Seller's Real	Estate Disclosure Statement for Unimproved Property	1
	(To be completed by Seller when property is listed)	



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1 Please answer each of the following questions. If you do not know the answer or have checked anything in the left-2 hand column, please explain why in the space provided at the end of this form. 3 4 Property Address or Location:

Legal Description:		
Tract E of ASLS #9	5-016	
Real Property Tax ID) Numb	per:
4506000T00E		
Owner's Name(s) (pl	lease p	print):
Todd & Connie Hey	worth	
	1.	How long have you owned the property?years
🗆 Yes 👿 No	2.	ENCROACHMENTS/EASEMENTS. (e.g. fences, buildings, rockeries, driveways, garden, etc.) A. Does anything on your property extend onto (encroach on) your neighbor's property
□ Yes □ No ▲ Yes □ No		 B. Does anything on your neighbor's property extend onto (encroach on) your property C. Are you aware of any easements or other's rights affecting the property? (If yes, describe in the remarks space below)
	3.	ACCESS. If the property is not on a public street:
🛛 Yes 🖾 No		A. Is there a road or easement for access to the property?
Yes No		B. If your answer to A is "Yes," is it recorded?
🗆 Yes 💆 No		C. If the road or access is shared with any other property, is there a written agreement
🗆 Yes 🔟 No		for sharing the maintenance and repair costs?
Yes No		D. If your answer to C is "Yes," is a copy attached to this form?E. If the road or other access is improved, is there any standing or running water,
a 100 a 110		flooding or mud that affects use of the access during any time of the year?
	4.	SURVEY.
Yes 🗆 No		A. Has the property ever been surveyed?
🛛 Yes 📜 No		B. If your answer to A is "Yes," is a copy of the survey attached?
	5.	PROPERTY BOUNDARIES. Describe the property boundaries: (e.g. fence, hedge,
	0.	survey stakes, rockery, etc.)
		North line: 3/4" ALU CAP, UPLAND FOREST TRACT B&C
		South line: 3/4 ALM CAP, BENCH DOWN TO LOW LAND
		East line: 3/4" ALM CAP, ADVALENT TO TRACT C
		West line: 3 1/4" ALL CAP ; HALF HOPN LAKE MEANDERS -
		TRACTD
	6.	ZONINO & DECEDIOTIONO
		A. The present zoning of the property is <u><u><u></u></u><u><u></u><u></u><u></u><u><u></u><u></u><u></u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>
🛛 Yes 🔍 No		B. Are you aware of any restrictions on use of the property, including future
· · ·		construction?
Ves No		C. Is the property or any part of it in a designated shoreline master plan, slide area, wetland or other environmentally sensitive area?
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Buyer(s) Seller(s)

Seller's Real Estate Disclosure Statement for Unimproved Property Described As: Address: _____



Legal (the Property): <u>Tract E of ASLS #95-016</u> This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

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		_	
1	Ver Mile	7.	SOIL STABILITY & CONTAMINATION.
2	🗆 Yes 📜 No		A. Are you aware of any settlement, earth movement, cracking, slides or similar
4	🗆 Yes 🔟 No		problems on the property or in the immediate area?B. To the best of your knowledge, has any part of the property been built up with fill dirt,
5			waste or other material?
6	🗆 Yes 🔍 No		C. Has there ever been a service station, auto repair shop, dry cleaners, printing shop,
7	a 100 ja 100		manufacturing facility, or any other use of the property which might have
8			contaminated the soil?
9	🗆 Yes 🖾 No		D. Has the property been tested for hazardous waste contamination? (If "Yes," attach a
10			copy of the inspection report.)
1	🛛 Yes 🖳 No		E. Do you have any reason to believe that the soils may not be acceptable for the
12			installation of a septic system? (If "Yes," describe in the remarks space below.)
13			
14		8.	FLOODING OR SEEPAGE.
15	Ves No		A. Is there standing water on the property during any time of the year?
16	Yes No		B. If your answer to A is "Yes," have you done anything to correct the problem?
17	Yes No		C. Is the property located in the designated flood zone or flood plain?
8			
19		9.	SEWAGE.
20			A. Is the property served by: public sewer main septic tank system other
21			disposal system (describe):
22	🗆 Yes 🔯 No		B. Where is the nearest public sewer main located? Across the
23	· ·		side(s) of the property Other (describe):
24	🗆 Yes 🖾 No		C. If there is a sewer main across one or more sides of the property, is there a connec-
25			tion or hook-on charge payable before the property can be connected to the sewer?
26			D. If your answer to C is "Yes," how much is the charge? \$
27			
28	,	10.	PUBLIC WATER.
29	🛛 Yes 🙀 No		A. Is the property served by a public water main?
30			B. Where is the nearest water main located? Across theside(s) of the
31			property D Other (describe):
32	🗆 Yes 📮 No		C. If there is a water main across one or more sides of the property, is there a connec-
33			tion or hook-on charge payable before the property can be connected to the water
34			main?
35			D. If your answer to C is "Yes," how much is the charge? \$
36	10°		
37	DV MU		WELL. If the property is served by a water well:
38	🛛 Yes 💆 No		A. Is it a private well serving only this property? If yes, provide location, depth, source:
39	DVa Hala		
10			B. Will it provide an adequate year round supply of water for the property?
11	Yes No		C. Have water samples been submitted to the Health Department for testing?
12	🗅 Yes 📜 No		D. If your answer to C is "Yes," did the water samples tested meet present government
13	Ves XNo		public drinking standards?
14			E. Does the well system operate satisfactorily (e.g. pipes, tank, pump, etc.)?
15	🛛 Yes 🖾 No		F. If the well serves anyone other than your property, is there a written maintenance
16	🗆 Yes 🖄 No		agreement for sharing costs of repair or replacement?
17	Li res La No		G. If your answer to F is "Yes," is a copy of the agreement attached to this form?
18		40	
19	🗆 Yes 🗅 No		ELECTRICITY & GAS.
50	Li res Lino		A. Is the entire property served by electricity (except for any electrical power lines that
51 52			will have to be constructed from the property line to serve any construction on the
52			property)?
53 54			B. If your answer to A is "No," where are the nearest electric power lines located? Describe:
94			
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Buyer(s)

Seller(s)

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Seller's Real Estate Disclosure Statement for Unimproved Property Described As: Address: Legal (the Property): Tract E of ASLS #95-016



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🗆 Yes 💆 No

🗆 Yes 🔟 No

🛛 Yes 🙀 No

🛛 Yes 💟 No

🗆 Yes 📓 No

🗆 Yes 💆 No

Ves No

Yes INO

🛛 Yes 💆 No

Ves 2 No

🗆 Yes 🔟 No

Ves No

Ves No

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48 49 C. Is the entire property served by gas (except for any gas mains that will have to be constructed from the property line to serve any construction on the property)?
D. If your answer to C is "No," where are the nearest gas mains located? Describe:
E. If the entire property is not served by gas mains and electrical power lines, how much

If the entire property is not served by gas mains and electrical power lines, how much will it cost to extend these to serve the property? Electric \$_____ Gas \$_____

13. NEIGHBORHOOD.

- A. Are there any waste dumps, disposal sites or landfills in the vicinity of the property?
- B. Are there any manufacturing, quarrying or other uses or conditions in the vicinity of the property, which causes smoke, smell, noise or other pollution?
- C. Are there any abandoned coal or other mine shafts under or in the general vicinity of the property?
- D. Are you aware of any street or utility improvements planned that will affect and/or be assessed against the property?
- E. Are you aware of any zoning or land use changes planned or being considered that will affect the property?
- F. Has the Federal Aviation Administration rated the property neighborhood for aircraft noise?
- G. Is there water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes," how or where are these rights defined?
- H. Are you aware of any building restrictions that may affect the value of this property? If "Yes," please explain.

14. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.

A. Are there any recorded or unrecorded agreements or covenants requiring future owners of the property to pay for (and/or waiving the right to protest) future public improvements including, but not limited to: roads or streets; flood and/or storm water control; street lighting; sewer, water, telephone, electrical, gas and/or other utilities?

15. DEVELOPER INFORMATION.

A. If this information relates to a development where the owner plans to install utilities as either a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for installation on the following:

Electric	Date	Source
Natural Gas	Date	Source
Public Water	Date	Source
Public Sewer	Date	Source
Paved Streets	Date	Source
Street Lights	Date	Source

16. OTHER.

- A. Are you aware of anything else which would adversely affect the value or desirability of the property?
- B. Are there any government protected or declared endangered wildlife on or in the vicinity of the property?

C. Are there any loans tied to this property? If "Yes," please disclose.

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Buyer(s)

	#95-016
his form authorized for use ONLY by active Real	al Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.
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tem Number Remarks	ments required by ADL Remote Pared Sur
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he questions. I/We understand that ormation, and I/we authorize copies	ned to the best of my/our knowledge, after careful consideration of at representations will be made to prospective based on the fore is of this to be given to prospective buyers. I/We agree to hold ka Multiple Listing Service, Inc. from any claim that the foregoin
1: Todd Heyworth	2. Chinis HEyworten 3.
Date 8-26	a.m
	Buyer's Notice and Receipt of Copy
letermining whether a person who has he subject of the Transferee's (Buyer's	ice: Under AS 34.70.050, Transferee (Buyer) is independently response to been convicted of a sex offense resides in the vicinity of the prope (s) potential real estate transaction. This information is available at the Municipal Police Departments, and on the State of Alaska, Department ak us
	ak.us.
c Safety Internet site: www.dps.state.a The State of Alaska maintains a list of legal drug manufacturing sites, includir	f properties that have been identified by Alaska law enforcement aging meth labs. For more information on this subject and to obtain a lis
c Safety Internet site: www.dps.state.a The State of Alaska maintains a list of legal drug manufacturing sites, includir properties, go to http://www.dec.state.al Transferee (Buyer) Awareness Notic letermining whether, in the vicinity of th on, there is an agricultural facility or moke, burning, vibrations, noise, inse	of properties that have been identified by Alaska law enforcement againg meth labs. For more information on this subject and to obtain a list ak.us. ce: Under AS 34.70.050, Transferee (Buyer) is independently respondently respondently that is the subject of the transferee's potential real estates ragricultural operation that might produce odor, fumes, dust, blowiects, rodents, the operation of machinery including aircraft, and other is
c Safety Internet site: www.dps.state.a The State of Alaska maintains a list of legal drug manufacturing sites, includin properties, go to http://www.dec.state.al Transferee (Buyer) Awareness Notic letermining whether, in the vicinity of th on, there is an agricultural facility or moke, burning, vibrations, noise, inse- ences or discomforts as a result of lawf The Buyer is urged to inspect the prop tands that there are aspects of the pro- tatement does not encompass those a popy of this statement from the Seller or	of properties that have been identified by Alaska law enforcement againg meth labs. For more information on this subject and to obtain a list ak.us. ce: Under AS 34.70.050, Transferee (Buyer) is independently respondently respondently that is the subject of the transferee's potential real estates ragricultural operation that might produce odor, fumes, dust, blowiects, rodents, the operation of machinery including aircraft, and other is
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