

Address: 3521 TANGLEWOOD Place



Listing #	08-14850	Price-List	\$ 185,000
Status	Active	Near	Anchorage
Zip Code	99517	Type	Multi-Family
Beds	3	Baths	2.00
Acres	0.18	Bldgs-Ttl #	1
Carport	0	Garage	0
Units-Ttl #	2	Prkg Spcs	3
Latitude	61.188591	Longitude	-149.951498
Year Built	1976	Income-Gross Annual	

Exp-Annual

Area: 10 - Spenard
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R2A - Two Family Residential

School-Elementary	Lake Hood	School-Middle	Romig	School-High	West Anchorage
Energy Rating		Remote Description		SF-Building Apx	1,768
SF-Lot	7,785	Assessed Value	\$ 233,900	Tax ID	0100732300001
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1626	Taxes	\$ 3,482
Tax Year	2008	Construction Status	Existing Structure	Year Remodeled	
Year Updated		Prkg Spcs	3	Price-List	185,000.00

Directions: South on Wisconsin from Northern Lights to West on Milky Way, South on Tanglewood, duplex on the left.

Legal: Hawthorne #1 B2 L8

Public Remarks: Property information, owner special forms, past owner disclosures and inspection report on listing licensee web site. Bank-foreclosed duplex in convenient West Anchorage residential area close to city park. Offers will first be considered after 10 AM Nov 12. Property sold as-is, price reflects condition, no repairs implied.

Multi-Family Type: Duplex; Up and Down
Building Info: Units-# of 1 BR: 1; Units- # of 2 BR: 1
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Garage Type: None
Carport Type: None
Heat Type: Baseboard
Fuel Type: Natural Gas
Sewer-Type: Public
Water-Type: Public
Access Type: Dedicated Road; Paved; Maintained

View Type: Mountains; Partial
Topography: Level
Wtrfrnt-Frontage: None
Wtrfrnt-Access Near: None
Docs Avl for Review: As-Built; Docs Posted on MLS; Home Inspection

Mortgage Info: EM Minimum Deposit: 2,000
New Finance (Terms): Cash; Conventional; Other-See Remarks

Features-MultiFamily: DSL-Cable Available; Fixer-Upper; Washer/Dryer HkUp

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 Monday, November 03, 2008 5:15 PM

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



Coldwell Banker Best Properties
3000 C Street, Suite 101
Anchorage, AK 99503
Niel Thomas Direct: 265-9106
Direct Fax: 375-2962
NThomas@RealS8.com

Memo

Date: November 3, 2008
To: Buyers Considering Foreclosed Property
From: Niel Thomas, ABR, CCIM, CRS, Associate Broker
Bethany Stamper, Licensed Asssistant
Subject: Licensee disclosure concerning property condition
Waiver of property disclosure form

The attached package consists of disclosures that I am making concerning the property at 3521 Tanglewood Place.

In addition to the information in the pages attached, the following disclosures are provided:

Prior owner disclosure statement and property inspection report in the information package are not representations of the current "owner of record". They are imported from a former listing "for what it is worth". The listing licensee has not independently verified any information in these documents and does not join in any representations therein.

When you make an offer on this property you are required to initial your receipt of this cover memo and every page of the package.

Please review the Alaska Real Estate Commission Consumer Pamphlet that was given to you either by myself before I provided you with "specific assistance" concerning the property, or by the licensee who represents you. That pamphlet outlines the duties that real estate licensees owe the public in all relationships. Please note that these duties do not include the duty "to conduct an independent investigation of a property". You are specifically advised that I and my firm have not conducted an independent investigation of this property, and do not plan to do so.

Determining the condition of the property, which was acquired in foreclosure by a lending institution, is your responsibility. What is required by law to be disclosed by myself as a licensee is attached hereto and represents all the information that I will be providing.

Finally, please note the waiver form that is part of this package. Alaska law provides that a buyer and seller may waive the obligation for them to complete the form provided by the Alaska Real Estate Commission. This institutional owner requires this waiver be executed as a condition of selling the property to you.

Buyer: _____/_____



State of Alaska Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description: Hawthorne #1 B2 L8

Property Address/City: 3521 TANGLEWOOD Place, Anchorage, AK 99517

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.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

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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.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

_____/_____/_____
Seller's Initials Date 3521 TANGLEWOOD Place, Anchorage, AK 99517 _____
Property Address Buyer's Initials _____/_____/_____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

March 19 1964
DATE

WITNESSED BY:

Robert D. Moore
WITNESS

Franklin M. Lindsey
OWNER

WITNESS

OWNER

NOTARY'S ACKNOWLEDGEMENT
UNITED STATES OF AMERICA
STATE OF ALASKA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS DAY PERSONALLY APPEARED FRANKLIN M. LINDSEY KNOWN TO ME AND WHO EXECUTED THE ABOVE INSTRUMENT VOLUNTARILY AND IN MY PRESENCE.

Ernest A. Marth
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES MAY 14 1966

CERTIFICATION OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

June 8 64
DATE

F. M. Lindsey
REGISTERED LAND SURVEYOR



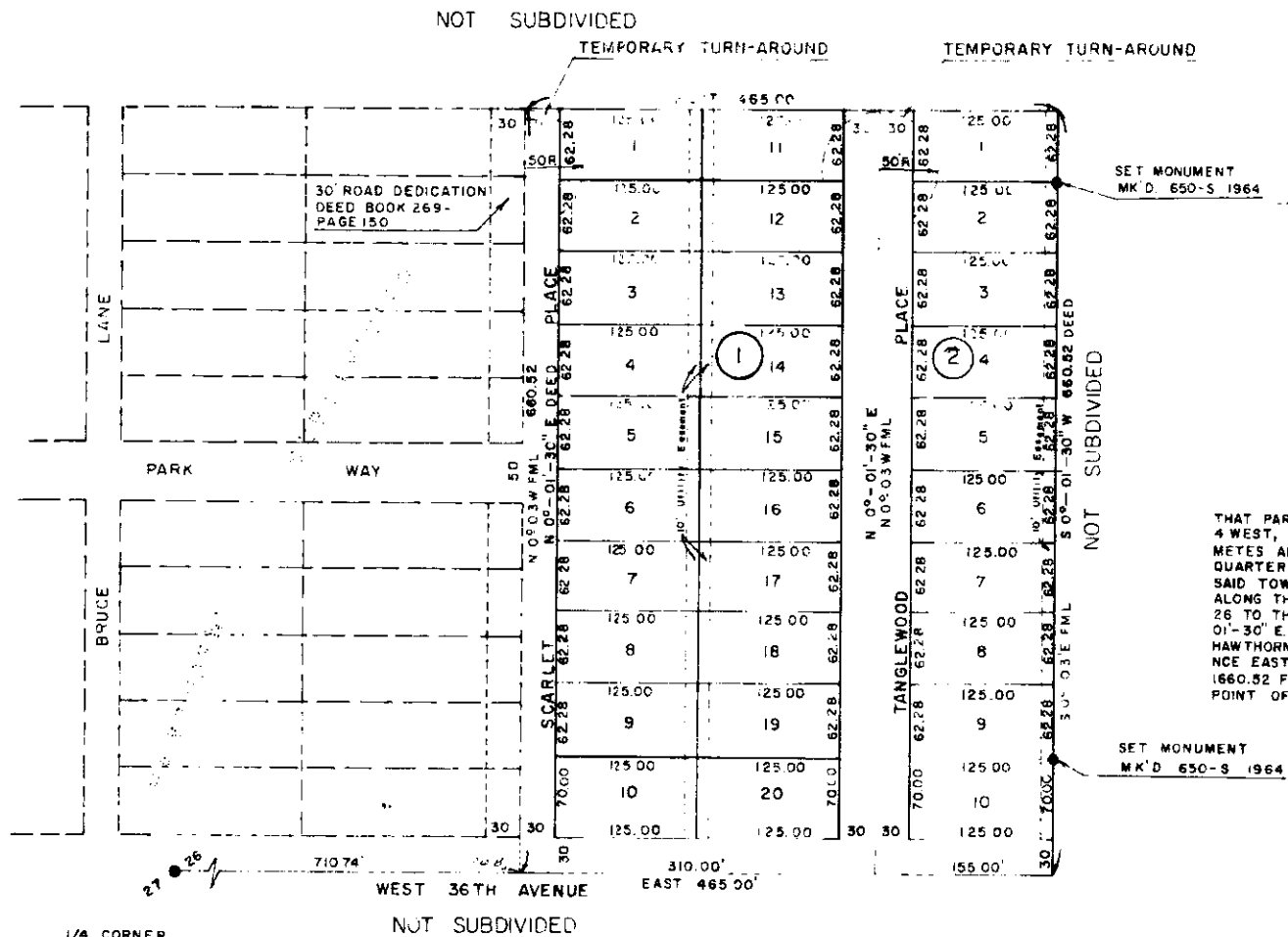
CERTIFICATION OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE GREATER ANCHORAGE PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 304 DATED 4/20 1964, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING PRECINCT, ALASKA.

June 15 1964
DATE

Hugh J. Wade
CHAIRMAN
GREATER ANCHORAGE PLATTING BOARD

ATTEST:
Robert D. Moore
DEPUTY CLERK

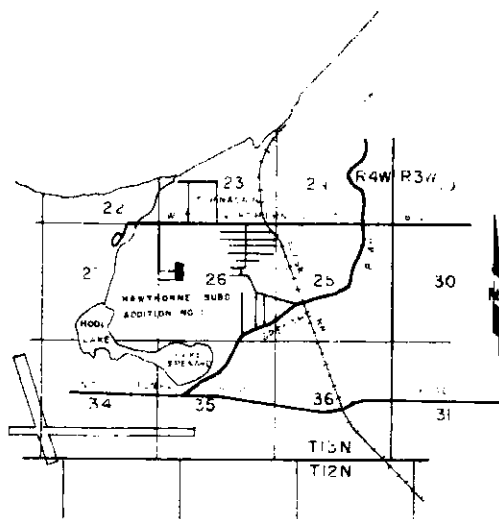


METES & BOUNDS DESCRIPTION

THAT PART OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE QUARTER SECTION CORNER OF SECTION 26 AND 27 OF SAID TOWNSHIP AND RANGE, THENCE EAST (710.74 FT.) ALONG THE CENTER LINE QUARTER LINE OF SAID SECTION 26 TO THE TRUE POINT OF BEGINNING, THENCE N. 0°-01'-30" E (660.52 FT.) ALONG THE EAST BOUNDARY OF THE HAWTHORNE SUBDIVISION (AS RECORDED AT P-332); THENCE EAST (465.00 FT.); THENCE S. 0°01'30" WEST (660.52 FT.); THENCE WEST (465.00 FT.) TO THE TRUE POINT OF BEGINNING.

SET MONUMENT
M.K'D 650-S 1964

NOTE
3/4" PIPE AT ALL BLOCK
CORNERS



VICINITY SKETCH
SCALE: 1" = 1/4 MILE

64-57

RECORDED - FILED 4.00
ANCHORAGE REC. DIST.

DATE 7-10 1964
TIME 1:22 P.M.
Requested by F. M. Lindsey
Address 405 W. Northern Lights Blvd.

CERTIFICATION OF TAXES PAID
This certifies that all taxes due on the property shown on this plat have been paid in full to the Anchorage Independent School District and the Anchorage Independent City and Borough of Anchorage, Alaska, on or before 03/11/64.

Anchorage Independent School District
By: Lois Harmon
Revenue Collection Supervisor

PLAT OF
HAWTHORNE SUBDIVISION
ADDITION NO. 1
LOCATED IN THE NW 1/4 SECTION 26, T13N, R4W,
SEWARD MERIDIAN, ALASKA

PREPARED FOR
FRANKLIN M. LINDSEY
405 W. NORTHERN LIGHTS BLVD., ANCHORAGE, ALASKA

ACRES: 7.05
DATE: MARCH 1964
SCALE: 1" = 100'
GRID: 1626

SURVEYED BY
F. M. LINDSEY
REGISTERED SURVEYOR
No. 650-S
407 W. NORTHERN LIGHTS BLVD.
SPENARD, ALASKA

64-57 R FC

Part A: Preamble

Franklin H. Lindsey and Connie W. Lindsey, of Anchorage, Alaska, owners of that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 13 North, Range 4 West, Seward Meridian, known as the HAWTHORNE SUBDIVISION, ADDITION NO. 1, on this 6th day of July, 1964, do hereby specify the following protective covenants in order to insure sound development of the land and to protect the investments of purchasers of individual lots:

Part B: Residential Area Covenants

1. Land Use All lots in Hawthorne Subdivision are hereby restricted to single family or duplex residential use.
2. Resubdivision The area of lots herein described shall not be reduced in size by resubdivision thereof.
3. Trees No owner shall be permitted to completely clear a lot on which standing trees of size and beauty exist. Space may be cleared to provide for construction and trees may be thinned as long as natural beauty and esthetic value of trees is retained.
4. Dwelling cost, Quality and Size No dwelling shall be permitted on any lot, the building cost of which is less than \$15.00 per square foot. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 750 square feet for a one story dwelling and not less than 500 square feet for a dwelling of more than one story.
5. Building Location No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a detached garage or other accessory building. No dwelling shall be located on any lot nearer than 10 feet to the rear lot line. For the purpose of the covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
6. Temporary Structures No structure of any temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used at any time on any lot as a temporary or permanent residence except that a house trailer in good condition may be kept on a lot during the period of dwelling construction, not to exceed one year from the purchase of the lot by said trailer owner.
7. Nuisances No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. Signs No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or for rent, or signs by a builder to advertise the property during the construction and sales period.

BASE

9. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose, and provided that no more than one dog of sled type breed may be maintained, and all dogs must be restrained as necessary to prevent their becoming nuisances.

10. Garbage and Refuse Disposal No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

11. Sight Distances at Intersections No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

No fence over three feet in height shall be permitted either across or along the front 25 feet of any lot.

12. Easements Easements for the installation and maintenance of utilities and drainage facilities are hereby reserved as shown on the recorded plat and further easements are reserved on all dedicated streets and walkways.

13. Water Supply and Sewage Disposal No cesspool, septic tank, or other sewage disposal systems to be placed at a distance greater than 20 feet from the front property line. No well to be more than 20 feet from any back property line.

Part C: General Provisions

1. Term These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part,

2. Enforcement Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

3. Severability Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

BASE



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 Recording District, Judicial District, State of Alaska.

Legal Description:
Property Address/City/Other:

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 -AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

Seller's Initials: [Signature] Date: [Blank] Property Address: 3521 Tanglewood Buyer's Initials: [Blank] Date: [Blank]

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? _____

Year Property Built: _____. 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 type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input type="checkbox"/> Built-in Rods & Blinds |
| <input checked="" type="checkbox"/> Range/Oven | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> Built-in Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of _____ |
| <input 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 type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | # of Opener(s) _____ |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Remote Control(s) _____ |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Barbecue | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Other _____ |

Comments: _____

Structural Components:

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

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

Comments: There is some wood on the North side of the House that

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

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

- | | | |
|--|---|--|
| <input checked="" 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?
 - If Yes, how has the problem been resolved?
 - Sump Pump(s) Curtain Drain Rain Gutter Extension Other _____
 - When was problem resolved? 2003
 - Location of each sump pump: N/A
 - To where does the water drain after it leaves the sump pump? N/A
 - If gutters, where do downspouts discharge? _____
- Is there a floor drain in the structure, including garage? N/A
 - 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: 10 years.
- Are you aware of any ice damming on the roof?
 - If Yes, provide location. South Side
 - Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.
 - If Yes, provide location. Down stairs in living room alcove

➤ **Fireplace and/or Woodstove:** Date chimneys last cleaned? N/A Who cleaned? _____

➤ **Heating System(s):**

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
- Wood Stove Other _____
- Age: 11 years. Last Cleaned: N/A Last Inspected: N/A
- Source: Natural Gas Electric Propane Tank Wood Coal
- Oil with _____ gallon storage which is Buried Above General Other _____
- Age of Tank? _____ years

➤ **Hot Water Heater:**

Age: 17 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.

- Have you had any problems with your water supply?
- Has the water supply been tested in the past 12 months?
 - If Yes, attach all documentation from all tests.
- Has the well failed while you have owned the property? N/A
- Have you ever had a well pump problem or failure?
- Do you supply water to, or receive water from others?
- If Yes, is there a recorded agreement?
- Do you have a water rights certificate for this property?

DMC _____ 3521 Tanglewood _____ _____
 Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

> Sewerage System:

	Yes	No
Type: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Other _____		
• Does your sewerage system have a lift station?..... <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
If Private: <input type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Other: _____		
Drainfield System: <input type="checkbox"/> Bed <input type="checkbox"/> Trench <input type="checkbox"/> Mound <input type="checkbox"/> Pit <input type="checkbox"/> Crib <input type="checkbox"/> Other _____		
Innovative Sewerage System: <input type="checkbox"/> Intermittent Sand Filter <input type="checkbox"/> Biocycle <input type="checkbox"/> Recirculating Upflow Filter <input type="checkbox"/> Secondary sewage treatment plant <input type="checkbox"/> Other _____		
Location of sewerage system: _____		
• Has the sewerage system failed while you owned the property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, explain: <u>Clogged Drain system</u>		
• Have you had any work maintenance or inspections done on the sewerage system during your ownership?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, explain: <u>I have had a Rotor Rented</u>		
Approval Source (and date if known): _____		
• Are you aware of any abandoned sewerage systems, leachfields, cribs, etc. on the property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

> Freeze-ups:

• Have you had any frozen water lines, sewer lines, drains, or heating systems?.....

> Average Annual Utility Costs:

Gas	\$ _____	Company/Source: <u>Eastco</u>	
Electric	\$ _____	Company/Source: <u>Chryslar</u>	
Oil	\$ _____ /Gallons: _____	Company/Source: <u>N/A</u>	
Propane	\$ _____	Company/Source: <u>N/A</u>	
Wood	\$ _____	Company/Source: <u>N/A</u>	
Coal	\$ _____	Company/Source: <u>N/A</u>	
Water	\$ _____	Company/Source: <u>Min: of Arch</u>	
Sewer	\$ _____	Company/Source: <u>Min: of Arch</u>	
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?.....	<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>		
4. Is the property currently rented or leased?..... <u>1 Room Month to Month</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, expiration date: _____ / _____ / _____		
5. Is there a homeowner's association (HOA) for the property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, HOA name: _____ HOA Telephone: _____		
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive Dues Amount: \$ _____		
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, or subdivision covenants 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"/>

M.D. _____ / _____ / _____ 3524 Tanglewood _____ / _____ / _____
 Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

Yes **No**

- 11. Are you aware of any borough, city, deed, or private restrictions on the use of the property?
- 12. Are you aware of any variances being applied for, or granted, on this property?
- 13. Are you aware of any easements on the property?

> Encroachments:

- 14. Does anything on your property encroach (extend) onto your neighbor's property?
- 15. Does anything on your neighbor's property encroach onto your property?

> 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?
- 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____
- 18. Are you aware if the property is in an avalanche zone and/or flood plain?
- 19. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?
- 20. Have you ever filed an insurance claim for any environmental damage to the property?
- 21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?

> Soil Stability:

- 22. Are you aware of any grading, excavation or filling on the property or any portion of the property?
- 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving?
- 24. Are you aware of any flooding, drainage, or grading problems that affect this property?

> Construction, Improvements/Remodel:

- 25. Have you remodeled, made any room additions, structural modifications or improvements?
 If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? New boiler
 Was a final inspection performed?
- 26. Has a fire ever occurred in the structure? Before I owned it

> Pest Control or Wood Destroying Organisms:

- 27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?
 a. If Yes, what type? Mouse
 b. If Yes, where? Drop ceiling
- 28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? me
 a. If Yes, when? _____
 b. If Yes, what type? _____
 c. If Yes, where? _____
 d. If Yes, describe what was done to resolve the problem: Mouse Trap Keep House Clean

> Other:

- 29. **Pets**
 a. Have there been any pets/animals in the house?
 b. If Yes, what kind? Cats and Dog

AMW _____ 3521 Tanglewood _____
 Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

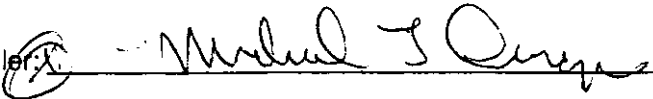
30. Noise

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: Live close to Lake Hood

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: 

Date: _____

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.

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.

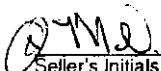
The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or the Seller's agent.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

 / /
Seller's Initials Date

3521 Tanglewood
Property Address

_____/_____/_____
Buyer's Initials Date

Realty Buildings Services

1947 Commodore Park Dr.

Anchorage Alaska 99507

907 350-0049

Proposal Submitted To:

Peter Gribbin

Prudential Jack White/Vista RE

3801 Centerpoint Drive, Suite 200

Anchorage, Alaska

Work To Be Performed At:

3521 Tanglewood

Anchorage, Alaska

We hereby propose to furnish the materials, transportation, and perform the labor necessary for the completion of:

ITEMS NOT OPERATING

1. Remove carpet install vinyl in east arctic entry so door will open.
2. Unit #1: Install window cranks living room and dining room.
3. Unit#1: Repair kitchen window so it will close. If window cannot be repaired \$50.00 will be deducted from bid.
4. Unit# 2: Replace hall way light fixture.

MAJOR CONCERNS

5. Roof –Ice Damming: Install additional layer of R-13 fiberglass insulation in attic.
6. Roof Eve-West: Seal opening under west roof eve.
7. Roof-Boiler Flu Chase: Install flashing at boiler flu chase.
8. Roof-West Arctic Entry way: Repair flashing southwest corner.
9. Arctic Entry Way-West Side: Repair roof leak causing water stains on vapor barrier. Not responsible for replacement of damaged plywood.
10. Exterior -Siding –Northwest- Corner: Caulk T-111 patch.
11. Exterior-Cedar Shake Siding-Northwest Corner: Replace missing shakes northwest corner. Paint not included.
12. Unit# 1 Dining Room-Water Stains: Install 4 foot rain gutter downspout discharges on North side of structure.
13. Unit #1-Kitchen-Leak: Replace garbage disposal and repair leak at left side of sink.
14. Unit#1 Bathroom Sink: Replace faucet. Owner to furnish faucet.
15. Unit#1Bath room- Exhaust Fan: Vent to exterior wall.
16. Unit#1 Bath Room shower Enclosure: Re-grout ceramic tile. Replace missing tiles. Owner to furnish missing tiles.
17. Unit #1 Bathroom Water Leak: Repair leak at bathtub drain.
18. Unit #2 Bathroom Sink Water Leak: Repair leak under sink.

19. Unit#2 Toilet: Replace wax ring and bolts.

POTENTIAL SAFETY HAZARDS

20. Carbon Monoxide Detectors: Install 2 CO detectors.
21. Stairs-Undercarriage: Sheetrock and fire tape.
22. Hot Water Heater: Block and install seismic restraints.
23. Laundry Room- Electrical Outlet: install electrical cover behind dryer.
24. Unit #1-Bedroom Window: Replace window crank.
25. Unit#1 Dining Room- Window: Repair broken window.
26. Unit#1 Smoke Detector: Replace
27. Unit#1 Kitchen-Outlets: Replace existing outlets with GFCI outlets within 6 ft of sink.
28. Unit#2 kitchen-Outlets: Replace existing outlets with GFCI outlets within 6ft. of sink.
29. Kitchen Sink Electrical Outlet: Replace outlet cover below sink.
30. Unit#2 Bathroom- Electrical Outlet: Replace GFCI outlet.
31. Unit #2 Bathroom Sink: install cover over outlet under sink.
32. Unit#2 Bedroom West: install outlet cover on the west wall.
33. Arctic Entryway-West Side: Secure electrical wiring connections.
34. Arctic Entry Way-West: Remove light fixture.
35. Arctic Entry Way-Smoke Detector: Replace

All material is guaranteed to be as specified, labor to be completed in a substantial workmanship like manner for the sum of: \$7970.00

Payment to be made as follows: upon completion

Any alternation or deviation from above specifications involving extra cost, will be executed only upon written order and will become an extra charge over and above the proposal.

Respectfully Submitted Loyd Reese

Date: 02/13/08

ACCEPTANCE OF PROPOSAL

The above prices and specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be outlined as above.

Date

Signature

ORIGINAL

SUMMARY*

PLEASE DO NOT REMOVE

ITEMS NOT OPERATING

- (1) **Artic Entry Way - East - 2nd Floor Exit Door** - The second floor exit door in the east artic entry way would not open at the time of inspection. **Recommend repairing this exit door.**
- (2) **Unit #1 - Windows** - All the windows in the dining room and living room of this unit would not open, due to the hand cranks have been removed. **Recommend installing hand cranks to all windows and ensure every window opens and closes properly.**
- (3) **Unit #1 - Kitchen - Window** - The window above the kitchen sink would not completely close. **Recommend repairing this kitchen window.**
- (4) **Unit #2 - Hallway - Light Fixture** - The light fixture in the hallway was not operating at the time of inspection and the protective globe has been removed. **Recommend repairing this hallway light fixture.**

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

- (5) **Roof - Ice Damming** - There is ice damming on the North and South roof eaves. This condition is caused from inadequate ventilation or insufficient insulation. The attic was entered with insufficient insulation observed. **Recommend adding an additional layer of fiberglass insulation to the attic, without obstructing the soffit end vents.**
- (6) **Roof Eave - West** - There is an opening in the soffit, under the West upper roof eave. This condition will allow animals and insects access to the structure. **Recommend sealing this opening, under the West roof eave.**
- (7) **Roof - Boiler Flue Chase - No Flashing** - There is no flashing at the top of the boiler flue chase, at the Southeast portion of the roof. **Recommend a licensed roofing contractor evaluate the boiler flue chase, making all necessary repairs.**
- (8) **Roof - West Artic Entryway** - Water is draining from the flat roof, between the flashing and the fascia, at the Southwest corner. **Recommend a licensed roofing contractor evaluate the flashing, at the West artic entryway roof eave, making all necessary repairs.**
- (9) **Artic Entry Way - West Side - Water Stains** - There are two water stains on the vapor barrier of the ceiling. The sheetrock has been removed. The roof may have been leaking water. **Recommend a licensed roofing contractor evaluate the water stains on the vapor barrier, determine the cause and make all necessary repairs.**
- (10) **Exterior - Siding - Northwest Corner** - The T-111 siding has been cut open and replaced with a patch. Reason Unknown. There are around the patch is not caulked. **Recommend caulking around the wood patch, in the T-111 siding, at the Northwest corner of the structure.**
- (11) **Exterior - Cedar Shake Siding - Northeast Corner** - There are several missing cedar shakes missing at the Northeast corner of the structure. **Recommend replacing the missing cedar shakes.**
- (12) **Unit #1 - Dining Room - Water Stains** - There are signs of water stains along the west and north walls of the kitchen. The carpet in this dining room has been removed. It was observed that two rain gutters are discharging roof water directly to the foundation, on the exterior side of the dining room. **Recommend installing 4 to 6 ft. rain gutter down spout discharges on the North side of the structure.**

Summary continued on next page

MAJOR CONCERNS CONTINUED

- (13) **Unit #1 - Kitchen - Water Leak** - There is water leaking from the base of the garbage disposal and the left side drain pipe under the kitchen sink. The right sink was slow to drain. **Recommend a licensed plumber evaluate the drain pipe and garage disposal to this kitchen sink, making all necessary repairs.**
- (14) **Unit #1 - Bathroom - Sink - No Water** - There was no running water at the sink, at the time of inspection. **Recommend a licensed plumber evaluate the water flow to this bathroom sink, making all necessary repairs.**
- (15) **Unit #1 - Bathroom - Exhaust Vent** - The exhaust vent in this bathroom does not vent to the exterior, it presently vents above the drop ceiling. This condition will cause excessive moisture to be retained within the home. **Recommend a licensed mechanical contractor vent this bathroom exhaust vent to the exterior of the home.**
- (16) **Unit #1 - Bathroom - Shower Enclosure** - There are several loose and missing ceramic tiles in this shower enclosure. This is a indication that water has seeped behind the shower enclosure and may have possibly damaged the wall. **Recommend a licensed building contractor evaluate the shower enclosure, determine the extent of water damage and make all necessary repairs.**
- (17) **Unit #1 - Bathroom - Water Leak** - The bathtub drain, from the bathtub in unit #2, is leaking water through the ceiling of unit #1. **Recommend a licensed plumber repair the drain pipe, below unit #2 bathtub.**
- (18) **Unit #2 - Bathroom - Sink - Water Leak** - The drain pipe under the bathroom sink is leaking water. **Recommend a licensed plumber repair this water leak.**
- (19) **Unit #2 - Toilet** - The toilet in this bathroom is loosed from the floor. **Recommend securing this toilet to the floor.**

POTENTIAL SAFETY HAZARDS

- (20) **Carbon Monoxide Detectors** - Current Municipality of Anchorage code requires an electrically powered carbon monoxide detector, with a battery back up, be installed on every level of the home. **Recommend installing a carbon monoxide detector on all levels of the duplex, plugged into an outlet, with a battery backup.**
- (21) **Stairs—Undercarriage—No Fire Protection**—The undercarriage of the stairs to the second floor is not fire protected. Access from unit #1. These stairs are a primary means of escape, used by occupants of the home, during a fire condition. **Recommend sheet rocking, mudding and taping, the under side of the stair case.**
- (22) **Hot Water Heater—Seismic Restraints** - There are no seismic restraints attached to the hot water heater. **Recommend installing ANSI approved seismic restraints to the upper and lower 1/3 of the hot water heater.**
- (23) **Laundry Room - Electrical Outlet** - The electrical outlet behind the dryer is missing a protective cover plate. **Recommend installing a protective cover plate to this electrical outlet.**
- (24) **Unit #1 - Bedroom - Window** - The window in this bedroom would not open, due to the hand crank has been removed. This bedroom window is a secondary means of escape during a fire emergency. **Recommend replacing the hand crank to this window and ensuring this window opens and closes properly.**
- (25) **Unit #1 - Dining Room - Window** - The window in the dining room is cracked. **Recommend replacing this window.**
- (26) **Unit #1 - Smoke Detector** - The smoke detector in unit #1 was not operating at the time of inspection. **Recommend installing a working smoke detector in this unit.**

Summary continued on next page

POTENTIAL SAFETY HAZARDS CONTINUED

- (27) **Unit #1 - Kitchen – Outlets** – The outlets in the kitchen are not GFCI protected. Recommend installing GFCI rated outlets within 6ft. of the kitchen sink.
- (28) **Unit #2 - Kitchen – Outlets** – The outlets in the kitchen are not GFCI protected. Recommend installing GFCI rated outlets within 6ft. of the kitchen sink.
- (29) **Unit #2 - Kitchen—Electrical Outlet**—The electrical outlet in the cabinet, below the kitchen sink, is missing a protective cover plate. Recommend installing a cover plate to this outlet.
- (30) **Unit #2 - Bathroom – Electrical Outlet** – The GFCI rated electrical outlet in this bathroom was not operating properly at the time of inspection. Recommend a licensed electrical contractor install a working GFCI rated electrical outlet in this bathroom.
- (31) **Unit #2 - Bathroom - Sink - Open Electrical Junction Box** - There is an open electrical junction box under this bathroom sink. Recommend installing a protective cover plate to this electrical junction box.
- (32) **Unit #2 - Bedroom - West - Electrical Outlet** - The electrical outlet on the west wall of this bedroom is missing a protective cover plate. Recommend installing a protective cover plate to this electrical outlet.
- (33) **Artic Entry Way - West Side - Exposed Electrical Wiring Connections** - There is exposed electrical wiring connections to the light fixture, at the ceiling of the west artic entry way. Recommend a licensed electrical contractor secure the electrical wiring connections.
- (34) **Artic Entry Way - West - Light Fixture** - There is a light mounted on the exterior of the west artic entry way. This light is not rated for exterior use and the electrical cord is running through the soffit end vent. The light was not plugged in at the time of inspection. Recommend removing this light fixture.
- (35) **Artic Entryway - Smoke Detector** - The smoke detector in the artic entryway was not operating at the time of inspection. Recommend installing a working smoke detector in the artic entryway.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Roof that is 20+ years. (If age is Known)

Hot Water Heater 6+ years

*** Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks & Photo Pages.**

DEFINITIONS

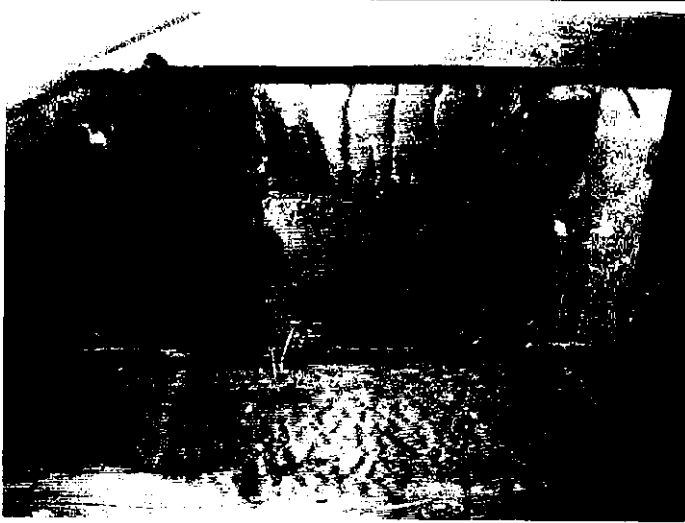
SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

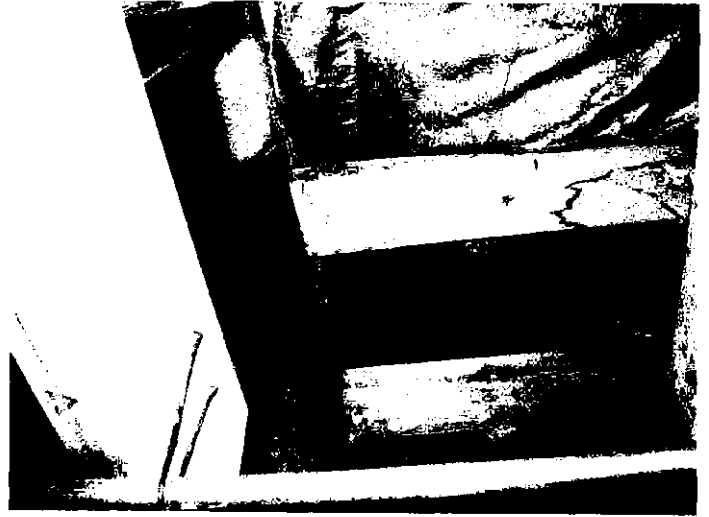
POOR - Indicates the component will need repair or replacement now or in the very near future.

Alaska's Premier Home Inspections

Report # DUGAN-013108



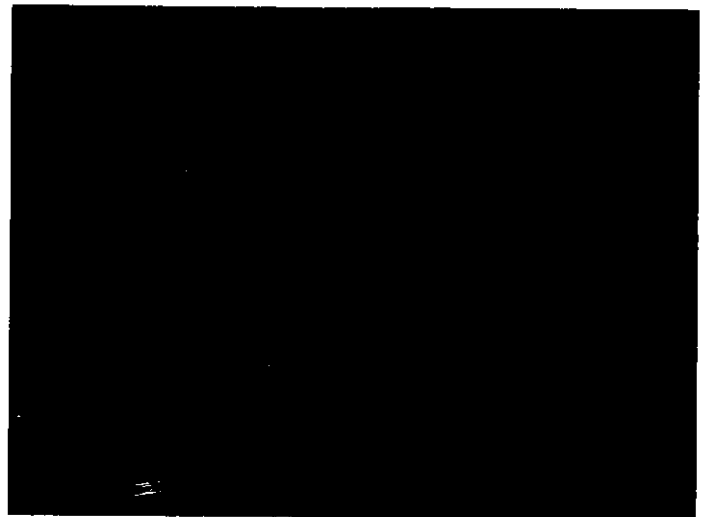
Unit #1—Kitchen—Signs of a past fire—See body of report for further details.



Unit #1—Kitchen—Signs of a past fire—See body of report for further details.



Unit #1—Kitchen—Signs of a past fire—See body of report for further details.



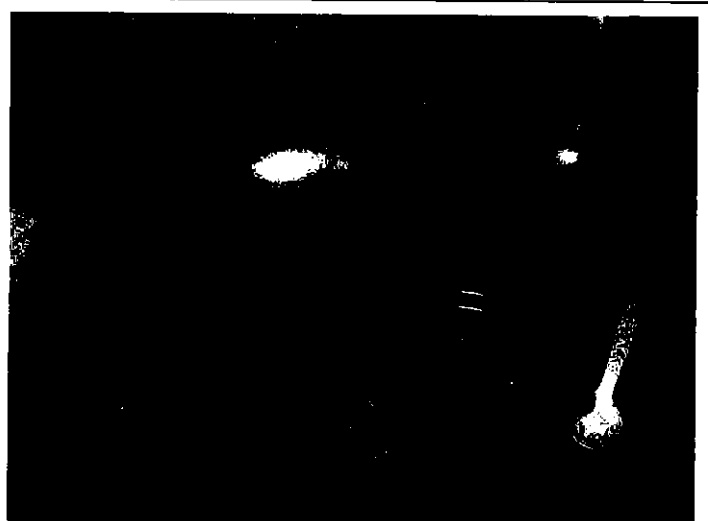
Unit #1 - Kitchen - Outlets - The outlets in the kitchen are not GFCI protected. Recommend installing GFCI rated outlets within 6ft. of the kitchen sink.

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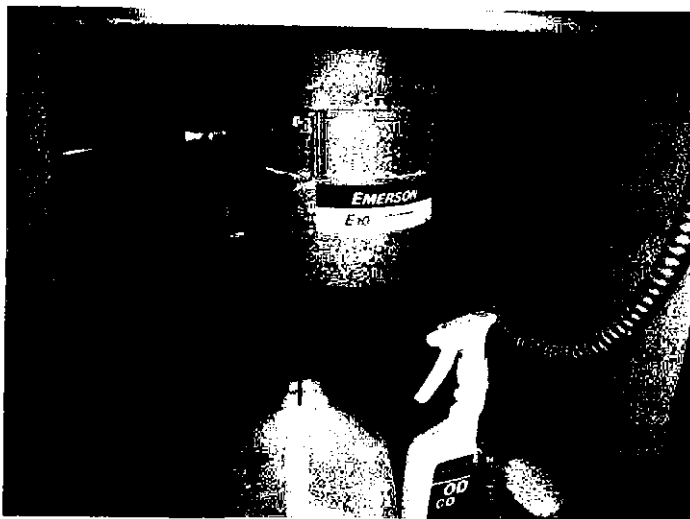
Report # DUGAN-013108



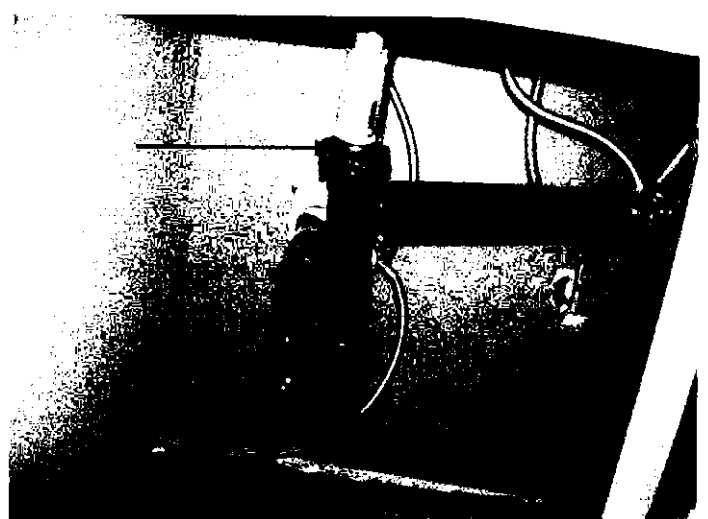
Unit #1 - Kitchen - Window - The window above the kitchen sink would not completely close. Recommend repairing this kitchen window.



Unit #1 - Kitchen - Water Leak - There is water leaking from the base of the garbage disposal and the left side drain pipe under the kitchen sink. The right sink was slow to drain. Recommend a licensed plumber evaluate the drain pipe and garbage disposal to this kitchen sink, making all necessary repairs.



Unit #1 - Kitchen - Water Leak - There is water leaking from the base of the garbage disposal and the left side drain pipe under the kitchen sink. The right sink was slow to drain. Recommend a licensed plumber evaluate the drain pipe and garbage disposal to this kitchen sink, making all necessary repairs.

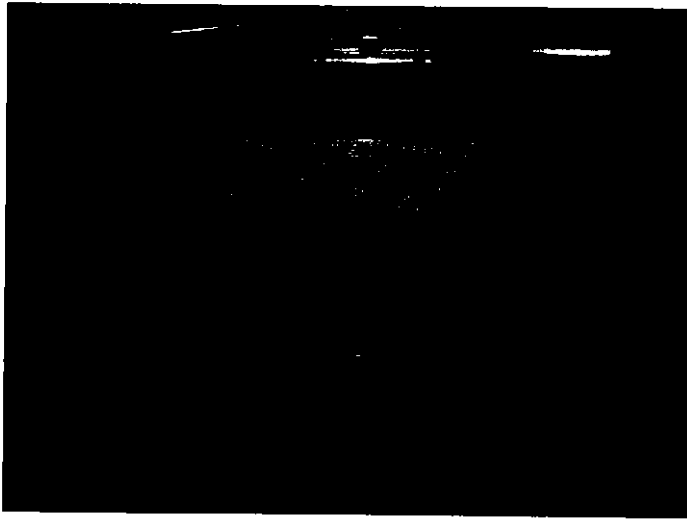


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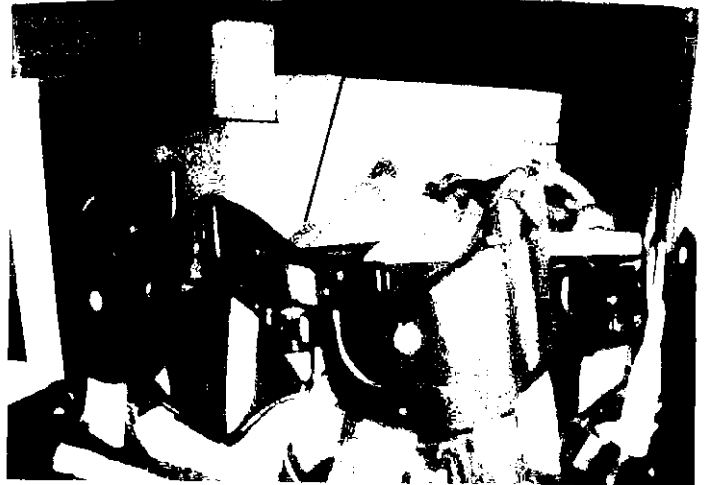
3521 Tanglewood Pl.
Anchorage, Alaska 99517

Alaska's Premier Home Inspections

Report # DUGAN-013108



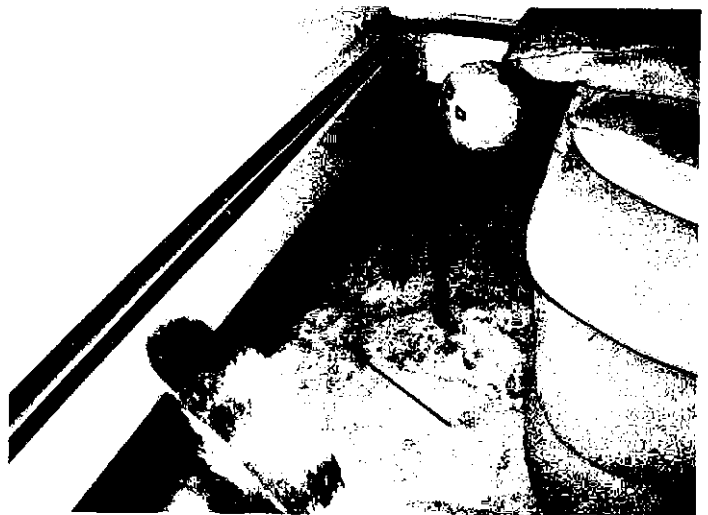
Unit #1—The dishwasher was not tested for operation at the time of inspection, due to the leaking drain pipes under the kitchen sink.



Stairs—Undercarriage—No Fire Protection—The undercarriage of the stairs to the second floor is not fire protected. Access from unit #1. These stairs are a primary means of escape, used by occupants of the home, during a fire condition. Recommend sheet rocking, mudding and taping, the under side of the stair case.



Unit #1 - Windows - All the windows in the dining room and living room of this unit would not open, due to the hand cranks have been removed. Recommend installing hand cranks to all windows and ensure every window opens and closes properly.

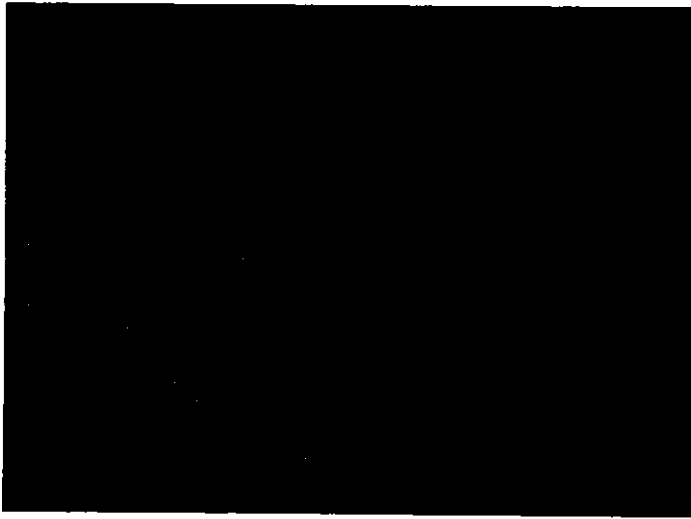


Unit #1 - Dining Room - Water Stains - There are signs of water stains along the west and north walls of the kitchen. The carpet in this dining room has been removed. It was observed that two rain gutters are discharging roof water directly to the foundation, on the exterior side of the dining room. Recommend installing 4 to 6 ft. rain gutter down spout discharges on the North side of the structure.

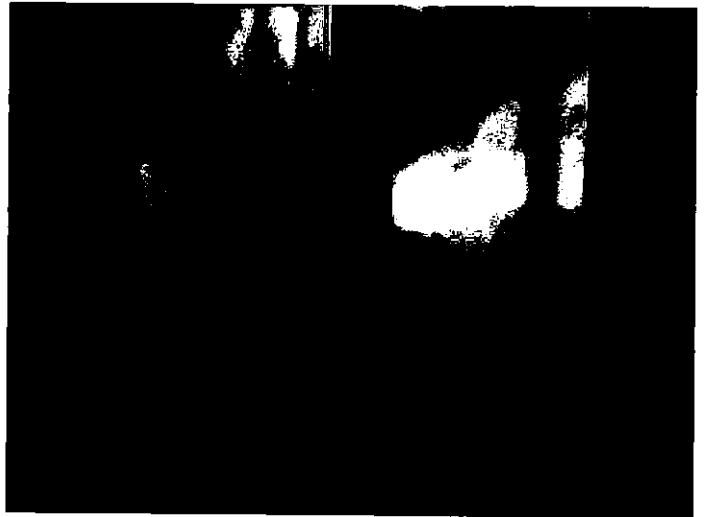
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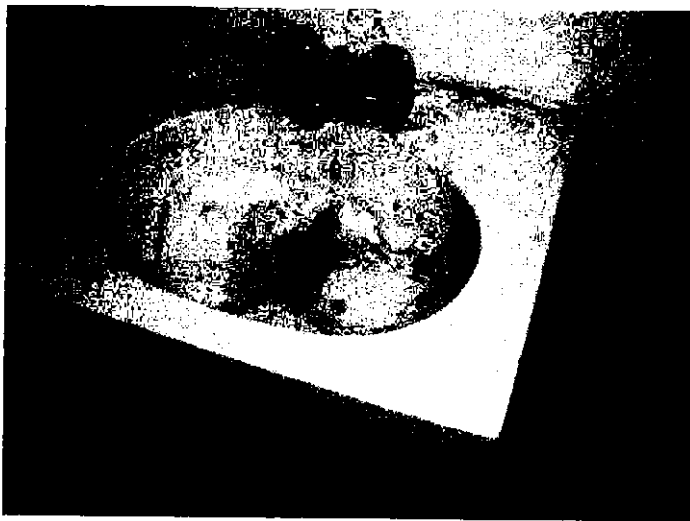
Report # DUGAN-013108



Unit #1 - Smoke Detector - The smoke detector in unit #1 was not operating at the time of inspection. Recommend installing a working smoke detector in this unit.



Unit #1 - Bedroom - Window - The window in this bedroom would not open, due to the hand crank has been removed. This bedroom window is a secondary means of escape during a fire emergency. Recommend replacing the hand crank to this window and ensuring this window opens and closes properly.



Unit #1 - Bathroom - Sink - No Water - There was no running water at the sink, at the time of inspection. Recommend a licensed plumber evaluate the water flow to this bathroom sink, making all necessary repairs.

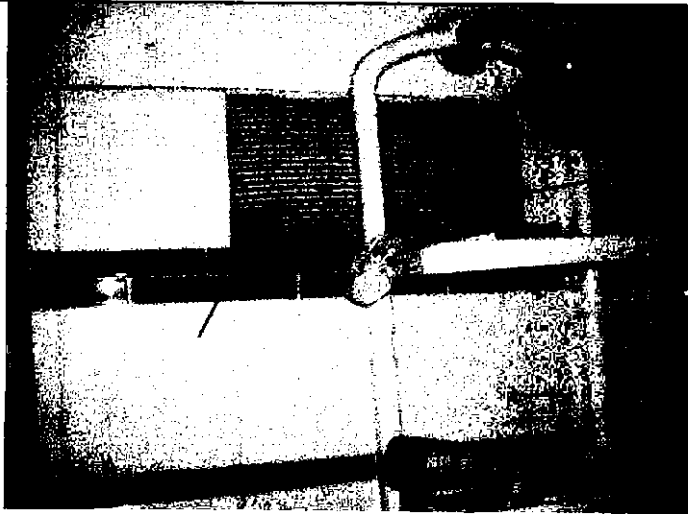


Unit #1 - Bathroom - Shower Enclosure - There are several loose and missing ceramic tiles in this shower enclosure. This is a indication that water has seeped behind the shower enclosure and may have possibly damaged the wall. Recommend a licensed building contractor evaluate the shower enclosure, determine the extent of water damage and make all necessary repairs.

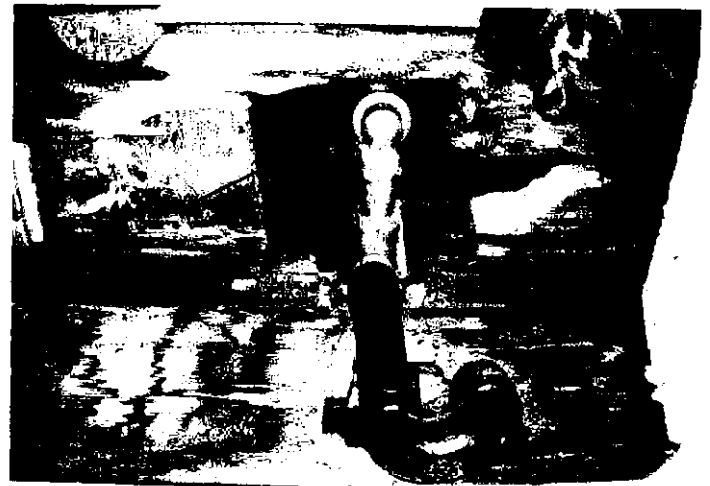
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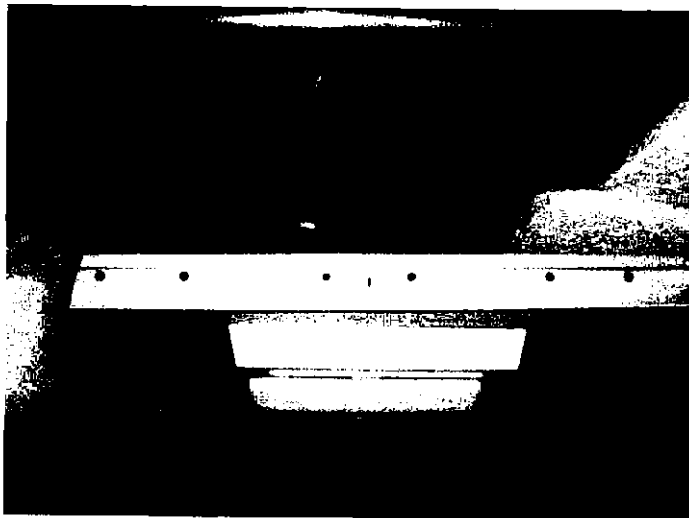
Report # DUGAN-013108



Unit #1 - Bathroom - Shower Enclosure - There are several loose and missing ceramic tiles in this shower enclosure. This is a indication that water has seeped behind the shower enclosure and may have possibly damaged the wall. Recommend a licensed building contractor evaluate the shower enclosure, determine the extent of water damage and make all necessary repairs.



Unit #1 - Bathroom - Water Leak - The bathtub drain, from the bathtub in unit #2, is leaking water through the ceiling of unit #1. Recommend a licensed plumber repair the drain pipe, below unit #2 bathtub.



Unit #1 - Bathroom - Exhaust Vent - The exhaust vent in this bathroom does not vent to the exterior, it presently vents above the drop ceiling. This condition will cause excessive moisture to be retained within the home. Recommend a licensed mechanical contractor vent this bathroom exhaust vent to the exterior of the home.

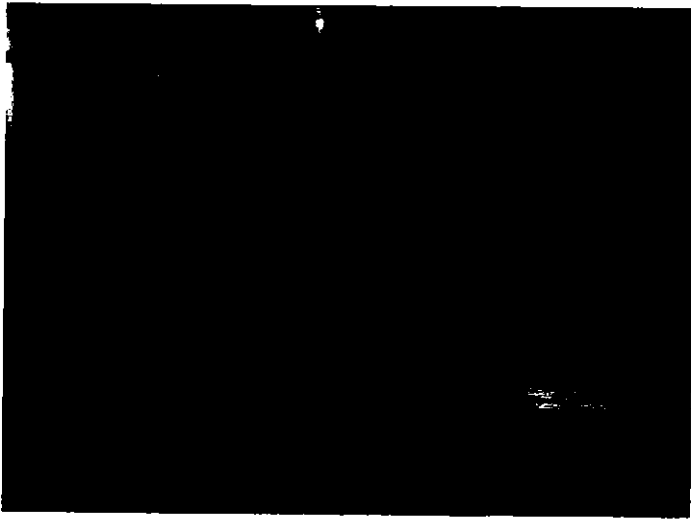


Artic Entryway - Smoke Detector - The smoke detector in the artic entryway was not operating at the time of inspection. Recommend installing a working smoke detector in the artic entryway.

3521 Tanglewood Pl.
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Alaska's Premier Home Inspections

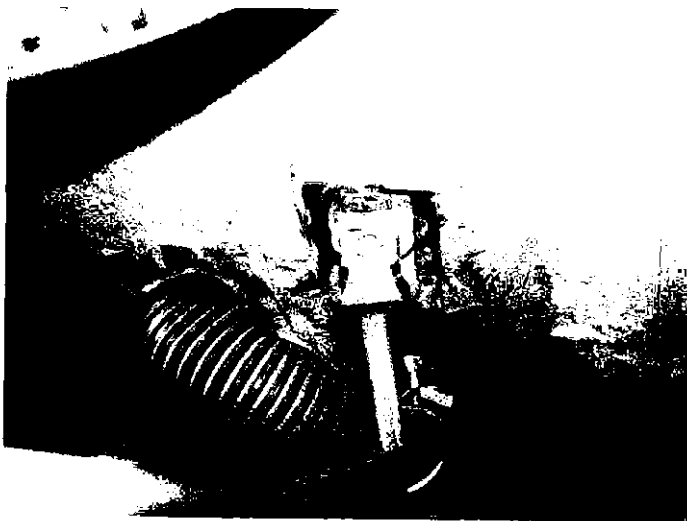
Report # DUGAN-013108



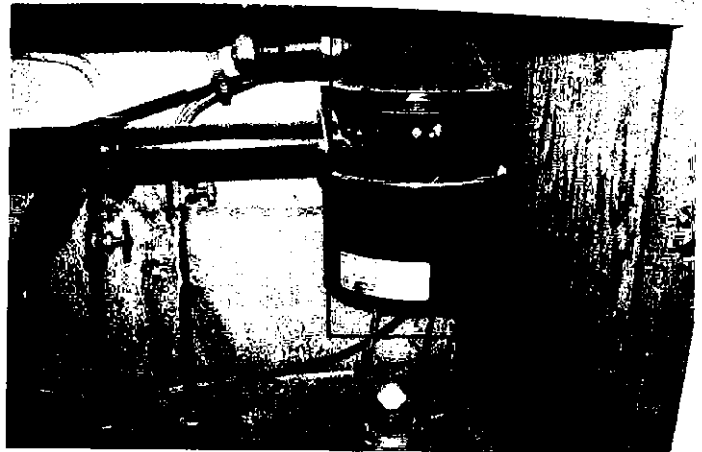
Hot Water Heater –Seismic Restraints - There are no seismic restraints attached to the hot water heater. Recommend installing ANSI approved seismic restraints to the upper and lower 1/3 of the hot water heater.



The washer was full of water at the time of inspection. It does not appear the washer is operational.



Laundry Room - Electrical Outlet - The electrical outlet behind the dryer is missing a protective cover plate. Recommend installing a protective cover plate to this electrical outlet.



Unit #2 - Kitchen—Garbage Disposal— The garbage disposal in the kitchen was not operating at the time of inspection. Recommend repairing or replacing this garbage disposal.

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Unit #2 - Kitchen—Electrical Outlet—The electrical outlet in the cabinet, below the kitchen sink, is missing a protective cover plate. Recommend installing a cover plate to this outlet.



Unit #2 - Kitchen—Exhaust Vent Fan—The exhaust vent fan above the range was not operating at the time of inspection. Recommend repairing or replacing the exhaust vent fan.



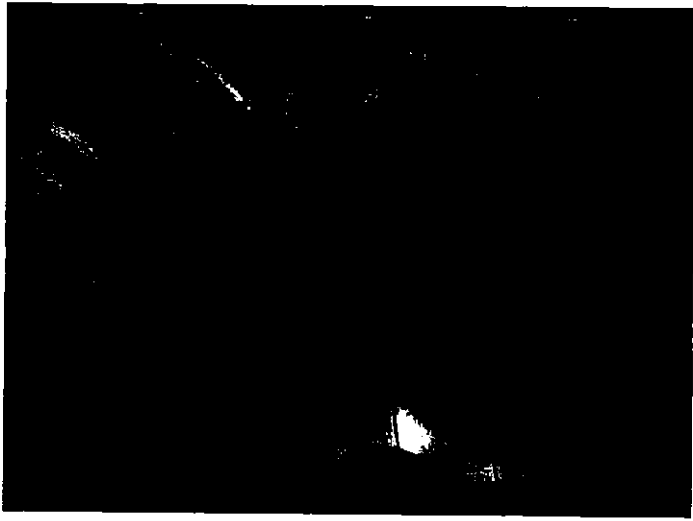
Artic Entry Way - West Side - Exposed Electrical Wiring Connections - There is exposed electrical wiring connections to the light fixture, at the ceiling of the west artic entry way. Recommend a licensed electrical contractor secure the electrical wiring connections.



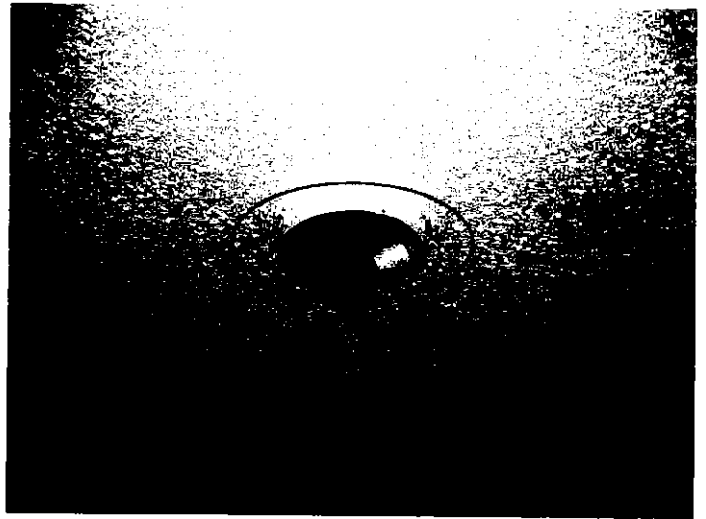
Artic Entry Way - West - Light Fixture - There is a light mounted on the exterior of the west artic entry way. This light is not rated for exterior use and the electrical cord is running through the soffit end vent. The light was not plugged in at the time of inspection. Recommend removing this light fixture.

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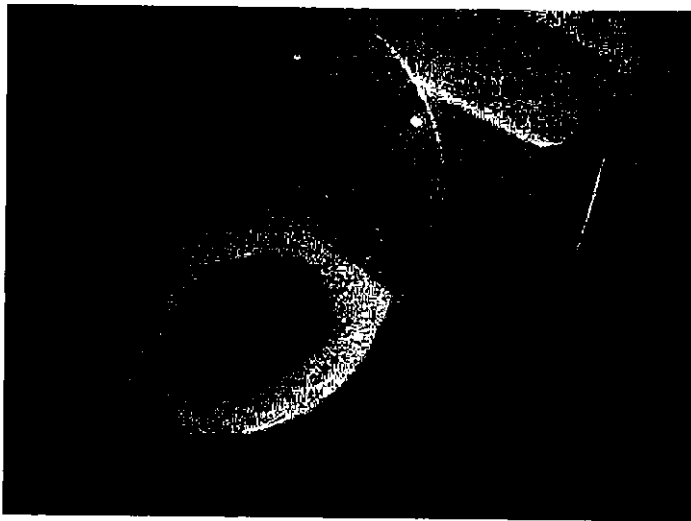
Report # DUGAN-013108



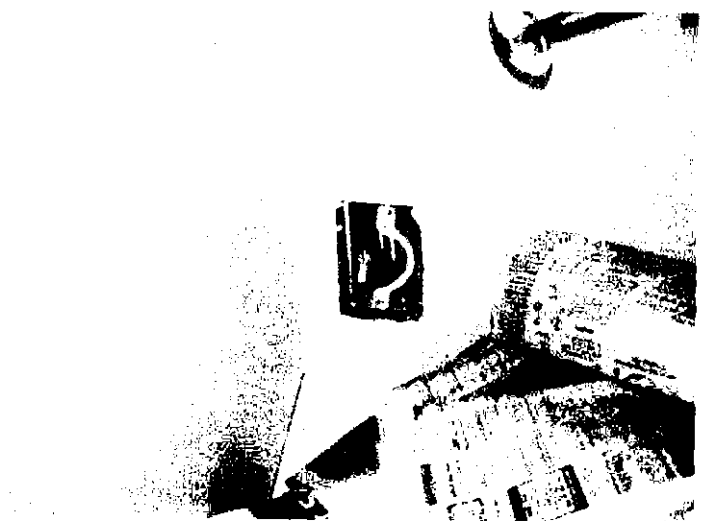
Arctic Entry Way - West Side - Water Stains - There are two water stains on the vapor barrier of the ceiling. The sheet-rock has been removed. The roof may have been leaking water. Recommend a licensed roofing contractor evaluate the water stains on the vapor barrier, determine the cause and make all necessary repairs.



Unit #2 - Hallway - Light Fixture - The light fixture in the hallway was not operating at the time of inspection and the protective globe has been removed. Recommend repairing this hallway light fixture.



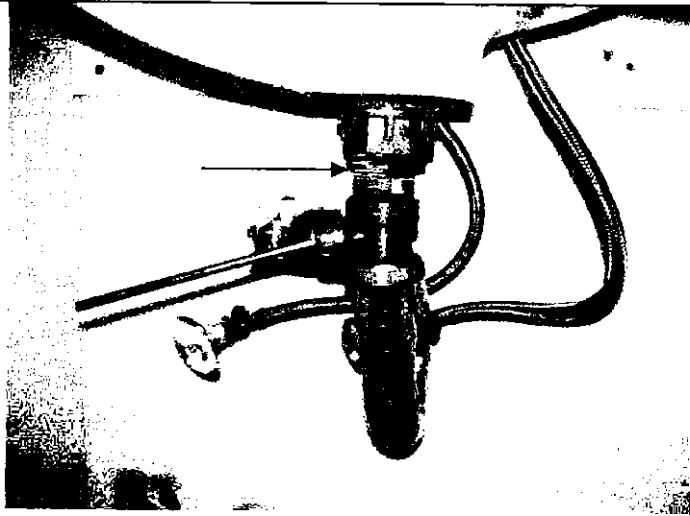
Unit #2 - Toilet - The toilet in this bathroom is loosed from the floor. Recommend securing this toilet to the floor.



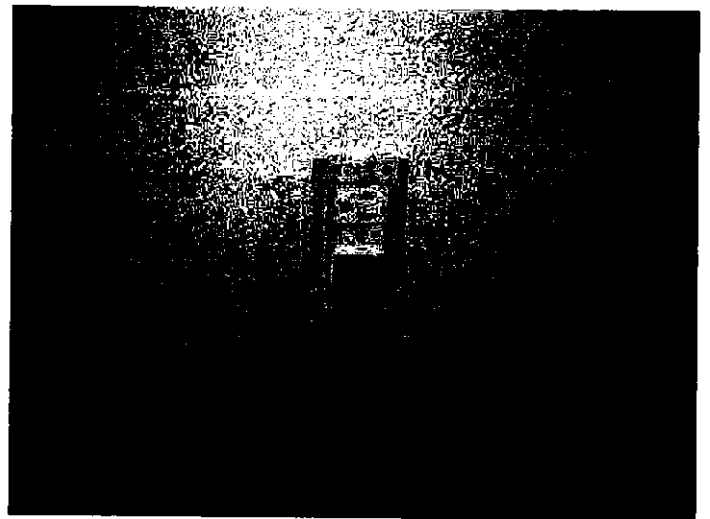
Unit #2 - Bathroom - Sink - Open Electrical Junction Box - There is an open electrical junction box under this bathroom sink. Recommend installing a protective cover plate to this electrical junction box.

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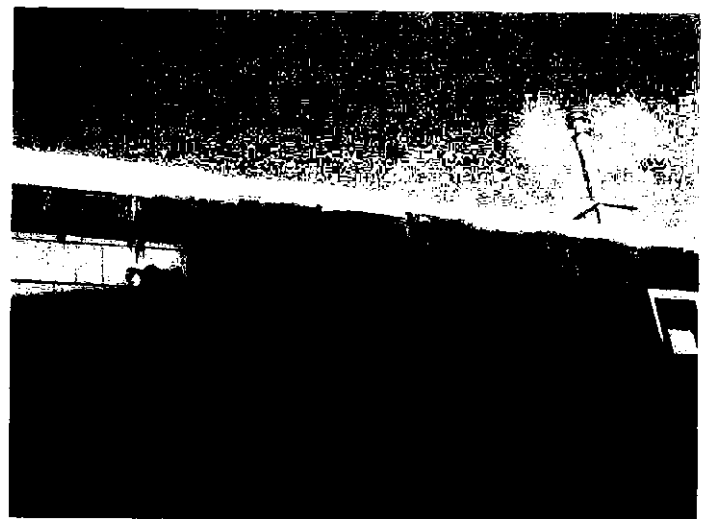
Unit #2 - Bathroom - Sink - Water Leak - The drain pipe under the bathroom sink is leaking water. Recommend a licensed plumber repair this water leak.



Unit #2 - Bathroom - Electrical Outlet - The GFCI rated electrical outlet in this bathroom was not operating properly at the time of inspection. Recommend a licensed electrical contractor install a working GFCI rated electrical outlet in this bathroom.



Roof - Ice Damming - There is ice damming on the North and South roof eaves. This condition is caused from inadequate ventilation or insufficient insulation. The attic was entered with insufficient insulation observed. Recommend adding an additional layer of fiberglass insulation to the attic, without obstructing the soffit end vents.



Roof - Ice Damming - There is ice damming on the North and South roof eaves. This condition is caused from inadequate ventilation or insufficient insulation. The attic was entered with insufficient insulation observed. Recommend adding an additional layer of fiberglass insulation to the attic, without obstructing the soffit end vents.

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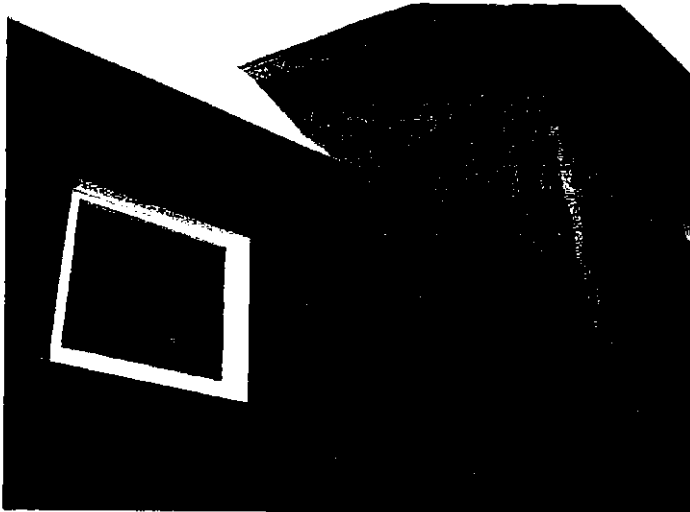
Report # DUGAN-013108



Artic Entry Way - East - 2nd Floor Exit Door - The second floor exit door in the east artic entry way would not open at the time of inspection. Recommend repairing this exit door.



Roof - Boiler Flue Chase - No Flashing - There is no flashing at the top of the boiler flue chase, at the Southeast portion of the roof. Recommend a licensed roofing contractor evaluate the boiler flue chase, making all necessary repairs.



Exterior - Cedar Shake Siding - Northeast Corner - There are several missing cedar shakes missing at the Northeast corner of the structure. Recommend replacing the missing cedar shakes.

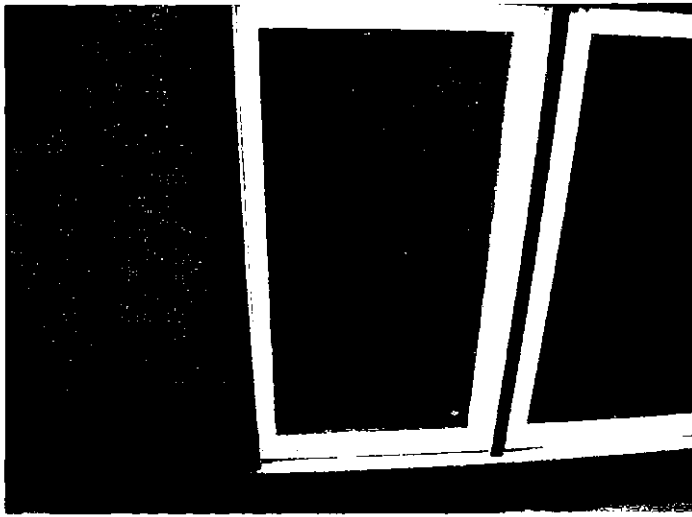


Unit #1 - Dining Room - Water Stains - There are signs of water stains along the west and north walls of the kitchen. The carpet in this dining room has been removed. It was observed that two rain gutters are discharging roof water directly to the foundation, on the exterior side of the dining room. Recommend installing 4 to 6 ft. rain gutter down spout discharges on the North side of the structure.

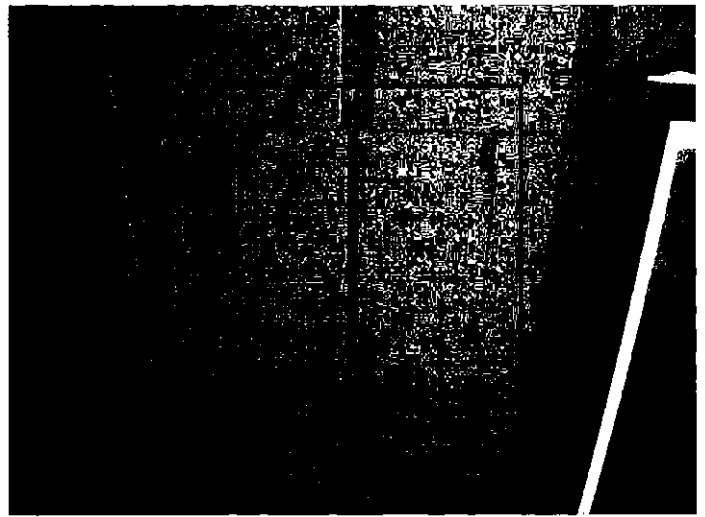
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Unit #1 - Dining Room - Window - The window in the dining room is cracked. Recommend replacing this window.



Exterior - Siding - Northwest Corner - The T-111 siding has been cut open and replaced with a patch. Reason Unknown. There are around the patch is not caulked. Recommend caulking around the wood patch, in the T-111 siding, at the Northwest corner of the structure.



Roof Eave - West - There is an opening in the soffit, under the West upper roof eave. This condition will allow animals and insects access to the structure. Recommend sealing this opening, under the West roof eave.



Roof - West Artic Entryway - Water is draining from the flat roof, between the flashing and the fascia, at the Southwest corner. Recommend a licensed roofing contractor evaluate the flashing, at the West artic entryway roof eave, making all necessary repairs.

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COUNTER OFFER

Date: **08/02/2007**

Buyer: **Miller, Calvin**

Address: **342 N KLEVIN ST
ANCHORAGE, AK, 99508**

Seller: Owner of Record

This is a Counter Offer to the Offer and Seller Addendum dated **08/02/2007**, regarding property located at **342 N KLEVIN ST, ANCHORAGE, AK** and supersedes any prior Counter Offers and/or Buyer's addenda between Owner of Record, Seller, and Buyer. Seller's Addendum and all terms not inconsistent with this Counter Offer remain effective. Both Counter Offer, Seller's Addendum are attached and will supersede the contract to the extent they are consistent.

1. Sales price to be **\$245,000.00**
2. Buyer is to deposit earnest money of **\$2,000.00** in listing agent's escrow account or with Seller's closing agent upon acceptance of this counter offer. Seller will be unable to accept entire contract without written proof of the Buyer's earnest money deposit.
3. Seller will make no repairs or inspections to the subject property unless expressly addressed below.

Should any lender or any insuring entity or agency require that certain repairs to the Property be made or that certain other conditions be met, the Seller, at its sole option, may comply with such requirements or terminate the Contract. Further, should any FHA Conditional Commitment or VA Certificate of Reasonable Value vary from the agreed upon purchase price of the Property, then Seller, at its sole option, may terminate the Contract.

Seller will pay a maximum of **\$0.00** toward lender required repairs only. If lender required repairs are less than **\$0.00**, any excess shall be credited back to the Seller. Buyer must provide documentation from lender specifying list of required repairs. Bids are required for repairs and must be supplied to the Seller from bonded, licensed vendors for review and approval. All work will be scheduled and coordinated by the listing agent. Repairs will not be authorized until Buyer provides documentation of full mortgage commitment.

4. Termite inspection will be the responsibility of the BUYER. Any termite corrective work and/or treatment will be at the expense of the BUYER, unless otherwise noted below in paragraph number 11.
5. Closing is to occur on or before **10/03/2007**. Time is of The Essence. No extension will be given without prior written approval. Seller reserves the right to extend closing date if legible copies of signed contract are not received in a timely manner. The Buyer shall be charged a per diem fee of \$50.00 per day for any extension of the escrow period past the closing date of **10/03/2007**. The Buyer shall not be obligated for any delays caused by the Seller's title company/closing agent. Closing to occur at office or physical location of Seller's choice. Buyer may use council of choice as representation at settlement. Seller will pay for Owner's Title policy if closing occurs at Seller's directed office and the Owner's policy is ordered through closing office listed below. Seller's representation will be:

Name: **Professional Escrow** Phone#: **(206) 957-1301** Fax#: **(206) 957-1307**

6. Seller will pay a maximum of **\$3,000.00** towards Buyer's closing costs(this includes non-allowables, pre-paid and points). If Buyer's closing costs are less than this amount, any excess shall be credited back to the Seller. If applicable, FHA or VA non-allowables will be capped at a maximum of **\$0.00**. This will NOT be additional to any incentives offered if applicable.
7. Agent commission will be paid in accordance with the listing agreement. Agent commission will be based on the sales price of **\$245,000.00**. If property does not close, no commission will be paid.

Buyer Initials _____ | _____



Address: **342 N KLEVIN ST,
ANCHORAGE, AK, 99508**

Buyer: **Miller, Calvin**

8. All pro-rations, including without limitation, pro-rations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues and any and all other charges against the Property reflected on the settlement statement and executed by the Seller are final. No adjustments or payments will be made by the Seller after Closing.
9. FINAL OFFER ACCEPTANCE IS SUBJECT TO INVESTOR APPROVAL.
10. No other incentives apply.
11. Seller will pay \$3,000 towards buyer closing costs.

The original contract and all addenda must be received by Seller within **five (5) days** of the date of this document. Otherwise, Seller can terminate the contract for Buyer's non-performance. Original contract including all original offers and counter offers are subject to review and signature by Seller. Unless acceptance of this Counter Offer is signed by the person receiving it, and communication of acceptance is made by delivering a signed copy in person, by mail or by facsimile, which is personally received by the person making this Counter Offer by 5:00 p.m. **08/07/2007**, this Counter Offer shall be deemed revoked and deposit shall be returned to the Buyer. This Counter Offer may be executed in counterparts. As the person(s) making this Counter Offer on the terms above, receipt of a copy is acknowledged.

Buyer Intitials _____ | _____

Property Address:

342 N KLEVIN ST, ANCHORAGE, AK, 99508

STANDARD SELLER'S ADDENDUM

This Seller's Addendum is attached to and is a part of the Offer. The Seller's Addendum will supercede the contract where inconsistent. The following terms and conditions are accepted and incorporated into the Purchase Contract, subject to the following, and in accordance with certain state requirements: Paragraphs in the purchase contract (offer) which require initials by all parties, but are not initialed by all parties, are excluded from the final agreement. Unless otherwise specified in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original offer.

1. Property is sold in its present "As Is" condition with no warranties, repairs, or inspections completed from the Seller, unless expressly addressed below. Buyer agrees that by closing hereunder Buyer has received no promises as to condition and no warranties, and has been afforded an opportunity to obtain an inspection by an inspector of Buyers choosing. No personal property is included in this sale, unless otherwise specified.
2. Buyer agrees that in contracting to buy the Property, Buyer has not relied upon any representation made by the Seller or Wells Fargo Home Mortgage, or any parent, subsidiary or affiliate thereof, or any of their officers, directors, employees, agents or representatives.
3. Buyer shall provide proof of funds or shall obtain a free Pre-Qualification letter from Wells Fargo Home Mortgage and shall submit same with this offer. Buyer is in no way obligated to obtain financing from Wells Fargo Home Mortgage and is free to obtain financing from any lender Buyer chooses. If Buyer does not submit either of the above with this Offer or within two (2) business days of the date of this offer, Seller will not consider the offer. Buyer shall have final written loan approval at least ten (10) days prior to the schedule closing date.
4. Buyer has until the 7th calendar day from the date of the fully ratified contract to declare contract null and void as a result of inspection findings. After the 7th calendar day, Buyer is obligated to complete the purchase or forfeit their earnest money deposit.
5. Buyer is advised that Seller works closely with certain escrow companies, title companies, title agents, title attorneys, and other closing agents that are familiar with Seller's forms, documents, procedures, and special requirements. By utilizing such entities, Seller is generally able to achieve closings quickly and efficiently. **Unless Buyer chooses otherwise**, Seller will deposit the contract with a company, attorney or agent of Seller's choice to perform all necessary title services and products either itself or through a title company chosen by Seller. However, Buyer is advised that the use of such companies, attorneys or agents is not required, nor is such use a condition of the sale of the property to Buyer.
6. Closing to occur at the office or physical location of Seller's choice. Buyer may use counsel of their choice to represent the Buyer at closing at Buyer's expense.
7. Seller will pay for Seller closing costs agreed to with Seller's Preferred Closing office as well as any costs agreed to on the PAS Counter Addendum at closing. If Listing/Selling Agent or Buyer initiates title or closing with a different Attorney or Closing office; any additional Seller closing costs beyond those that would be charged at Seller's Preferred Closing office, including but not limited to, title, closing and misc. fees, will be the responsibility of the Agent or Buyer.
8. Seller does not agree to Arbitration and Mediation.
9. Seller will not assign to Buyer any rights to any insurance claims and proceeds covering destruction or damage to property. Furthermore, Seller's insurance policies are non-transferable and will not be prorated at closing.
10. The original contract and all addenda (or clear facsimile copy) must be received by date specified in the counter offer. Otherwise, Seller can terminate the contract for Buyer's non-performance. Original contract including all original offers and counter offers are subject to review and signature by Seller.
11. Buyer is aware that the property will remain on the market during the counter stages and that any and all offers will be considered.
12. This contract may not be assigned.
13. This property may be subject to ground rent, the seller will not redeem the ground

Buyer Initials _____ | _____



Property Address:

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14. Any special assessments, municipal assessments, or liens that are due or incurred after closing will be the responsibility of the Buyer. Seller does not agree to comply or bring property into compliance with any and all violation notices or requirements noted or issued by any governmental authority, or actions in any court on account thereof, against or affecting the property at the date of settlement of this contract, unless expressly addressed in the Seller's Addendum or Counter Offer. Buyer specifically agrees to comply or bring property into compliance with any government code or other requirements.
15. The Seller requires 72 hours prior to settlement to review and execute any lender required documents, HUD1, and/or any other documents requiring the Seller's signature. The Seller cannot be responsible for any loss or damage due to settlement being delayed if the Seller is not given the full 3 business days for review and execution of these items.
16. Prohibited sale: The following are strictly prohibited from directly or indirectly purchasing any property owned or managed by Premiere Asset Services: (i) employees of Wells Fargo, its affiliates or subsidiaries and their immediate family members; and (ii) the agents, employees and family members of the listing real estate agent or agency.
17. Title to convey via special/limited warranty deed. Notwithstanding legal description in this offer, addenda or counter offer, the legal description according to title report shall control.
18. Seller will not provide a survey, appraisal or a home warranty, unless otherwise specified in the sellers counter offer.
19. If applicable, retrofit to be paid by Buyer(s). Seller represents that the property as of the close of escrow, will be compliance with Health and Safety code 19211 by having water heaters braced, anchored or strapped in place in accordance with these requirements. (California only)
20. All prorations, including without limitation, prorations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues and any and all other charges against the Property as reflected on the settlement statement executed by the Seller are final. No adjustments or payments will be made by the Seller after closing. Tax Pro-rations shall be based upon the last ascertainable actual tax bill and shall be final as of closing. There shall be no pro-ratio adjustment. This paragraph controls all pro-rations as described, regardless of language to the contrary in the offer, addendum or counter offer.
21. The Buyer shall not be allowed, under any circumstance, to receive funds from the closing that exceed the amount of the earnest money plus prepaid deposits paid by the Buyer. In the event that the proposed HUD reflects proceeds to the Buyer in excess of the earnest money and prepaid deposits, the closing cost credit by Seller shall be reduced so that the Buyer receives an amount exactly equal to the earnest money amount, plus prepaid deposits by the Buyer.
22. FINAL OFFER ACCEPTANCE IS SUBJECT TO INVESTOR APPROVAL.
23. Seller shall have a minimum of thirty (30) days from the earlier of the closing date or the date upon which Seller receives a copy of a title insurance commitment/title report within which to resolve title exceptions, defects, or other title issues which in any way impede or impair Seller's ability to convey insurable title. If, within such thirty (30) day period, Seller determines that it is unable or unwilling to resolve such matters, the Buyer (I) may take title in its then state, thereby waiving any title objections, or (II) terminate the contract and receive a refund of any deposit as Buyer's sole and exclusive remedy. Alternatively, in such circumstances, Seller may terminate the contract and refund Buyer's deposit, such refund being Buyer's exclusive remedy for such termination. In the event Seller fails to resolve such issues within the aforesaid thirty (30) day period, it shall be presumed that Seller has determined that it is unable or unwilling to resolve such issues.
24. Termination of Contract: In the event the Contract is terminated by Seller pursuant to any provision of the Contract, this Addendum, or any other addendum or counter offer, Seller's sole liability to Buyer will be to return Buyer's deposit, at which time the Contract shall cease and terminate and Seller and Buyer shall have no further obligations, liabilities or responsibilities to one another. Notwithstanding any language to the contrary in the offer, addenda or counter offer, if buyer defaults in the performance of the contract, 100% of the earnest money will go the seller

Buyer Initials _____ | _____



Property Address:

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25. Notwithstanding any language to the contrary in the offer, addendum, or counter offer, in any action or proceeding between buyer and seller, seller does not agree to indemnify or hold broker(s) harmless from and against any and all liability, loss, cost, damages or expenses incurred by Broker(s).
26. Seller makes no representation and advises buyers to make their own investigation to determine the source of the water supply and type of sewage disposal system.
27. This property may be subject to a redemption period per your State's requirements. It is important that you check with the closing attorney or closing agent on your sale to see if these periods have expired, as the subject property would not be available for closing until the period that applies has expired, or could possibly not close due to a prior mortgagor or lien holder exercising their option according to the applicable period that would apply in your State. Seller makes no guarantees or representations on timeframes of expiration of redemption periods as may apply in your State. Should one of the above periods apply to your sale, and prohibit closing, Buyer may exercise their option to cancel the contract of sale and receive earnest monies back from Seller. No additional compensation will be paid by Seller for any expenditure made by Buyer regarding this property.
28. If the buyer is participating in a 1031 Exchange, the buyer(s) understands and agrees that all obligations related to the purchase of this property and the timeliness of the closing shall remain in full effect regardless of the buyer's participation in the 1031 Exchange. Buyer(s) shall remain solely responsible and liable to the Seller for Buyer(s)' performance of each and every warranty and obligation under this agreement.
29. Pursuant to the Department of the Treasury's Office of Foreign Assets Control ("OFAC"), Premiere Asset Services is prohibited from engaging in any transactions with any individual or entity that may appear on the list of Specially Designated Nationals and Blocked Persons, Specially Designated Terrorists, or Specially Designated Narcotics Traffickers. Therefore, the following information must be provided. If Buyer fails to provide this information, Seller will not consider your offer. This information will only be used for the sole purpose of screening against OFAC's list and the World Check List.

Buyer Initials _____ | _____



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

Please provide the following information:

Buyer 1

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer 2

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer 3

First Name:	Middle Name:	Last Name:	
Address:	City:	State:	Zip:
Country:	DOB:	Phone #:	

Buyer's Agent Information

First Name:	Last Name:	Company:	
Address:	City:	State:	Zip:
Email:	Phone #:	Fax # :	

Buyer's Company/Corporation/Partnership

If buyer is a Company/Corporation/Partnership or is not purchasing as an individual, buyer must provide full company/corporation name and Articles of Incorporation and signing authority.

Full Name of Company/Corporation:

List All Principal Owners (greater than 25% share) of Partnership or LLC. Include address and dates of birth for each:

Corporation Tax ID:

If any purchaser is on OFAC's and/or World list as described above, this contract shall be of no effect, and shall be immediately cancelled. No party shall be liable to the other party in any way, for any claims whatsoever. Any earnest money shall be returned.

Buyer Initials _____ | _____



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

PROPERTY CONDITION ADDENDUM

Addendum to the Purchase Contract accepted by Buyers for property located at: **342 N KLEVIN ST, ANCHORAGE, AK.**

LEAD-BASED PAINT DISCLOSURE

This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser's expense until 9 p.m. on the seventh calendar day after ratification. The lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet Protect Your Family From Lead in Your Home for more information. This contingency will terminate at the predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, either with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option within 10 (ten) days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification form a risk assessor or inspector demonstrating that the condition has been remedied before the close of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have 10 (ten) days to respond to the counter-offer or remove this contingency and buy the property in "as is" condition or this contract shall become void. The purchaser may remove this contingency at any time without cause.

Buyer acknowledges they have received the Lead Base Paint pamphlet. Yes N/A Buyer Initials _____|_____

"AS-IS" DISCLOSURE

Buyer is aware that Seller acquired the property which is the subject of this transaction by way of foreclosure, and that the Seller is selling and Buyer is purchasing the property in an "AS-IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Buyer acknowledges for Buyer for Buyer's successors, heirs and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the property, Buyer is not relying on Seller or its agents as to the condition of the property and/or any improvements thereon, including, but not limited to, roof, foundation, soils, electrical, plumbing, heating, basement, mechanical systems, water or septic systems, geology, lot size or the existence of termites or other wood destroying insects, radon or hazardous substances, whether or not the property is located in a flood zone or whether the property conforms to local ordinance or regulations, including zoning or suitability of the property and/or in compliance with any city, county, State and/or Federal statutes, codes or ordinances. Buyer is not relying on Seller or it's agents as to the condition of property and /or any improvements thereon, including but not limited to mold, roof, foundations, etc. THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN AN "AS-IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.

WARNING:

A winterization may have been performed at this property pursuant to a work order issued by the current owner. The sole purpose of a winterization is to prevent damage from freezing pipes. The winterization completed at this property was a system shut-down only; the plumbing system was not tested for damage or leaks. This procedure is not a guaranty or warranty of any kind with respect to the HVAC, plumbing, or any other mechanical systems at this property. The plumbing system should be de-winterized by a licensed contractor or plumber before the water is turned back on, to assure that the system is operational.

Buyer Initials _____ | _____



Property Address: **342 N KLEVIN ST, ANCHORAGE, AK, 99508**

MOLD DISCLOSURE AND RELEASE

Buyer is hereby advised that mold and/or other microscopic organisms may exist at the property known as **342 N KLEVIN ST, ANCHORAGE, AK**. Such microscopic organisms and / or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons. Buyer acknowledges and agrees to accept full responsibility/risk for any matters that may result from microscopic organisms and/or mold and to hold harmless, release and indemnify Seller and Seller's managing agents from any liability / recourse / damages (financial or otherwise). Buyer understands that Seller has taken no action to remediate mold. Buyer hereby acknowledges this disclosure and release and is aware of the condition set forth therein. This disclosure and release is executed voluntarily and with full knowledge of its significance. Wells Fargo Home Mortgage, Premiere Asset Services or managing agents are not qualified to inspect property for mold or make recommendations or determinations concerning possible health or safety issues. The purpose of this disclaimer is to put Buyers on notice to conduct their own due diligence regarding this matter using appropriate, qualified experts. This is a legal document and Buyers are advised to seek legal counsel prior to executing same.

Buyer Name (printed)	Buyer (signature)	Date
Buyer Name (printed)	Buyer (signature)	Date
Seller Name (printed)	Seller (signature)	Date
Seller Name (printed)	Seller (signature)	Date

IMPORTANT NOTICE: This document may contain information that is considered confidential and may not be transmitted through unencrypted email. The transmission of information on this document should be completed by uploading to the Agent Portal or by faxing with a cover page to 866-859-0455.

Premiere Asset Services - v1.0