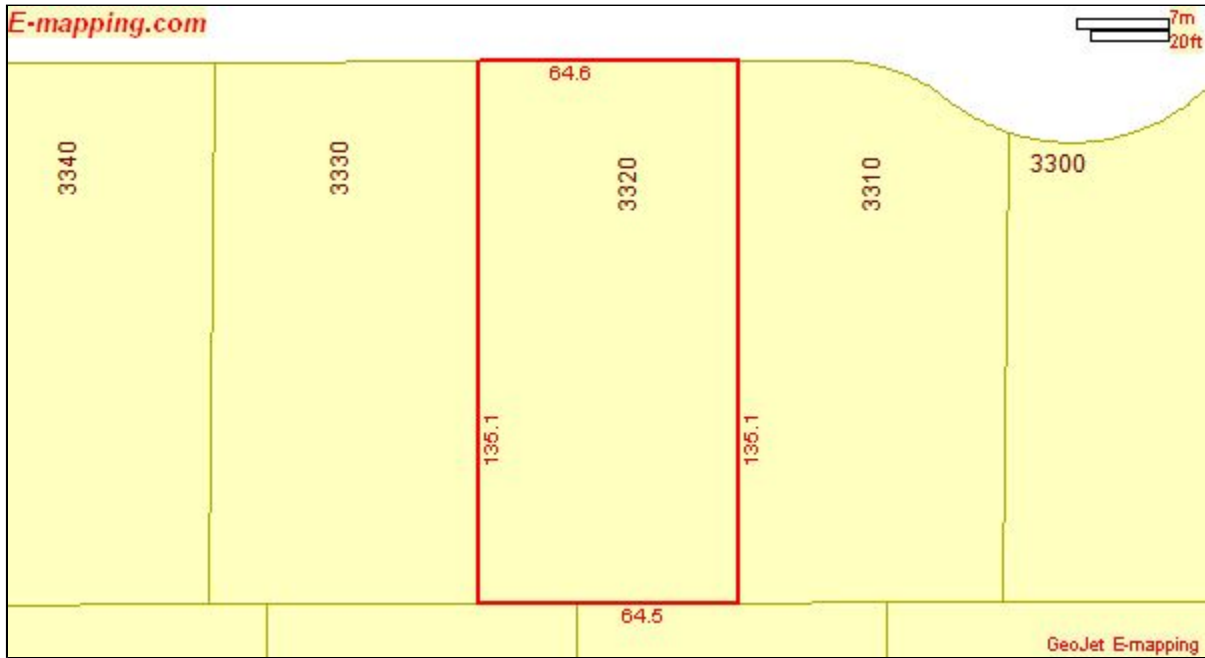
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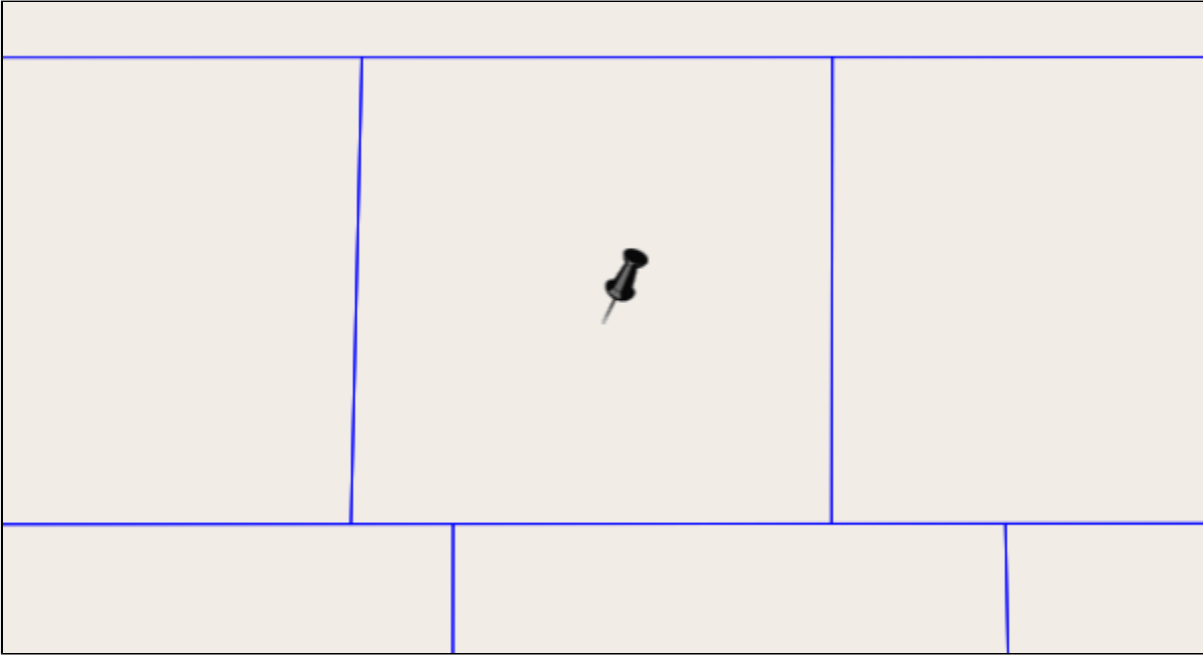
Pointer 61°09'02.17" N 149°56'34.75" W elev 125 ft

Streaming ||||| 100%

Eye all 1289 ft



Legend			
COMMERCIAL	INDUSTRIAL	INSTITUTIONAL	MOBILE HOME
MULTI-FAMILY	NOT ASSIGNED	PARK	RESIDENTIAL
VACANT	WATER		





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: Greater LB
Property Address/City/Other: 3330 W. 78th Avenue Anchorage Alaska 99502

\* 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.

SR/ [Signature] 10/7/07 3330 W. 78th Ave. Anchorage AK
Seller's Initials Date Property Address Buyer's Initials Date

**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? \_\_\_\_\_

If not a current occupant, have you ever occupied the property?  Yes  No. If so, when? 7/99 - 12/06

Year Property Built: 1980. 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 checked="" type="checkbox"/> Oven(s) # of <u>1</u>               | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover   | <input checked="" type="checkbox"/> Built-in Rods & Blinds              |
| <input checked="" type="checkbox"/> Range/Oven                          | <input checked="" type="checkbox"/> Sauna   | <input checked="" type="checkbox"/> Window Screens                      |
| <input checked="" type="checkbox"/> Built-in Microwave(s) # of <u>1</u> | <input type="checkbox"/> Steam Shower Room  | <input checked="" type="checkbox"/> Security System                     |
| <input checked="" type="checkbox"/> Dishwasher                          | <input type="checkbox"/> Water Softener   | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>9</u>     |
| <input checked="" type="checkbox"/> Trash Compactor                     | <input type="checkbox"/> Water Filtering System   | <input checked="" 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>1</u>   |
| <input type="checkbox"/> Central Vacuum Installed                       | <input type="checkbox"/> Heating System   | # of Remote Control(s) <u>2</u>   |
| <input type="checkbox"/> Intercom                                       | <input checked="" type="checkbox"/> Storage Shed  | <input checked="" type="checkbox"/> Other <u>Electronic Air Cleaner</u> |
| <input type="checkbox"/> Paddle Fan(s) # of _____                       | <input type="checkbox"/> Barbecue   | <input checked="" type="checkbox"/> Other <u>Humidifier</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.

- |                            |                                  |                           |                         |                          |
|----------------------------|----------------------------------|---------------------------|-------------------------|--------------------------|
| • Fences/Gates             | • Rain Gutters                   | • Insulation              | • Electrical Systems    | • Electronic Air Cleaner |
| • Driveways                | • Exterior Walls                 | • Woodstove(s) # of _____ | • Sewage Systems        | • Heat Recovery          |
| • Private Walkways         | • Interior Walls                 | • Fireplace(s) # of _____ | • Water Supply          | • Ventilator System      |
| • Retaining Walls          | • <u>Floors</u>                  | • Gas Starter             | • Garage                | • Swimming Pool          |
| • Foundation               | • Ceilings                       | • Chimneys                | • Garage Floor Drain    | • Mechanical Filtration  |
| • Crawl Space              | • Doors                          | • Plumbing Systems        | • Carport               | • Pool Cover             |
| • <u>Roof</u> <u>PG. 7</u> | • Windows                        | • Heating Systems         | • Washer/Dryer Hook-ups | • Hot Water Heater       |
| • Patio/Decking            | • Skylights                      |                           | • Humidifier            |                          |
|                            | • Venting                        |                           | • Air Conditioner       |                          |
| • Slabs                    | • Other Items not covered above? |                           |                         |                          |

Comments: Water leaked in main floor power room. Laminate floor replaced in kitchen and hallway, also replaced basement bath carpet. All repairs done by Paul Davis Restoration

Seller's Initials: JK  
 Date: 10/7/07  
 Property Address: 3330 W. 78th Ave. Anchorage AK  
 Buyer's Initials: \_\_\_\_\_  
 Date: 1/1

**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 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"/> Deed 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? .....  **Yes**  **No**  
 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? Downspouts each discharge at least 4' away
- Is there a floor drain in the structure, including garage? laundry and g.s.g.e. .....  **Yes**  **No**  
 If Yes, where is it located and where does it drain to? City sewer

➤ **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 chimneys last cleaned? 1/05 Who cleaned? chimney doctor

➤ **Heating System(s):**

- Mark all types that apply:    Hot Water Baseboard    Forced Air    Radiant Heat    Electrical Heat  
 Wood Stove    Other \_\_\_\_\_
- Age: unknown years.   Last Cleaned: 10/2/07   Last Inspected: 10/2/07
- Source:  Natural Gas    Electric    Propane Tank    Wood    Coal  
 Oil with \_\_\_\_\_ gallon storage which is  Buried    Above General    Other \_\_\_\_\_
- Age of Tank? 2 years

➤ **Hot Water Heater:**

Age: 7+ years.   Capacity: 50 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. n/a

- Have you had any problems with your water supply? .....  **Yes**  **No**
- 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? .....  **Yes**  **No**
- Do you have a water rights certificate for this property? .....  **Yes**  **No**

JR      10/7/07      3350 W. 78<sup>th</sup> Ave.      Anchorage AK      \_\_\_\_\_      \_\_\_\_\_  
 Seller's Initials      Date      Property Address      Buyer's Initials      Date


**Additional Information (Continued):**

**> Sewerage System:** Yes No  
 Type:  Public  Private  Community  Other \_\_\_\_\_  
 • Does your sewerage system have a lift station?.....    
 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?.....    
 If Yes, explain: \_\_\_\_\_  
 • Have you had any work maintenance or inspections done on the sewerage system during your ownership?.....    
 If Yes, explain: \_\_\_\_\_  
 Approval Source (and date if known): \_\_\_\_\_  
 • Are you aware of any abandoned sewage systems, leachfields, cribs, etc. on the property?.....    
**> Freeze-ups:**  
 • Have you had any frozen water lines, sewer lines, drains, or heating systems?.....    
**> Average Annual Utility Costs:**  

Gas	\$ _____	Company/Source: _____
Electric	\$ _____	Company/Source: _____
Oil	\$ _____ /Gallons: _____	Company/Source: _____
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ _____	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ _____	Company/Source: _____
Other	\$ _____ \$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) To The Disclosure Statement.

**> Title:** Yes No  
 1. Do you know of any existing, pending, or potential legal action(s) concerning the property?.....    
 2. Do you know of any street or utility improvements planned that will affect the property?.....    
 3. Road maintenance provided by? M.O.A  
 4. Is the property currently rented or leased?.....    
 If Yes, expiration date: \_\_\_\_\_  
 5. Is there a homeowner's association (HOA) for the property?.....    
 If Yes, HOA name: \_\_\_\_\_ HOA Telephone: \_\_\_\_\_  
 Mandatory  Voluntary  Inactive Dues Amount: \$ \_\_\_\_\_  
 Are there any levied or pending assessments?.....    
 Who is responsible for issuing the resale certificate? Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
**> Setbacks/Restrictions:**  
 6. Have you been notified of any proposed zoning changes for the property?.....    
 7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?.....    
 8. Are there subdivision conditions, covenants, or restrictions?.....    
 9. Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property?.....    
 10. Are you aware of any nonconforming uses of this property?.....


10/7/07
3330 W. 78<sup>th</sup> Ave Anchorage AK
Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ Date \_\_\_\_\_ Property Address \_\_\_\_\_  
 08-4229 (Rev. 8/06) -4-

**Additional Information (Continued):**

- |   | <u>Yes</u>                          | <u>No</u>                           |
|---|-------------------------------------|-------------------------------------|
| 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? <i>Utility Easement @ Rear of property</i> .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>&gt; Encroachments:</b>  |                                     |                                     |
| 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"/> |
| <b>&gt; Environmental Concerns:</b>   |                                     |                                     |
| 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, <u>high winds</u> , fire, earthquake, or other natural causes? <i>See Pg. 7</i> .....  | <input checked="" type="checkbox"/> | <input 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"/> |
| <b>&gt; Soil Stability:</b>   |                                     |                                     |
| 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"/> |
| <b>&gt; Construction, Improvements/Remodel:</b>   |                                     |                                     |
| 25. Have you remodeled, made any room additions, structural modifications or improvements? <i>See Pg. 7</i> .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? .....   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Was a final inspection performed? .....   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 26. Has a fire ever occurred in the structure? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>&gt; Pest Control or Wood Destroying Organisms:</b>  |                                     |                                     |
| 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: _____   |                                     |                                     |
| <b>&gt; Other:</b>  |                                     |                                     |
| <b>29. Pets</b>   |                                     |                                     |
| a. Have there been any pets/animals in the house? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. If Yes, what kind? _____   |                                     |                                     |

JR / AD     10/7/07     3330 W. 78<sup>th</sup> Ave Anchorage AK     \_\_\_\_\_     \_\_\_\_\_  
 Seller's Initials     Date     Property Address     Buyer's Initials     Date

**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: [Signature] Date: 10/7/07

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

**Buyer's Notice and Receipt of Copy**

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://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: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

JR/ 10/7/07 3330 W. 78<sup>th</sup> Ave. Anchorage AK \_\_\_\_\_

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

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## Explanation Addendum or Amendment To The Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to update this disclosure form

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's agent within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page #	Item/Explanation
2	Replaced shingles in 3-4 small areas due to wind damage 2001/2003 w/100 mph shingles. Had Premier Roofing also install new Ridge vents and SKYLIGHTS (routine maintenance) and additional shingles in 2005
3	Follow specific Manuf. specs for Hi-alk soap in Washer, or small amount of clear water may back up thru floor drain occasionally due to overload of clothing or soap.
5	updated 5 <sup>th</sup> bedroom/mother-in-law suite w/carpets, paint (2006), new carpet and paint in basement (2004), New laminate floor, paint, Raised sunken Lv. Room to be level w/dining Room (2000)

in main house/sun room (attached to house off kitchen) enclosed prior to seller's purchase used as playroom (summer) cold storage in winter. Green house/sun room shall be accepted "as-is" by buyers

I/We (Seller(s)) certify that the information in this Addendum/Amendment To The Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller: *[Signature]* Date: 10/7/07  
 Seller: *[Signature]* Date: 10/7/07

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

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

*[Signature]* 10/7/07 3330 W. 78<sup>th</sup> Ave Anchorage AK \_\_\_\_\_  
 Seller's Initials Date Property Address Buyer's Initials Date  
 08-4229 (Rev. 6/06) -7-

# Bill of Sale<sup>1</sup>

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 Timothy Ridle & Teresa Ridle, for and in consideration of the sum of  
2 \_\_\_\_\_ shall convey to  
3 \_\_\_\_\_, the following personal property located at:  
4 3330 W 78th Ave, Anchorage, State of Alaska.

- |   |  |  |
|---|--|--|
| 6 <input checked="" type="checkbox"/> Refrigerator                | <input checked="" type="checkbox"/> Oven/Range | <input type="checkbox"/> Central Vac Attachments     |
| 7 <input checked="" type="checkbox"/> Dishwasher                  | <input checked="" type="checkbox"/> Washer     | <input checked="" type="checkbox"/> Window Coverings |
| 8 <input checked="" type="checkbox"/> Microwave                   | <input checked="" type="checkbox"/> Dryer      | <input checked="" type="checkbox"/> Trash Compactor  |
| 9 <input type="checkbox"/> Swing Set                              | <input type="checkbox"/> Pool Table            | <input type="checkbox"/> Hot Tub                     |
| 10 <input type="checkbox"/> Water Softener                        | <input type="checkbox"/> Generator             | <input type="checkbox"/> Workbench/Shelving          |
| 11 <input type="checkbox"/> Satellite Dish                        | <input type="checkbox"/> Greenhouse            | <input type="checkbox"/> Dog Kennel/Run              |
| 12 <input checked="" type="checkbox"/> Garage Door Opener Remotes | <input type="checkbox"/> Wall/Ceiling Speakers | <input checked="" type="checkbox"/> Storage shed     |
| 13 <input checked="" type="checkbox"/> Chandelier                 | <input type="checkbox"/> Other _____           | <input type="checkbox"/> Other _____                 |

16 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and  
17 Sale Agreement dated \_\_\_\_\_ does not record; this Bill of Sale shall become null and void.

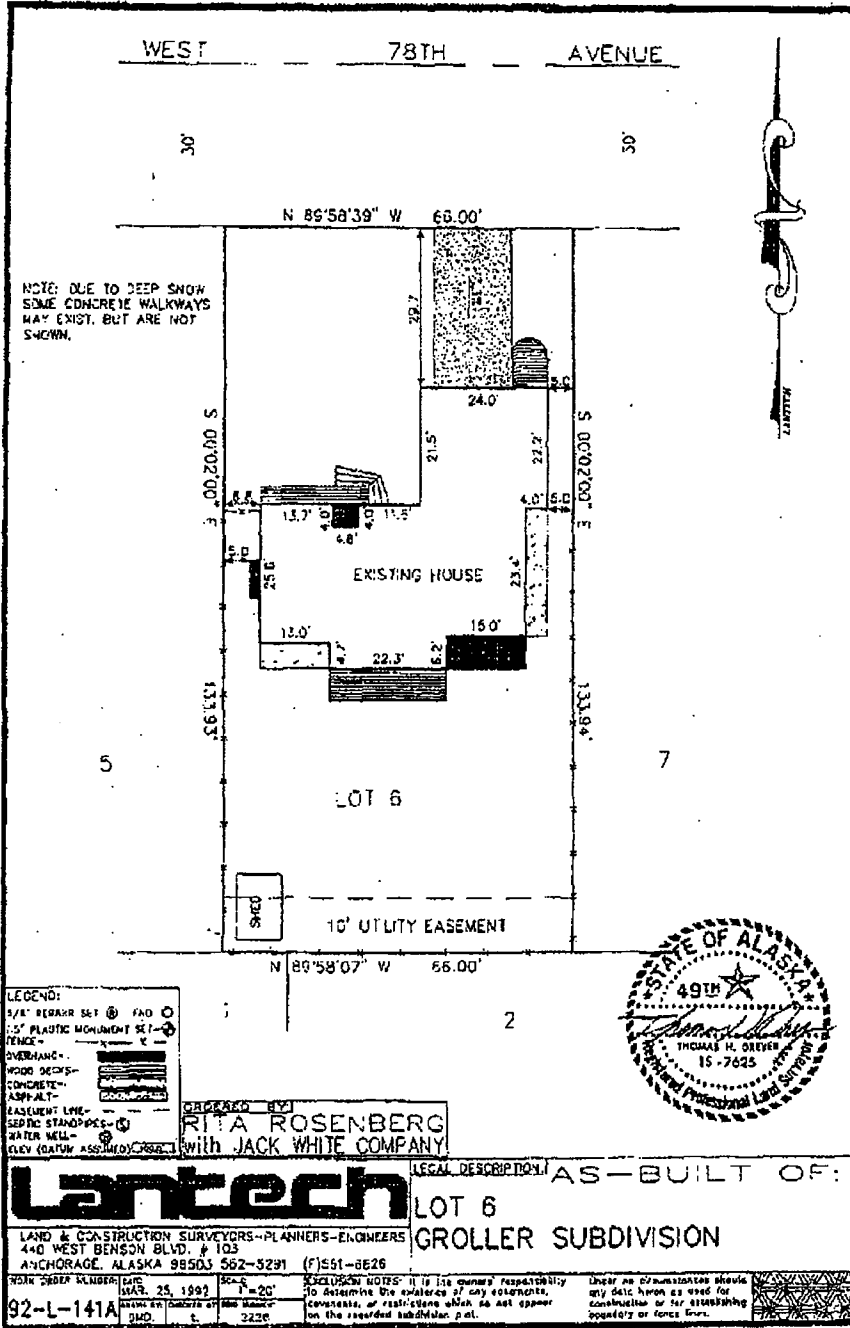
20 **THE ABOVE DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO**  
21 **WARRANTIES ARE MADE AS TO THE CONDITION OF THE PERSONAL PROPERTY.**

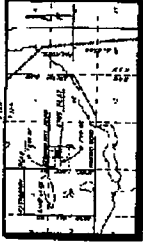
23 All fixtures including, but not limited to, lighting (including chandelier/dining room fixtures), blinds and  
24 drapes shall remain with the subject property.

26 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT**  
27 **INCLUDED WITH THE SALE:**

33 Dated: \_\_\_\_\_ Dated: 3/26/08  
34 Buyer 1: \_\_\_\_\_ Seller 1: Teresa Ridle  
35 Buyer 2: \_\_\_\_\_ Seller 2: T. Ridle  
36 Buyer 3: \_\_\_\_\_ Seller 3: \_\_\_\_\_

# AS BUILT





STATE OF MASSACHUSETTS  
DEPARTMENT OF PUBLIC SAFETY  
REGISTRATION DIVISION

PROFESSIONAL ENGINEER  
No. 12345  
Name: JOHN D. SMITH  
Address: 123 Main St., Boston, MA 02101

DATE: 10/15/77  
PROJECT: 12345  
DRAWN BY: J.D.S.

CONTRACT NO. 12345  
SHEET NO. 1 OF 1

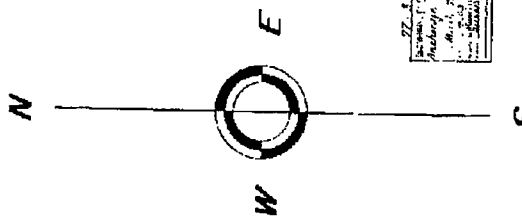
SCALE: AS SHOWN

DATE: 10/15/77

**GRANITE SUBMISSION**  
CONTRACT NO. 12345  
SHEET NO. 1 OF 1

**SCAWWELING LTD.**  
123 Main St., Boston, MA 02101

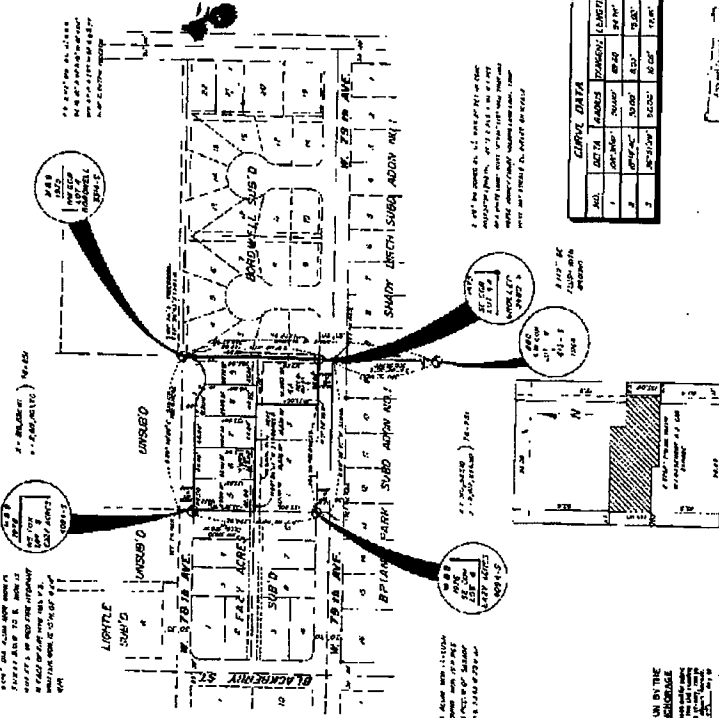
DATE: 10/15/77



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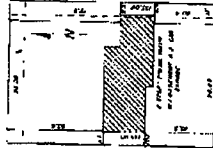
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NO.	DATA	ADDRESS	TOWN	DATE
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2	12345	12345	12345	12345
3	12345	12345	12345	12345

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12345  
12345



APPROVED BY: [Signature]  
DATE: 10/15/77

