

Address: 2641 Mona Avenue



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Listing #	10-6209	Price-List	\$ 400,000
Status	Active	Near	Anchorage
Zip Code	99516	Type	Residential
Bedrooms	4	Baths	2.50
SF-Res	2,130	Carpport #	0
Garage #	2	Latitude	61.117966
Longitude	-149.832343	Unit #	
Year Built	2005		

MLS Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R6 - Suburban Residential

School-Elementary	Spring Hill	School-Middle	Hanshev	School-High	Service
SF-Res	2,130	SF-Gar	566	SF-Lot	10,553
Acres	0.24	LPSqFt\$	187.79	Energy Rating	4+
Grid # (Muni Anch)	SW2634	Construction Status	Existing Structure	Tax Map #-Mat-Su	N/A
Tax ID	0155316400001	Taxes	\$ 3,494	Tax Year	2009
Year Built	2005	Year Remodeled		Year Updated	

Remote Description

Directions: Mona runs east off Huffman between O'Malley and Huffman.

Legal: Skyview Estates L11A

Public Remarks: Full details, info package, photos on listing licensee web site. "Lives like a Ranch" with master BR, 4th BR/office and all main living areas on ground floor. Secondary BRs & bath upstairs. Lovely large flat fenced yard. Great southern sun exposure, open green space across the street. Oversized garage, 100 sq.ft bigger than many double garages.

Residential Type: Single Family Res	Heat Type: Forced Air	Wtrfrnt-Access Near: None
Construction Type: Wood Frame - 2x6	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Exterior Finish: Wood	Sewer Type: Public	Mortgage Info: EM Minimum Deposit: 4,000
Roof Type: Asphalt/Comp Shingle	Water-Type: Public	Docs Avl for Review: As-Built; Docs Posted on MLS; Prop Discl Available
Foundation Type: Unknown - BTV	Dining Room Type: Area	
Floor Style: Ranch-Traditional; Two-Story Tradtnl;	Access Type: Dedicated Road; Paved; Maintained	
Other - See Remarks	View Type: Mountains; Unobstructed	
Garage Type: Attached; Heated	Topography: Level	
Carpport Type: None	Wtrfrnt-Frontage: None	

Features-Interior: Den &/Or Office; Dishwasher; Disposal; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; 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; Private Yard; Fenced Yard; Fire Service Area; Garage Door Opener; Landscaping; DSL/Cable Available; Paved Driveway; Cable TV

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

LO: Coldwell Banker Best Properties
LO2: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2010 **MLS** and **FBS**.

Prepared by Niel Thomas, ABR,CCIM,CRS on Friday, May 07, 2010 5:34 PM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Back Taxes Comparable Sales

Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 015-531-64-000 Residential Single Family 04/22/10

KONIGSBERG CHARLES & FRANCES SKYVIEW ESTATES
2641 Mona Avenue LT 11A
Anchorage AK 99516 Site 2641 Mona Ave

Lot Size: 10,553 ---Date Changed--- ----Deed Changed----
Zone : R6 Owner : 12/24/05 Stateid: 2005 / 0088657
Tax Dist: 003 Address: 01/17/06 Date : 12/12/05
Grid : SW2634 Hra # : Plat : 05-0072
GRW: PIWR REF #: 08/22/05 015-271-86-000

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2008:	92,400	306,200	398,600	
Appraised Val 2009:	92,400	311,600	404,000	--Exemption---
Appraised Val 2010:	92,400	307,600	400,000	-----Type-----
Exempt Value 2010:	0	0	0	
State Credit 2010:			150,000	SENIOR CITIZEN
Resid Credit 2010:			20,000	RESIDENTIAL
Taxable Value 2010:			230,000	

Liv Units: 001 Common Area: Leasehold: Insp Dt: 06/09 Land Only
11/05 Interior
/

IMPROVEMENT DATA

Style : Two Story Story Ht : 2.0 Exterior Walls: Wood
Year Built : 2005 Remodeled: Effective Year: 2005
Total Rooms: 09 Bedrooms : 04 Recreation Rms: 0
Full Baths : 2 Half Bths: 1 Add't Fixtures: 3

Heat Type : Central	Fuel Type: Natural Gas	Sys Heat Type : Forced Air
Fp: Stacks :	Openings :	Free Stand :
Extra Value: 1 Jetted Tub	Extra Val:	E-Z Set Firepl: 1
Condo Style:	Condo Flr:	Condo Com Prop:
Grade : Good	Cst/Desgn:	Condition : Average

IMPROVEMENT AREA

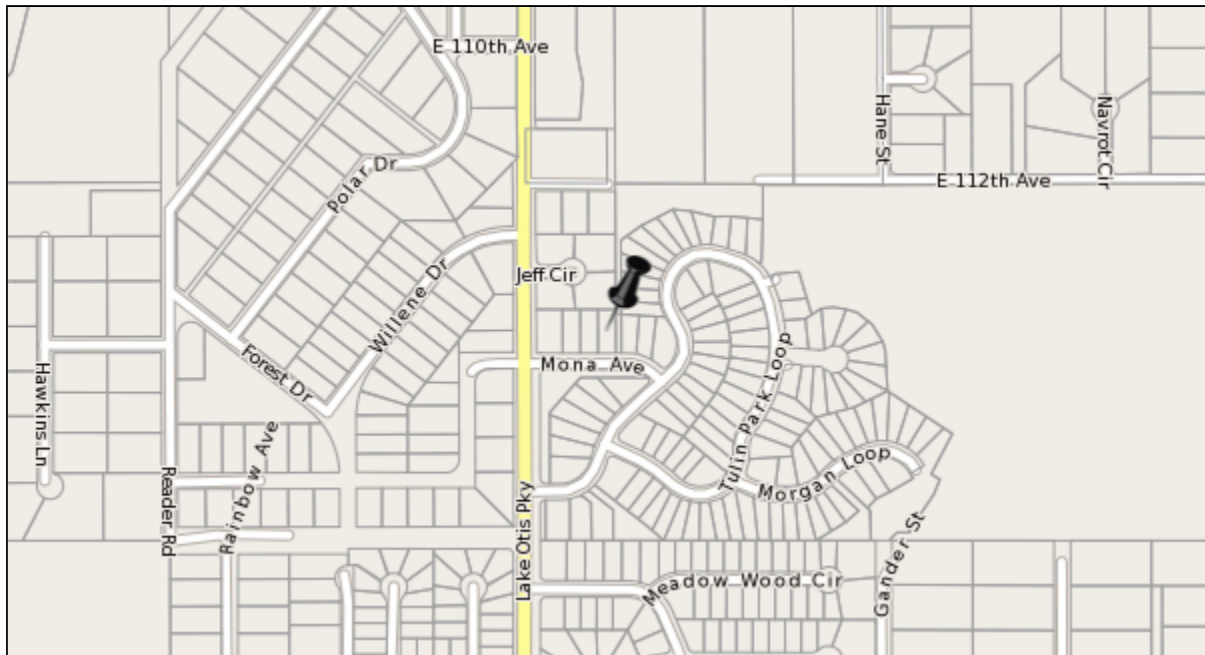
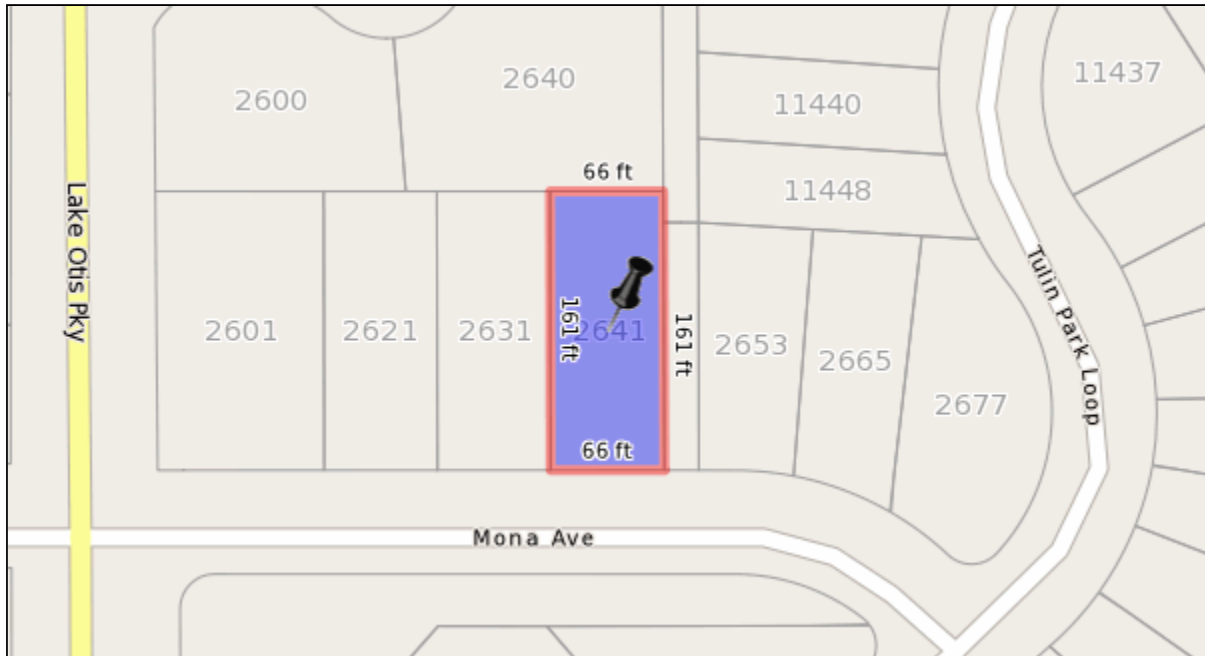
Basement : 0	FIN/BSMT :	Basement Gar:	Car Living
1st Floor : 1,468	2nd Floor : 662	3rd Floor :	0 Area:
Half Floor: 0	Attic Area: 0	FIN DEEP BSM:	2130

ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Attached Garage			566
	Cov'rd Open Porch			116
	Cov'rd Open Porch			132
	Wood Deck			132

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)

Address: 2641 MONA AVE Anchorage AK 99516
Parcel: 0155316400001



Tax Record Report for Parcel 0155316400001 at 2641 MONA AVE, Anchorage, AK 99516

General Property Data

Owner	KONIGSBERG CHARLES & FRANCES	Parcel	0155316400001
Owner Address	2641 MONA AVENUE ANCHORAGE, AK 99516-0000	Tax District	003
Zoning	R6	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Single Family	Plat	050072
Legal Desc	SKYVIEW ESTATES LT 11A	Grid	SW2634
Land Size	10,553	Neighborhood #	12B00
Style	TWO STORY	Year Built	2005
Eff Year	2,005	Total SqFt	2,130

Residential Characteristics

Bedrooms	4	Full Baths	2
Rec Rooms	0	Half Baths	1
Total Rooms	9		

Current Property Data

Tax Year	2010	Land Value	92,400
Building Value	307,600	Total Value	400,000
Mill Rate	15.50	Tax Amount	6,200
% Complete	76	Deed Date	12/12/2005
Prev Deed Date	12/12/05	Deed Book	2005
Prev Deed Book	2005	Deed Page	0088657
Prev Deed Page	8657		

Details

Land Info:	Grade: Even; Well Site: No; Drainage: Poor
Topography:	Level
Utilites:	Public Sewer; Public Water
Access Info:	Good
Street Info:	Dirt; Front Traffic: Low
Misc.:	Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Misc1: Jacuzzi/bath; Qnty1: 1; Recreate Dt: 06/28/2005
Heat:	System: Central; Type: Forced Air; Fuel: Natural Gas
SqFt:	1 Flr SF: 1468; 2 Flr SF: 662
Stacks:	EZ FP: 1
Fixture:	Additional: 3; Total: 13
Res Additions (1):	1st Level: Attch/built Garage; Area: 566
Res Additions (2):	1st Level: Cov'd Open Porch; Area: 116
Res Additions (3):	1st Level: Cov'd Open Porch; Area: 132
Res Additions (4):	1st Level: Wood Deck; Area: 132

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2009	92,400.00	311,600.00	404,000.00				12/12/2005	2005	00886	KONIGSBERG CHARLES & FRANCES
2008	92,400.00	306,200.00	398,600.00	1489.00	5,935.00	76	12/12/2005	2005	8657	KONIGSBERG CHARLES & FRANCES
2007	87,300.00	305,100.00	392,400.00	1454.00	5,705.00	77	12/12/2005	2005	8657	
2006	70,900.00	264,900.00	335,800.00	1528.00	5,131.00	78	12/12/2005	2005	8657	
2005				1628.00			12/12/2005	2005	8657	



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- [Property Appraisal](#)

Owner Information	DETAILED PROPERTY INFORMATION	04/22/10 06:24:08
Parcel ID	015 531 64 000 1 1	
Legal Description	SKYVIEW ESTATES LT 11A	
Site Address	2641 MONA AVE	
Tax District	003	
Account Name	KONIGSBERG CHARLES & FRANCES	
Mailing Address	2641 MONA AVENUE ANCHORAGE AK 99516 0000	

Tax Information	2009 Tax Year	2008 Tax Year
Value before Exemptions	404,000	398,600
Tax before Exemptions	6,262.00	5,935.15
Sr. Citizen/Disabled Veteran Exemption	(2,324.99) (if applicable)	(2,233.49)
Residential Exemption	(310.00) (if applicable)	(297.80)
Tax Credit	(133.38)	(116.58)
TAX NET OF EXEMPTIONS/CREDITS	3,493.63	3,287.28
First Half Tax Amount	1,746.81	<u>Due June 15, 2009</u> See status below
Second Half Tax Amount	1,746.82	<u>Due August 15, 2009</u> See status below

**Mortgage Company
Requesting Tax Information:**

Tax Account Status	Tax	Interest	Penalty	Cost	Total Due
Advance Payment	.00				.00
<u>Current Year 2009</u> <u>Click for details</u>	.00	.00	.00	.00	.00
<u>Prior Year(s)</u> <u>Click for details</u>	.00	.00	.00	.00	.00



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: Skyview Estates L11A

Property Address/City/Other: 2641 MONA Avenue, Anchorage, AK 99516

* 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 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.
AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller 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. Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

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.

JIC POA Seller's Initials 4/26/10 Date 2641 MONA Avenue, Anchorage, AK 99516 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)
 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? _____

Year Property Built: 2005 . 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 Modular Other: _____

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

Name of original builder (if known): MaH Mathews

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 checked="" type="checkbox"/> Cooktop | <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Oven(s) # of _____ | <input checked="" type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> 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>2</u> |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> CO Detectors # of _____ |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input checked="" type="checkbox"/> Auto Garage Door Opener(s) |
| <input checked="" type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Opener(s) <u>2</u> |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # of _____ | <input type="checkbox"/> Built-In Refrigerator |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Built-In Barbecue | <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 | • Floors | • Gas Starter | • Garage | • Swimming Pool |
| • Foundation | • Ceilings | • Chimneys | • Garage Floor Drain | • Mechanical |
| • Crawl Space | • Doors | • Plumbing Systems | • Carport | • Filtration |
| • Roof | • Windows | • Heating Systems | • Washer/Dryer Hook-ups | • Pool Cover |
| • Patio/Decking | • Skylights | • Solar Panels | • Humidifier | • Hot Water Heater |
| • Slabs | • Venting | • Wind Generators | • Air Conditioner | |

Other items not covered above? _____

Comments: _____

ATC POP 04/26/10
 Seller's Initials Date
 08-4229 (Rev. 7/08)

2641 MONA Avenue, Anchorage, AK 99516
 Property Address

_____/_____/_____
 Buyer's Initials Date

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement |
| <input type="checkbox"/> Title Information | <input type="checkbox"/> Energy Rating Certificate or PUR-101 | <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"/> Certificate of Occupancy or PUR-102 | <input type="checkbox"/> Water Rights Certificate | <input type="checkbox"/> Well Log and Water Tests |
| <input type="checkbox"/> Deed Restrictions | <input type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Hazardous Materials Test(s) |
| <input type="checkbox"/> Other _____ | | <input type="checkbox"/> Other _____ |

Additional Information:

Supply information for the following items:

To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?..... **Yes** **No**

- Are you aware of ever having any water in the crawl space, basement, or lower level?..... **No**
 - If Yes, how has the problem been resolved?
 - Sump Pump(s) Curtain Drain Rain Gutter/Extension Other August 2006-record rainfall
 - When was problem resolved? no appreciable water in crawl space since
 - 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?..... **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: 4 1/2 years. Location of attic access? master bed closet, 2nd floor hall
- Are you aware of any ice damming on the roof? **No**
 - If Yes, provide location. _____
 - Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. **No**
 - If Yes, provide location. _____

➤ **Fireplace and/or Woodstove:** Date chimney(s) 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: 4.5 years. Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank leased or owned? _____ Wood Coal
- Oil with _____ gallon storage which is Buried Above Ground Other _____
- Age of Tank? _____ years.

➤ **Hot Water Heater:**

Age: 4.5 years. Capacity: _____ 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. Date Tested: _____

- Have you had any problems with your water supply?..... **No**
- Has the water supply been tested in the past 12 months?..... **No**
 - If Yes, attach all documentation from all tests.
- Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants? **No**
- Has the well failed while you have owned the property?..... **No**
- Have you ever had a well pump problem or failure?..... **No**
- Do you supply water to, or receive water from others?..... **No**
 - If Yes, is there a recorded agreement?..... **No**
- Do you have a water rights certificate for this property?..... **No**

JCP
Seller's Initials

4/26/10
Date

2641 MONA Avenue, Anchorage, AK 99516
Property Address

Buyer's Initials

Date

Additional Information (Continued):

➤ **Sewer System:**

- Type: Public Private Community Other _____ **Yes** **No**
- Does your sewer system have a lift station/lift pump?
 - If Private: Septic Tank Holding Tank Other: _____
 - Drainfield System: Bed Trench Mound Pit Crib Other _____
 - Innovative Sewer System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
 Secondary sewer treatment plant Other _____
 - Has the sewer system failed while you owned the property?
 - If Yes, explain: _____
 - Age of sewer system: _____ Location: _____
 - Have you had any work maintenance or inspections done on the sewer system during your ownership?
 - If Yes, explain: _____
 - Approval/Certification source (and date if known): _____
 - Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property?

➤ **Freeze-ups:**

- Have you had any frozen water lines, sewer lines, drains, or heating systems?
- If yes, please explain. _____
- Are there any heat tapes, heat lamps, or other freeze prevention devices?
- Location, and explain use. _____

➤ **Average Annual Utility Costs:**

Gas	\$ 1500	Company/Source:	<u>Enstar</u>
Electric	\$ <u>1200</u>	Company/Source:	<u>Chugach Electric</u>
Oil	\$ _____/Gallons: _____	Company/Source:	_____
Propane	\$ _____	Company/Source:	_____
Wood	\$ _____	Company/Source:	_____
Coal	\$ _____	Company/Source:	_____
Water	\$ <u>850</u>	Company/Source:	<u>AWWU</u>
Sewer	\$ _____	Company/Source:	_____
Refuse	\$ <u>200</u>	Company/Source:	<u>AK waste</u>
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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Do you know of any street or utility improvements planned that will affect the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Road maintenance provided by? <u>City</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Is the property currently rented or leased? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, expiration date: _____/_____/_____ | | |
| 5. Is there a homeowner's association (HOA) for the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, HOA name: _____ HOA Telephone: _____ | | |
| <input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive Monthly Dues Amount: \$ _____ per _____ | | |
| Are there any levied or pending assessments?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Are there subdivision conditions, covenants, or restrictions? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Are you aware of any nonconforming uses of this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

21C-POA
Seller's Initials

4/26/10
Date

2641 MONA Avenue, Anchorage, AK 99516
Property Address

Buyer's Initials

Date

Additional Information (Continued):

- | | <u>Yes</u> | <u>No</u> |
|--|--------------------------|-------------------------------------|
| 11. Are you aware of any deed, or other 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"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: _____..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Are you aware if the property has flooded? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Flood zone designation: _____ | | |
| 20. Are you aware of any erosion/erosion zone or accretion affecting this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. 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"/> |
| 22. Have you ever filed an insurance claim for any environmental damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. 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: | | |
| 24. Are you aware of any debris burial or filling on any portion of the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affect the improvements of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Are you aware of any drainage, or grading problems that affect this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Construction, Improvements/Remodel: | | |
| 27. 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 type="checkbox"/> |
| Was a final inspection performed, if applicable? | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Has a fire ever occurred in the structure?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Pest Control or Wood Destroying Organisms: | | |
| 29. 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? _____ | | |
| 30. 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: | | |
| 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ABC PDA
Seller's Initials

4.26.10
Date

2641 MONA Avenue, Anchorage, AK 99516
Property Address

Buyer's Initials

Date

Additional Information (Continued):

Yes No

33. Noise

- a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc?
- b. If Yes, explain: _____

34. Pets

- a. Have there been any pets/animals in the house?
- b. If Yes, what kind? a dog _____

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 licensees involved or participating 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: Jam Konejshy POA
 Seller: Jam Konejshy POA

Date: 4/26/2010
 Date: 4/26/2010

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 any licensee involved or participating in this transaction.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

JK POA 4/26/2010 2641 MONA Avenue, Anchorage, AK 99516 _____ / _____
 Seller's Initials Date Property Address Buyer's Initials Date
 08-4229 (Rev. 7/08) -6-

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 licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

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
	① During the winter, there is periodically some drops of water running <u>outside</u> the base on the siding above the front door entrance.
	② Electric and gas bills reflect 24/7 occupancy by owners. Furnace maintained interior temperature at 70° with <u>no</u> nighttime set backs.

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: Jan Konigsberg POA
Charles Konigsberg

Seller: Jan Konigsberg POA
Frances Konigsberg

Date: 4/26/2010

Date: 4/26/2010

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

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Page _____ of _____

JK POA 4.26.10

Seller's Initials _____ Date _____

2641 MONA Avenue, Anchorage, AK 99516
 Property Address

Buyer's Initials _____ Date _____



3000 C St., Ste. 101
Anchorage, AK 99503
Phone (907)265-9100
Fax (907)276-4508

Earnest Money Deposits and Refunds

CBBP deposits earnest money into its trust account in a timely manner per Alaska Statute 12 ACC 64.200. Alaska Statutes and Regulations also require real estate brokerages to ensure the bank has cleared an earnest money deposit before funds can be released. If an offer is not accepted, there may be up to a fourteen (14) business day delay in refunding the earnest money. In the event a purchase agreement is consummated and fails to close, a rescission agreement signed by both Buyer and Seller agreeing to the disposition of the earnest money will be required to be executed before the real estate brokerage can disburse any funds. Should mediation, arbitration, or interpleader action be necessary to determine which party is entitled to the earnest money, an additional delay could result prior to disbursement.

Concierge Service Disclosure

All vendors and service providers listed with the CBBP Concierge Service are believed to be reputable businesses of outstanding product quality and customer service. CBBP receives fees from some vendors and service providers for the privilege of offering their products and services through the Concierge Service. The Concierge Service is affiliated with Coldwell Banker. CBBP and the Concierge Service make no warranties concerning vendor and service provider's performance.

Home Protection Plan Available

The Home Protection Plan is offered to both Buyers and Sellers. The Home Protection Plan does not replace the need for an independent home inspection. The Coldwell Banker Home Protection Plan is administered by AON Home Warranty Services. CBBP does not provide any product or service in connection with the Home Protection Plan. CBBP receives a small fee for the processing of the Home Protection Plan paperwork. In the event you choose not to purchase the Home Protection Plan, this notice shall serve as a waiver of your right to purchase the plan.

Agreement to Advertise

CBBP has permission to advertise through: Newspaper; Real Estate Periodical such as Homes & Land; Television; Internet; Flyers; and Sign.

Land Use:

- Buyer is advised to research land use, building regulations, and zoning affecting the Property. Links to Alaska boroughs, municipalities, and cities can be accessed at: www.alaskarealestate.com/Consumer/Community/Info.asp.
- Title 21 Zoning Regulation Disclosure – Municipality of Anchorage: The Municipality of Anchorage is writing a new land use code. It is possible that the zoning map and/or use regulations for a property that you are considering purchasing could change. You may further research this process and possible changes to the property by contacting the Municipality of Anchorage Planning and Zoning Department at 907-343-7921, or online at www.muni.org.
- Title 17 Code Compliance Notice – Matanuska-Susitna Borough (MSB): If you are purchasing property in the MSB, please be advised that there are land use and building regulations in the Borough. You should be aware of these regulations and how they may affect any improvements or additions to the property that you purchase. In some cases permits are required. Borough staff is available to assist you in determining whether any Borough regulations apply to your activity and help you to comply with those laws. Contact MSB Code Compliance Section, 350 East Dahlia Ave., Palmer, AK 99645, 907-745-4801.

Agricultural Operation:

The Buyer is responsible for determining whether there is an 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 products in the vicinity of the property.

Miscellaneous Disclosures:

- The Property may be subject to restrictions contained on a Plat of the Property or in covenants, conditions, and restrictions or other documents noted in the preliminary title report.
- Mineral rights may not pass with title to the Property.
- All property is subject to erosion.
- Neither Seller nor Seller's licensee makes any representation as to the location of the lot corners or boundary lines. Buyer accepts sole responsibility for identifying and locating the corners and boundary lines of the lot.
- Broker(s) and Licensee(s) make no representations or warranties of any kind regarding the Property, and assume no duty to investigate or verify any disclosures made by Seller.

	Charles Kongsberg	4/26/10	Buyer	<input type="radio"/>	Seller
Signature	Print Name	Date	Circle One		
	Frances Kongsberg	4/26/10	Buyer	<input type="radio"/>	Seller
Signature	Print Name	Date	Circle One		

Bill of Sale¹

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



1 Charles Konigsberg, for and in consideration of the sum of
2 One Dollars shall convey to
3 _____, the following personal property currently
4 located at: 2641 MONA Avenue, Anchorage, AK 99516, State of Alaska.

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

- 7
- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Wall/Ceiling Speakers | <input checked="" type="checkbox"/> Workbench/Shelving |
| <input checked="" type="checkbox"/> Oven/Range | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Corral |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Satellite Dish Components | <input type="checkbox"/> Swing set |
| <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Home Theater | <input type="checkbox"/> Greenhouse |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Projector | <input type="checkbox"/> Dog Kennel/Run |
| <input type="checkbox"/> Water Softener | <input type="checkbox"/> Screen | <input type="checkbox"/> Storage Shed |
| <input checked="" type="checkbox"/> Central Vac Attachments | <input type="checkbox"/> Flat Screen | <input type="checkbox"/> Hot Tub |
| <input checked="" type="checkbox"/> Chandelier | <input type="checkbox"/> All Speakers | <input checked="" type="checkbox"/> Garage Door Opener Remotes |
| <input checked="" type="checkbox"/> Window Coverings | <input type="checkbox"/> AV Components | <input type="checkbox"/> Generator |
| Except for: _____ | <input type="checkbox"/> Flat Screen TV(s) - Location: | <input type="checkbox"/> Propane Tank(s) |
| <input type="checkbox"/> Pool Table | <input type="checkbox"/> Living Room | <input type="checkbox"/> Oil Tank |
| <input type="checkbox"/> Washer | <input type="checkbox"/> Family Room | <input type="checkbox"/> Existing Oil |
| <input type="checkbox"/> Dryer | <input type="checkbox"/> Master Bedroom | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

8 _____
9 _____
10 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and
11 Sale Agreement dated _____ does not record, this Bill of Sale shall become null and void.

12
13 **THE ABOVE DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO**
14 **WARRANTIES ARE MADE AS TO THE CONDITION OF THE PERSONAL PROPERTY.**

15
16 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT**
17 **INCLUDED WITH THE SALE:**

18 _____
19 _____
20 _____
21 _____

22 Dated: _____ Dated: 4/26/2010
23 Buyer 1: _____ Seller 1: Jan Konigsberg POA
24 Buyer 2: _____ Seller 2: Jan Konigsberg POA
25 Buyer 3: _____ Seller 3: _____