



MLS #07-11602

13430 Baywood Circle  
Turnagain View Subdivision

## TURNAGAIN VIEW CUL-DE-SAC

**\$349,900**

- ▶▶ Large fenced back yard served by multi-level decks and outdoor patio
- ▶▶ Eat-in kitchen beautifully remodeled, cherry cabinetry and solid surface counters
- ▶▶ Generous open entry, new laminate flooring, large family room, high ceilings
- ▶▶ Master suite, private remodeled bath, office with built-ins, 4 BR's, 2.75 baths

***Download information package, lots of interior photos from web site below***

Your Internet Realtor®



Niel Thomas  
ABR, CCIM, CRS  
Coldwell Banker Best Properties  
**265-9106 Direct**  
**[www.Reals8.com](http://www.Reals8.com)**

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**Seller Resources**

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|  |  |
|--|--|
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| REQUEST CD VIA EMAIL                           |  |

Address: 13430 Baywind Circle



|                   |             |                   |             |
|-------------------|-------------|-------------------|-------------|
| <b>Listing #</b>  | 07-11602    | <b>Price-List</b> | \$ 349,900  |
| <b>Status</b>     | Active      | <b>Near</b>       | Anchorage   |
| <b>Zip Code</b>   | 99516       | <b>Type</b>       | Residential |
| <b>Bedrooms</b>   | 4           | <b>Baths</b>      | 2.75        |
| <b>Acres</b>      | 0.21        | <b>Carport #</b>  | 0           |
| <b>Garage #</b>   | 2           | <b>Latitude</b>   | 61.098980   |
| <b>Longitude</b>  | -149.831690 | <b>Unit #</b>     |             |
| <b>Year Built</b> | 1978        |                   |             |

**MLS Area:** 30 - Abbott Rd - Dearmoun Rd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:** Bethard  
**Zoning:** R1A - Single Family Residential

|                          |               |                           |            |                            |                    |
|--------------------------|---------------|---------------------------|------------|----------------------------|--------------------|
| <b>School-Elementary</b> | Rabbit Creek  | <b>School-Middle</b>      | Goldenview | <b>School-High</b>         | South Anchorage    |
| <b>Energy Rating</b>     |               | <b>Remote Description</b> |            | <b>SF-Gar</b>              | 634                |
| <b>SF-Lot</b>            | 9,003         | <b>SF-Res</b>             | 2,328      | <b>LPSqFt\$</b>            | 150.30             |
| <b>Tax ID</b>            | 0183812200001 | <b>Tax Map #-Mat-Su</b>   | N/A        | <b>Grid # (Muni Anch)</b>  | SW2934             |
| <b>Taxes</b>             | \$ 4,103      | <b>Tax Year</b>           | 2007       | <b>Construction Status</b> | Existing Structure |
| <b>Year Remodeled</b>    | 2003          | <b>Year Updated</b>       |            |                            |                    |

**Directions:** Off Westwind go E on Baywind Dr, L on Baywind Circle. Home on left at end of cul-de-sac.

**Legal:** Turnagain View #1 L17 B3

**Public Remarks:** Virtual tour, disclosure package, many details on listing licensee website. Large cul-de-sac fenced yard with new extensive multi-level decks. Immense garage with large workshop area. Updated with cherry cabinetry, solid surface counters, laminate entry floor, cultured marble counters and shower. Eat-in kitchen, large dining area, high ceilings. Built-in shelves in office/BR. Jetted tub in Mbth.

**Residential Type:** Single Family Res

**Exterior Finish:** Wood

**Roof Type:** Asphalt/Comp Shingle

**Foundation Type:** Concrete Block

**Floor Style:** Side/Calif Split

**Garage Type:** Attached; Heated

**Carport Type:** None

**Heat Type:** Baseboard

**Fuel Type:** Natural Gas

**Sewer Type:** Public

**Water-Type:** Public

**Dining Room Type:** Area

**Access Type:** Dedicated Road; Paved; Maintained

**Topography:** Level

**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** None

**New Finance (Terms):** AHFC; Cash; Conventional; FHA; VA

**Mortgage Info:** EM Minimum Deposit: 4,000

**Docs Avl for Review:** As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available

**Features-Interior:** Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; Wired Data; BR/BA on Main Level; CO Detector(s); Jetted Tub; Carpet; Hardwood Flooring; Smoke Detector(s)

**Features-Additional:** Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

| Room Name    | Room Level | No. of Rooms | Room Remarks          | Room Name      | Room Level | No. of Rooms | Room Remarks                             |
|--------------|------------|--------------|-----------------------|----------------|------------|--------------|--|
| Dining Room  | 2          | 1            |                       | Bath-Full      | 1          | 1            |  |
| Family Room  | 1          | 1            | Fireplace             | Bath-Three Qtr | 2          | 1            | Remodeled, cultured marble counter & tub |
| Kitchen      | 2          | 1            | Eat-in                | Master Bedroom | 2          | 1            |  |
| Living Room  | 2          | 1            | Fireplace             | Bedroom        | 2          | 1            |  |
| Utility Room | 1          | 1            |                       | Bedroom        | 1          | 3            |  |
| Extra Room   | 2          | 1            | Pantry                |                |            |              |  |
| Master Bath  | 2          | 1            | Remodeled, jetted tub |                |            |              |  |

LO: Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Tuesday, July 17, 2007 11:38 AM

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

**Tax Report for Map Location 1**

Address: 13430 Baywind Dr , AK

**Tax Record Report for Parcel 0183812200001 at 13430 Baywind Dr, AK****General Property Data**

|               |  |              |               |
|---------------|--|--------------|---------------|
| Owner         | Madden Mark G & Barbara M                        | Parcel       | 0183812200001 |
| Owner Address | 13430 Baywind Circle<br>Anchorage, AK 99516-3453 | Tax District | 003           |
| Zoning        | R1A  | Card         | 01            |
| Region        | 10 - Municipality of Anchorage                   |              |               |

**Legal**

|               |                               |                |        |
|---------------|-------------------------------|----------------|--------|
| Land Use Code | Single Family                 | Plat           | 760096 |
| Legal Desc    | TURNAGAIN VIEW #1 BLK 3 LT 17 | Grid           | SW2934 |
| Land Size     | 9,003                         | Neighborhood # | 10K00  |
| Style         | BI-LEVEL                      | Year Built     | 1978   |
| Eff Year      | 1,978                         | Total SqFt     | 2,328  |

**Residential Characteristics**

|             |   |            |   |
|-------------|---|------------|---|
| Bedrooms    | 4 | Full Baths | 3 |
| Total Rooms | 8 |            |   |

**Current Property Data**

|                |          |             |          |
|----------------|----------|-------------|----------|
| Tax Year       | 2007     | Land Value  | 83,500   |
| Building Value | 245,700  | Total Value | 329,200  |
| % Complete     | 74       | Deed Date   | 07/08/04 |
| Prev Deed Date | 07/08/04 | Deed Book   | 2004     |
| Prev Deed Book | 2004     | Deed Page   | 0129     |
| Prev Deed Page | 0129     |             |          |

**Details**

|                            |   |
|----------------------------|---|
| <b>Land Info:</b>          | Grade: Even; Well Site: No; Drainage: Good                                      |
| <b>Topography:</b>         | Level   |
| <b>Utilites:</b>           | Public Sewer; Public Water  |
| <b>Access Info:</b>        | Good  |
| <b>Street Info:</b>        | Curb & Gutter; Paved; Front Traffic: Low  |
| <b>Misc.:</b>              | Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Recreate Dt: 08021984            |
| <b>Heat:</b>               | System: Central; Type: Hot Water; Fuel: Natural Gas                             |
| <b>SqFt:</b>               | 1 Flr SF: 1236; Bsmt SF: 1092; Bsmt Fin SF: 1092.00                             |
| <b>Stacks:</b>             | EZ FP: 2  |
| <b>Fixture:</b>            | Total: 11   |
| <b>Res Additions (1):</b>  | 1st Level: Wood Deck; Area: 20  |
| <b>Res Additions (2):</b>  | 1st Level: Wood Deck; Area: 152   |
| <b>Res Additions (3):</b>  | 1st Level: Attch/built Garage; Area: 634  |
| <b>Acc Structures (1):</b> | Type: Unknown; Qnty: 1; Year: 96; Area: 120.00; Grd: Average; Con: Average      |
| <b>Acc Structures (2):</b> | Type: Storage Shed; Qnty: 1; Year: 96; Area: 140.00; Grd: Average; Con: Average |

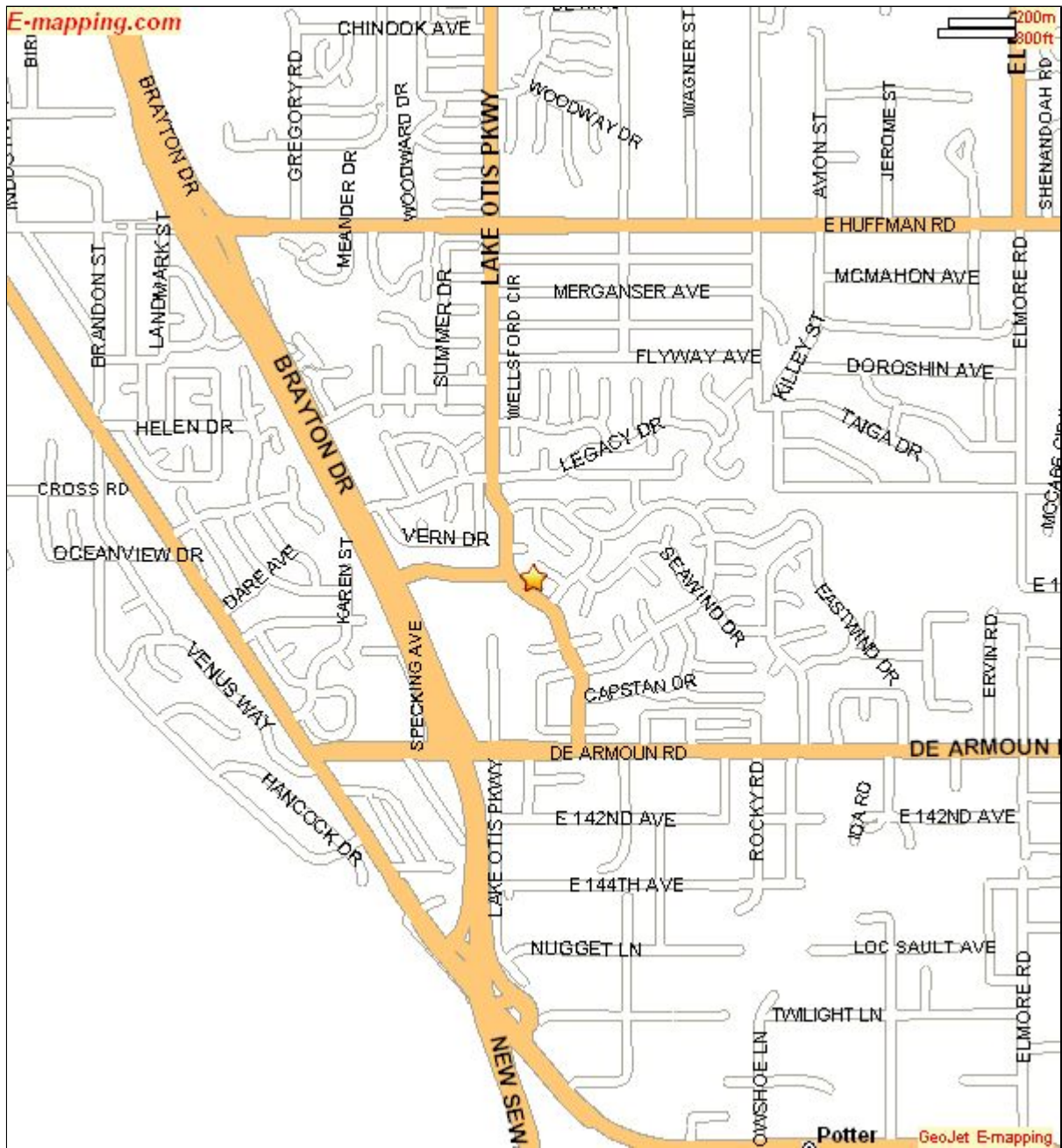
**Sales**

| Year | Land Value | Bldg Value | Total Value | Mil Rate | Taxes    | Per Complete | Deed Date | Book | Page | Owner                     |
|------|------------|------------|-------------|----------|----------|--------------|-----------|------|------|---------------------------|
| 2007 | 83,500.00  | 245,700.00 | 329,200.00  |          |          | 74           | 7/8/2004  | 2004 | 0129 | MADDEN MARK G & BARBARA M |
| 2006 | 81,000.00  | 219,200.00 | 300,200.00  | 1528.00  | 4,587.00 | 73           | 7/8/2004  | 2004 | 0129 |                           |
| 2005 | 71,500.00  | 202,700.00 | 274,200.00  | 1628.00  | 4,463.00 | 73           | 7/8/2004  | 2004 | 0129 |                           |
| 2004 | 71,500.00  | 171,600.00 | 243,100.00  | 1618.00  | 3,933.00 | 70           | 7/8/2004  | 2004 | 0129 |                           |
| 2003 | 75,500.00  | 151,900.00 | 227,400.00  | 1661.00  | 3,777.00 | 66           | 6/19/1995 | 2798 | 0889 |                           |

Tax records last updated July 2, 2007  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

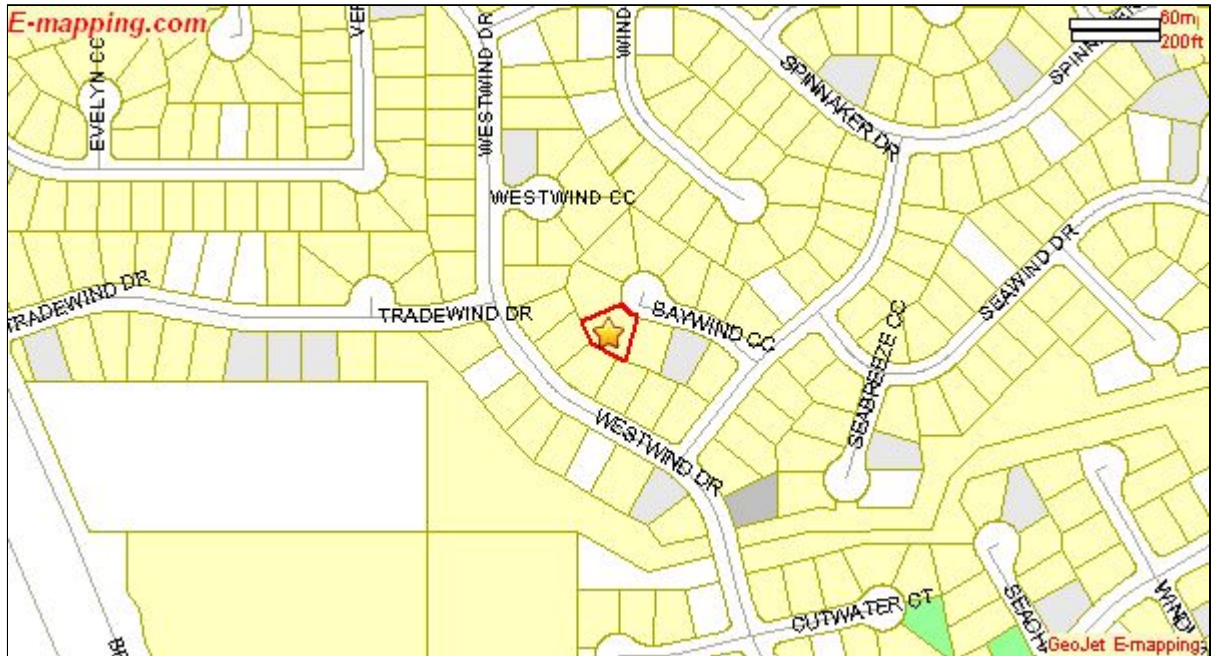
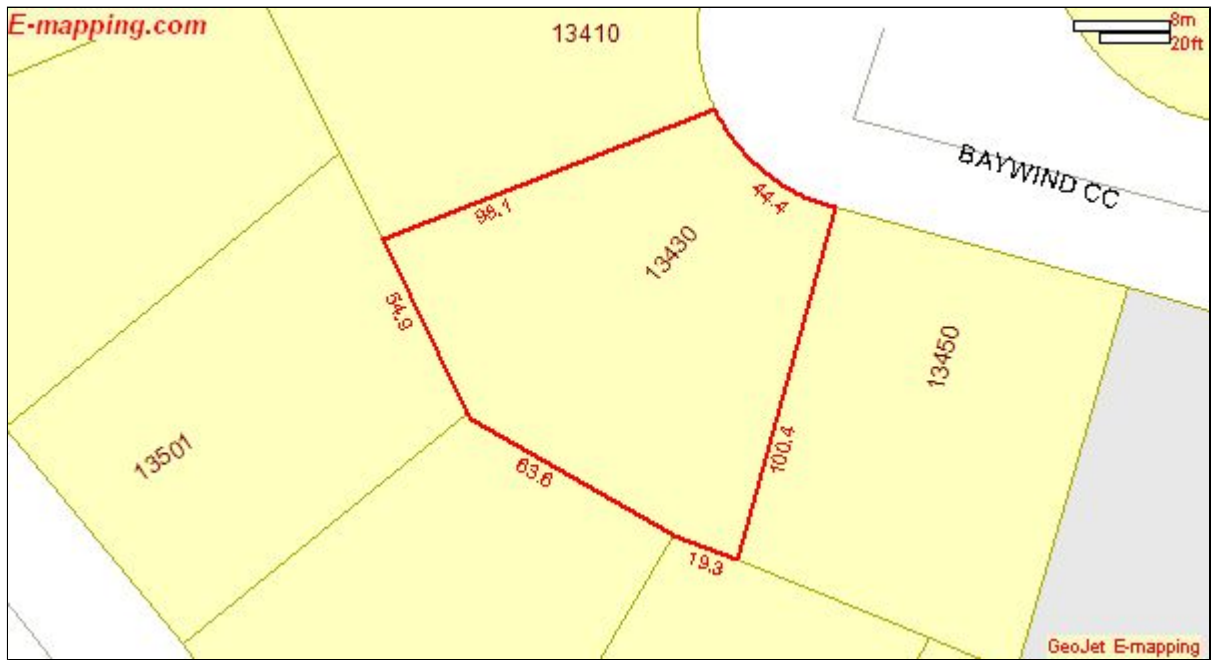
# Street Map for Map Location 1

Address: 13430 Baywind Dr , AK



# Parcel Map for Map Location 1

Address: 13430 Baywind Dr , AK



**Aerial Map for Map Location 1**  
Address: 13430 Baywind Dr , AK





# 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: 1972. 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): FRANK BETHARD

## Property Features:

**Check** all items that are built-in and will remain with the property. **Also . . .**

**Circle** those checked items that have known defects or malfunctions. **Also . . .**

**Describe** the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Cooktop                                     | <input checked="" type="checkbox"/> Jetted Tub  | <input type="checkbox"/> Satellite Dish                             |
| <input 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 checked="" 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 <u>1</u> |
| <input type="checkbox"/> Trash Compactor                             | <input type="checkbox"/> Water Filtering System   | <input type="checkbox"/> Fire Alarms                                |
| <input checked="" type="checkbox"/> Garbage Disposal                 | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> Auto Garage Door Opener(s)      |
| <input checked="" type="checkbox"/> Instant Hot Water Dispenser      | <input type="checkbox"/> Ventilating System   | # of Opener(s) <u>1</u>   |
| <input type="checkbox"/> Central Vacuum Installed                    | <input type="checkbox"/> Heating System   | # of Remote Control(s) <u>2</u>                                     |
| <input type="checkbox"/> Intercom                                    | <input checked="" type="checkbox"/> Storage Shed  | <input 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.

- |                        |  |                           |                         |                          |
|------------------------|--|---------------------------|-------------------------|--------------------------|
| • 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        | • Carpet                | • Filtration             |
| • Roof                 | • Windows                              | • Heating Systems         | • Washer/Dryer Hook-ups | • Pool Cover             |
| • <u>Patio/Decking</u> | • Skylights                            |                           | • Humidifier            | • Hot Water Heater       |
| • Slabs                | • Venting                              |                           | • Air Conditioner       |                          |
|                        | • Other items not covered above? _____ |                           |                         |                          |

• Comments: Deck rebuilt 2007

Seller's Initials: DM    Date: 9/13/07    13430 Baywind Cir    Anchorage AK    Buyer's Initials: \_\_\_\_\_    Date: \_\_\_\_\_

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Current Engineer/Property Inspection Report(s) completed within the last 24 months | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement        |
| <input type="checkbox"/> Preliminary Title Report   | <input type="checkbox"/> Energy Rating Certificate                        | <input type="checkbox"/> Lease/Rental Agreement      |
| <input checked="" 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 checked="" 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? .....  **No**  **Yes**  
 If Yes, how has the problem been resolved?  
 Sump Pump(s)    Curtain Drain    Rain Gutter Extension    Other \_\_\_\_\_  
 When was problem resolved? \_\_\_\_\_  
 Location of each sump pump: \_\_\_\_\_  
 To where does the water drain after it leaves the sump pump? \_\_\_\_\_  
 If gutters, where do downspouts discharge? \_\_\_\_\_
- ◆ Is there a floor drain in the structure, including garage?.....  **Yes**  **No**  
 If Yes, where is it located and where does it drain to? Laundry Room to Sewer

➤ **Roof or Other Leakage:**

- Type:  Asphalt/Composition Shingle    Cedar Shake    Built-up    Metal    Other \_\_\_\_\_  
 Age: 12 years.
- ◆ Are you aware of any ice damming on the roof? .....  **No**  **Yes**  
 If Yes, provide location. \_\_\_\_\_
  - ◆ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.....  **No**  **Yes**  
 If Yes, provide location. \_\_\_\_\_

➤ **Fireplace and/or Woodstove:** Date chimneys 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: original years.   Last Cleaned: Fall 2006   Last Inspected: Fall 2006
- 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: \_\_\_\_\_ 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? .....  **No**  **Yes**
- ◆ Has the water supply been tested in the past 12 months? .....  **No**  **Yes**  
 If Yes, attach all documentation from all tests.
- ◆ Has the well failed while you have owned the property?.....  **No**  **Yes**
- ◆ Have you ever had a well pump problem or failure?.....  **No**  **Yes**
- ◆ Do you supply water to, or receive water from others?.....  **No**  **Yes**  
 If Yes, is there a recorded agreement? .....  **No**  **Yes**
- ◆ Do you have a water rights certificate for this property? .....  **No**  **Yes**

MAN      7/13/07      13430 Baywind Cir      Anchorage      AK  
 Seller's Initials      Date      Property Address      Buyer's Initials      Date

**Additional Information (Continued):**

➤ **Sewerage System:**

**Yes**      **No**

Type:  Public     Private     Community     Other \_\_\_\_\_

• Does your sewerage system have a lift station? .....

If Private:  Septic Tank     Holding Tank     Other: \_\_\_\_\_

Drainfield System:  Bed     Trench     Mound     Pit     Crib     Other \_\_\_\_\_

Innovative Sewerage System:  Intermittent Sand Filter     Biocycle     Recirculating Upflow Filter

Secondary sewage treatment plant     Other \_\_\_\_\_

Location of sewerage system: \_\_\_\_\_

• Has the sewerage system failed while you owned the property? .....

If Yes, explain: \_\_\_\_\_

• Have you had any work maintenance or inspections done on the sewerage system during your ownership? .....

If Yes, explain: \_\_\_\_\_

Approval Source (and date if known): \_\_\_\_\_

• Are you aware of any abandoned sewerage systems, leachfields, cribs, etc. on the property? .....

➤ **Freeze-ups:**

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

➤ **Average Annual Utility Costs:**

|          |                   |                 |                  |
|----------|-------------------|-----------------|------------------|
| Gas      | \$ 1400           | Company/Source: | Enstar           |
| Electric | \$ 1200           | Company/Source: | Chugach          |
| Oil      | \$/Gallons: _____ | Company/Source: | _____            |
| Propane  | \$ _____          | Company/Source: | _____            |
| Wood     | \$ _____          | Company/Source: | _____            |
| Coal     | \$ _____          | Company/Source: | _____            |
| Water    | \$ 473.600        | Company/Source: | Anchorage        |
| Sewer    | \$ 43             | Company/Source: | _____            |
| Refuse   | \$ 100            | Company/Source: | Anchorage Refuse |
| Other    | \$ _____          | Company/Source: | _____            |

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

➤ **Title:**

**Yes**      **No**

1. Do you know of any existing, pending, or potential legal action(s) concerning the property? .....

2. Do you know of any street or utility improvements planned that will affect the property? .....

3. Road maintenance provided by? Municipality .....

4. Is the property currently rented or leased? .....

If Yes, expiration date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

5. Is there a homeowner's association (HOA) for the property? .....

If Yes, HOA name: \_\_\_\_\_ HOA Telephone: \_\_\_\_\_

Mandatory     Voluntary     Inactive    Dues Amount: \$ \_\_\_\_\_

Are there any levied or pending assessments? .....

Who is responsible for issuing the resale certificate? Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

➤ **Setbacks/Restrictions:**

6. Have you been notified of any proposed zoning changes for the property? .....

7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property? .....

8. Are there subdivision conditions, covenants, or restrictions? .....

9. Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property? .....

10. Are you aware of any nonconforming uses of this property? .....

MB      7/13/07  
Seller's Initials      Date

13430 Baywind Cir      Anchorage      AK  
Property Address

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Buyer's Initials      Date

**Additional Information (Continued):**

- |   | <u>Yes</u>                          | <u>No</u>                           |
|---|-------------------------------------|-------------------------------------|
| 11. Are you aware of any borough, city, deed, or private restrictions on the use of the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property? .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>➤ Encroachments:</b>   |                                     |                                     |
| 14. Does anything on your property encroach (extend) onto your neighbor's property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 15. Does anything on your neighbor's property encroach onto your property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>➤ Environmental Concerns:</b>  |                                     |                                     |
| 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____ .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone and/or flood plain? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 19. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 20. Have you ever filed an insurance claim for any environmental damage to the property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>➤ Soil Stability:</b>  |                                     |                                     |
| 22. Are you aware of any grading, excavation or filling on the property or any portion of the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, siding, or heaving? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 24. Are you aware of any flooding, drainage, or grading problems that affect this property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>➤ Construction, Improvements/Remodel:</b>  |                                     |                                     |
| 25. 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? .....   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 26. Has a fire ever occurred in the structure? .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>➤ Pest Control or Wood Destroying Organisms:</b>   |                                     |                                     |
| 27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a. If Yes, what type? _____   |                                     |                                     |
| b. If Yes, where? _____   |                                     |                                     |
| 28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a. If Yes, when? _____  |                                     |                                     |
| b. If Yes, what type? _____   |                                     |                                     |
| c. If Yes, where? _____   |                                     |                                     |
| d. If Yes, describe what was done to resolve the problem: _____   |                                     |                                     |
| <b>➤ Other:</b>   |                                     |                                     |
| <b>29. Pets</b>   |                                     |                                     |
| a. Have there been any pets/animals in the house? .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. If Yes, what kind? <u>Dog</u> .....  |                                     |                                     |

Seller's Initials MAN Bm      Date 7/13/09      13430 Baywind Cir      Anchorage AK      Buyer's Initials \_\_\_\_\_      Date \_\_\_\_\_  
Property Address





## ALASKA REAL ESTATE COMMISSION CONSUMER PAMPHLET

### About This Pamphlet:

In Alaska, a Real Estate Licensee is **required by law** to provide this pamphlet outlining the duties of a real estate licensee. After you have read the information contained in this pamphlet, please acknowledge receipt by signing **page 2** and return it to the real estate licensee who provided it to you. Your cooperation is appreciated.

There are four different types of relationships established by Alaska Real Estate Law:

- Specific Assistance – Licensee owes “Duties owed by a Licensee in all Relationships” as described in this pamphlet.
- Representation – Licensee owes “Duties Owed by a Licensee when Representing a Party” as described in this pamphlet.
- Designated Licensee – This occurs when a Licensee represents or provides specific assistance to a party to a transaction and another Licensee within the same company represents or provides specific assistance to the other party in the same transaction.
- Neutral Licensee – This occurs when a Licensee does not represent either party but provides specific assistance to both parties in the same transaction. The parties must authorize the Neutral Licensee relationship by signing the “Waiver of Right to be Represented” form.

### Duties owed by a Licensee in all Relationships:

- Exercise reasonable skill and care;
- Deal honestly and fairly;
- Present all written communications in a timely manner;
- Disclose all material information regarding the physical condition of a property;
- Account for all money and property received.

### Duties owed by a Licensee when Representing a Party:

- Duties owed by Licensee in all relationships listed above;
- Not knowingly do anything that is adverse or detrimental to your interests;
- Disclose all conflicts of interests to you in a timely manner;
- If a matter is outside their area of expertise, advise you to seek expert advice;
- Not disclose confidential information, even after the relationship ends, from or about you without written permission, except under a subpoena or court order;
- Make a good faith and continuous effort to accomplish your real estate goals. However, once you have entered into a specific real estate transaction agreement, their efforts refocus on its successful completion.

Your Real Estate Licensee may also work with a variety of other clients (they represent) and customers (they provide specific assistance to) in different working relationships. In those situations, representing or providing specific assistance to other sellers, buyers, lessors, and lessees does not create a conflict of interest while working with you, or within the duties mentioned above.

Occasionally, as a Seller or Lessor, a situation may arise that your Real Estate Licensee also is representing another client (Buyer or Lessee) who then becomes interested in your property – or vice versa.

Prior to showing the property, the Real Estate Licensee must obtain a written approval to be a Neutral Licensee for both parties. A Licensee may not show property as a neutral licensee without obtaining your written consent entitled “Waiver of Right to Be Represented” and it will restate the duties outlined above and additional ones owed by your Real Estate Licensee. Alaska real estate law allows, but does not require, you to **Preauthorize** a Licensee to be a “Neutral Licensee.” Having a different designated Licensee working for a seller or lessor and for the buyer or lessee in the same real estate transaction does not create dual agency or a conflict of interest for the real estate broker or for a Licensee employed by the same real estate broker.

**THIS DISCLOSURE PAMPHLET IS NOT A CONTRACT**

**Additional Information (Continued):**

**30. Noise**

Yes      No

- a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.? .....
- b. If Yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: [Signature]

Date: 7/13/07

Seller: [Signature]

Date: 7/14/07

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

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

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

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

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

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

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

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

McGowan      7/13/07  
 Seller's Initials      Date

13430 Baywind Cir      Anchorage      AK  
 Property Address

\_\_\_\_\_  
 Buyer's Initials      Date





Disclosure of Information and Acknowledgment  
Lead-based Paint and/or Lead-based Paint Hazards



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

1 Address 13430 Baywind Cir  
2 Legal (the Property) Turnagain View #1 L17 B3

3 **Lead Warning Statement**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978\* is notified that such property  
5 may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in  
6 young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems,  
7 and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is  
8 required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession  
9 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is  
10 recommended prior to purchase.

11 \* EPA and HUD consider "residential dwellings built prior to 1978" to mean housing for which a construction permit was obtained (or if no permit was  
12 obtained, housing in which construction was started) before January 1, 1978.

13 **Seller's Disclosure (initial)**

14 HMA (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

15 Bm  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
16 \_\_\_\_\_  
17 \_\_\_\_\_

18  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

19 HMA (b) Records and Reports available to the seller (check one below):

20 Bm  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based  
21 hazards in the housing (list documents below):  
22 \_\_\_\_\_  
23 \_\_\_\_\_

24  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

25 **Buyer's Acknowledgment (initial)**

26 \_\_\_\_\_ (c) Buyer has received copies of all information listed above.

27 \_\_\_\_\_ (d) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.

28 \_\_\_\_\_ (e) Buyer has (check one below):

29  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the  
30 presence of lead-based paint or lead-based paint hazards; or

31  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-  
32 based paint hazards.

33 **Licensee's Acknowledgment (initial)**

34 [Signature] (f) Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to  
35 ensure compliance.

36 **Certification of Accuracy**

37 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is  
38 true and accurate.

40 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_

41 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_

42 Buyer 3: \_\_\_\_\_ Date: \_\_\_\_\_

43 Licensee: \_\_\_\_\_ Date: \_\_\_\_\_

Seller 1: [Signature] Date: 7/17/07

Seller 2: Mark G Madden Date: 7/17/07

Seller 3: Barbara m Madden Date: \_\_\_\_\_

Licensee: [Signature] Date: 7/17/07







Recent upgrades 13430 Baywind Circle

2003-2004

- . Kitchen cabinets
- . Sink
- . Fixtures
- . Microwave
- . Dishwasher - 2000 approx.
- . Stove - 2000 approx.
- . Downstairs bath
  - new vinyl
  - tub & tile resurfaced
- . Upstairs hall bath
  - new shower
  - cabinet & vanity
  - shower doors
- . Master Bedroom
  - new closet doors

2001

- . Completely excavate & replace driveway
- . Add third parking bay, double wide gate for access & parking on side of the house
- . Replace & enlarge front porch

2000

- . Master Bath upgrades
  - whirlpool bath
  - solid surface surround
  - toilet
  - vanity
  - sink & fixtures
  - cabinet

Custom California Closets Office-complete

- Bookcases
- Cabinets
- Counters

Garage door

Pulldown stairway to attic

Storage Building

1995-Roof replaced

C, C & R's

80 PAGE 482

TURNAGAIN VIEW SUBDIVISION - ADDITION NO. 1

Located in the NE 1/4 of the SE 1/4 of Section 29  
and the SW 1/4 of Section 28, T12N, R3W,  
Seward Meridian, Alaska

**BUILDING AND LAND USE RESTRICTIONS**

Plat Filed \_\_\_\_\_ Plat No. \_\_\_\_\_

.....  
The undersigned, being the representative of the owners of that certain land hereinafter described, hereby makes the following declarations as to limitations, restrictions and uses for which the lots or tracts constituting the aforesaid subdivision may be put and hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said subdivision.

The land which is subject to these building and land use restrictions is described as follows: Lots 1-17, Block 1; Lots 1-19, Block 2; Lots 1-28, Block 3; Lots 1-28, Block 4; and Lots 1-14, Block 5 in Turnagain View Subdivision located in NE 1/4 of the SE 1/4 of Section 29, and the SW 1/4 of Section 28, T12N, R3W, Seward Meridian, Alaska.

.....  
**LAND USE AND BUILDING TYPE**

No lot shall be used except for residential purposes; no building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two-and-one-half stories in height, and a private garage for not more than two cars.

**DWELLING COST, QUALITY AND SIZE**

No dwelling shall be permitted at a cost less than \$80,000 based upon cost levels prevailing on the date these restrictions are recorded, it being the intention and purpose of the restrictions to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these restrictions are recorded at the minimum cost stated herein. The \$80,000 cost shall include the cost of the improved lot upon which the dwelling is constructed.

**NUISANCES**

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be a nuisance or annoyance to the neighborhood.

**SIGNS**

No signs of any kind shall be displayed to the public view on any lot except one professional sign of more than one square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period.

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 normal household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes, and provided that no more than one (1) dog of sled-type breed may be maintained.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers which are sheltered and kept from public view. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

RE-SUBDIVISION

The area of lots herein described shall not be reduced in size by re-subdivision unless it is agreed upon by a majority of the property owners within the subdivision. Owners of three (3) contiguous lots, however, may divide the inner or middle lot, thus increasing the size of the two (2) remaining lots which shall then be treated for all purposes pertinent to these covenants as enlarged single lots.

BUILDING LOCATION

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 20 feet to any side street line.

(b) No dwelling shall be located on any lot nearer than 15 feet to the rear lot line. No building shall be located nearer than 5 feet to an interior lot line. However, the sum of the side yard dimensions measured along the front building line shall not be less than 15 feet.

(c) For the purposes of this 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.

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 so long as maximum natural beauty and aesthetic value of the trees is retained.

SIGHT DISTANCE

No fence, wall hedge, or shrub planting which obstructs sight lines at elevations between 2 feet 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 15 feet from the intersection of the street property lines extended. The same sightline 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 trees shall be permitted to remain within such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines.

TERMS

These covenants will be in effect from the date on which the subdivision plat is recorded. 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 35 years from the date these covenants are recorded, after which time said covenants shall automatically be 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.

WATER

No individual well or water system shall be installed on any lot. All lot purchasers and owners purchase subject to the requirements that they take water from the supplier, namely Central Alaska Utilities, Inc. Such system shall be constructed in accordance with requirements, standards and recommendations of the Alaska Department of Health and the Municipality of Anchorage.

SEWER

No individual sewage-disposal system shall be installed on any lot. All lot purchasers and owners purchase subject to the requirements that they use the sewage disposal system installed. Such system shall be constructed with requirements, standards, and recommendations of the Alaska Department of Health and the Municipality of Anchorage.

CONSTRUCTION

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence or for storage, either temporarily or permanently. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plat showing the location of the structure have been approved in writing by Architectural Control Committee as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

No fence or wall shall be erected or placed on any lot nearer to any street than the minimum building setback line unless the placement and type of wall or fence has been approved by the Architectural Control Committee and unless the fence or wall enhances rather than detracts from the quality of the neighborhood and the surrounding structures.

Construction of a home or any building on a lot or any additions to homes or buildings, shall be completed within one year.

GARAGE REQUIREMENT

Each dwelling must have a garage. Construction of carports will not be allowed.

EXTRA VEHICLE

Any inoperable vehicles in excess of one shall be kept in a garage or other closed structure. In no event shall an inoperable vehicle, or a vehicle seldom used, be parked in the street.

ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

80 485

ARCHITECTURAL CONTROL COMMITTEE

MEMBERSHIP: The Architectural Control Committee is composed of:

- L. Warren Hines, 1856 Bryn Mawr, Anchorage, Alaska
- Peggy Sare, 4856 Bryn Mawr, Anchorage, Alaska
- James D. Chapman, 740 "I" Street, Anchorage, Alaska

A 100% majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

PROCEDURE

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within ten (10) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

ENFORCEMENT

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

SEVERABILITY

Invalidation of any of these covenants by judgement or court order shall not effect any of the other provisions which shall remain in full force and effect.

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

OIL AND MINING OPERATIONS

No oil or gas drilling, no oil or gas development operations, oil or gas refining, quarrying or mining operations, of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot. No surface entry will be permitted and no extraction of minerals will be permitted within a 500 foot buffer measured vertically from the surface.

REQUIREMENT FOR CERTIFICATION OF CONSTRUCTION BY REGISTERED ENGINEER

A Registered Engineer must certify that each dwelling located within Turnagain View Subdivision has been constructed in accordance with the soils report prepared by Alaska Test Lab and stamped "Final Construction Exhibit Accepted by FHA", on January 8, 1975.

.....



FIRST AMENDMENT TO  
TURNAGAIN VIEW SUBDIVISION - ADDITION NO. 1

Located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29  
and the SW $\frac{1}{4}$  of Section 28, T12N, R3W,  
Seward Meridian, Alaska

BUILDING AND LAND USE RESTRICTIONS

Plat Filed June 13, 1975; Plat No. 75-80

The undersigned, being the representative of the owners of all of that certain land in the subject plat, hereby makes the following amended declarations as to limitations, restrictions and uses for which the lots or tracts constituting the aforesaid subdivision may be put and hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said subdivision.

This declaration amends only that portion of the original Building and Land Use Restrictions relating to "Dwelling Cost, Quality and Size" recorded in Book 80, Page 482, Anchorage Recording District, on February 9, 1976. The land which is subject to these building and land use restrictions is described as follows: Lots 1-17, Block 1; Lots 1-19, Block 2; Lots 1-28, Block 3; Lots 1-28, Block 4; and Lots 1-14, Block 5 in Turnagain View Subdivision located in NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29, and the SW $\frac{1}{4}$  of Section 28, T12N, R3W, Seward Meridian, Alaska, according to Plat No. 75-80, Anchorage Recording District, Alaska.

-----  
AMENDMENT

DWELLING COST, QUALITY AND SIZE

No dwelling shall be permitted at a cost less than \$70,000 based upon cost levels prevailing on the date these restrictions are recorded, it being the intention and purpose of the restrictions to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these restrictions are recorded at the minimum cost stated herein. The \$70,000 cost shall include the cost of the improved lot upon which the dwelling is constructed.

DATED: May 22, 1976.

VILLAGE VENTURES, INC.

By: L. Warren Hines  
L. Warren Hines, President

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 27 day of May, 1976, before the undersigned, a Notary Public in and for the State of Alaska, personally appeared L. WARREN HINES, known to me to be the President of VILLAGE VENTURES, INC., an Alaska corporation, and he acknowledged to me that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that he is duly authorized to execute said instrument and that he executed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year above written.



*Elaine M. Nelson*  
Notary Public in and for the State of Alaska  
My commission expires: 5-6-77

76-0.22098  
700

REC-101-FILED  
THIRD JUDICIAL DISTRICT  
MAY 27 2 13 PM '76  
REQUESTED BY *Village Ventures Inc*  
ADDRESS *4815 E Bayshore*  
*City, 99504*

**ACCEPTANCE OF DEDICATION BY G.A.A.B.**

The Greater Anchorage Area Borough hereby accepts for public use and for public purposes the real property dedicated on this plan including but not limited to the easements, rights-of-way, alleys, roadways, thoroughfares, and parks shown hereon. Dated at Anchorage, Alaska, this 13th day of July, 1978. Attest:

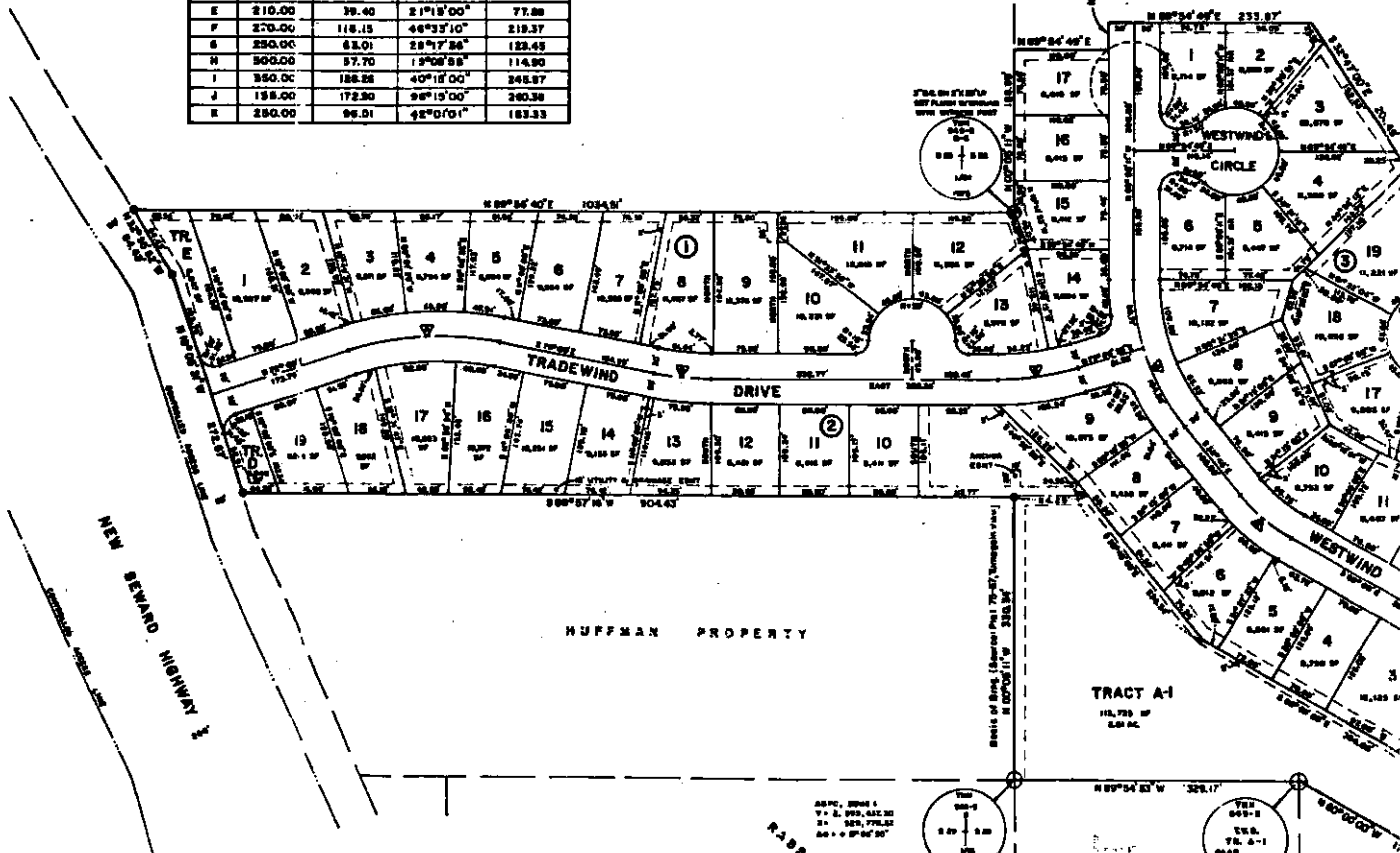
*Mayor* *Alfred P. ...*  
Borough Mayor



APPROX. SCALE 1" = 200.00' PLotted by G.A.A.B. 1978

**HUFFMAN PROPERTY**

| CURVE DATA |        |         |           |        |
|------------|--------|---------|-----------|--------|
| CURVE      | RADIUS | TANGENT | DELTA     | LENGTH |
| A          | 350.00 | 80.52   | 29°00'00" | 172.19 |
| B          | 250.00 | 33.70   | 11°00'00" | 67.20  |
| C          | 350.00 | 47.24   | 16°34'00" | 94.40  |
| D          | 275.00 | 94.48   | 36°38'49" | 153.57 |
| E          | 210.00 | 39.40   | 2°18'00"  | 77.88  |
| F          | 270.00 | 118.15  | 46°33'10" | 219.37 |
| G          | 250.00 | 61.01   | 23°17'36" | 129.45 |
| H          | 500.00 | 97.70   | 1°50'00"  | 114.90 |
| I          | 350.00 | 128.28  | 40°18'00" | 248.97 |
| J          | 158.00 | 172.30  | 96°15'00" | 280.38 |
| K          | 250.00 | 95.01   | 42°07'01" | 163.33 |



**NOTES**

- Tracts A-1, A-2, D and E are hereby dedicated to the public as an area for open space and ~~...~~ These tracts may be used additionally for the following purposes:
  - construction and maintenance of underground public utilities
  - drainage course, and
  - public wells and wellhouses
- All easements shown are 5' wide utility easements unless otherwise noted.
- 5/8" x 30" Rebar set at all lot corners unless otherwise shown or noted.

**LEGEND**

- ⊕ Monument Recovered this Survey
- ⊙ Monument Set this Survey
- 5/8" Rebar, Recovered this Survey

**APPROVED**

Date \_\_\_\_\_  
By \_\_\_\_\_  
City Engineer  
City of Anchorage  
Director of Public Works  
Greater Anchorage Area Borough

