Seller's Real Estate Lisclosure Statement for Unimprove Property (To be completed by Seller when property is listed)



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2 3	hand column, please explain why in the space provided at the end of this form.
4	Property Address or Location:
5	2330, 2340 & 2350 S. Knik-Goose Bay Road
6	Legal Description:
7	Lots 10, 11 & 12 Hodgert Corner

Please answer each of the following questions. If you do not know the answer or have checked anything in the left-

- 8 Real Property Tax ID Number:
- 9 4822000L010, 4822000L011 & 4822000L012
- 10 Owner's Name(s) (please print):
- 11 Imperial Associates, Ltd

Yes No

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- How long have you owned the property? ______ years
 ENCROACHMENTS/EASEMENTS. (e.g. fences, buildings, rockeries, driveways,
 - garden, etc.)
 A. Does anything on your property extend onto (encroach on) your neighbor's property?
 - A. Does anything on your property extend onto (encroach on) your neighbor's property?
 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:
 - 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
 - C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?
- ❑ Yes □ No
 Z D. If your answer to C is "Yes," is a copy attached to this form?
 ❑ Yes □ No
 Z E. If the road or other access is improved, is there any standing or rules
 - 2. E. If the road or other access is improved, is there any standing or running water, flooding or mud that affects use of the access during any time of the year?
- 4. SURVEY. □ Yes □ No 2. A. Has th
 - 2. 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, survey stakes, rockery, etc.)

North line:	?	
South line:	?	
East line:	2.	
West line [.]	?	

β. ZONING & RESTRICTIONS.

- A. The present zoning of the property is _
- P. Are you aware of any restrictions on use of the property, including future construction?
- ? C. Is the property or any part of it in a designated shoreline master plan, slide area, wetland or other environmentally sensitive area?

Form 7083. Revised 05/12.

□ Yes □ No

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Page 1 of 4 Buyer(s)

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



Address: 2330, 2340 & 2350 S. Knik-Goose Bay Road Legal (the Property): Lots 10, 11 & 12 Hodgert Corner

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3 Pres No	1 2	🗅 Yes 🗅 No			IL STABILITY & CONTAMINATION. Are you aware of any settlement, earth movement, cracking, slides or similar
5	3 4	🗆 Yes 📮 No	2	В.	problems on the property or in the immediate area? To the best of your knowledge, has any part of the property been built up with fill dirt,
6 I Yes No ? C. Has there ever been a service station, auto repair shop, dry cleaners, printing shop, manufacturing facility, or any other use of the property which might have contaminated the soil? 9 I Yes INO ? E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If 'Yes,' describe in the remarks space below.) 11 I Yes INO ? E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If 'Yes,' describe in the remarks space below.) 11 I Yes INO ? A. Is there standing water on the property during any time of the year? 12 I Yes No ? C. Is the property served by: I public sever main I septic tank system I other disposal system (describe): 13 . SEWAGE. ? A. Is the property served by: I public sever main I septic tank system I other disposal system (describe): 14 . . SEWAGE. ? 15 . Yes INO ? C. If there is a sever main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the sever? 16 Yes INO ? A. Is the property served by a public water main? 17 Yes INO			`.		
9 I Yes IV 11 I Yes INO 11 I Yes INO 11 I Yes INO 11 I Yes INO 12 I Yes INO 13 I Yes INO 14 I Yes INO 15 I Yes INO 16 I Yes INO 17 I Yes INO 18 I Yes INO 19 SEWAGE. I I your answer to A is 'Yes, 'have you done anything to correct the problem? 19 SEWAGE. I I your answer to A is 'Yes, 'have you done anything to correct the problem? 10 Yes NO I Is the property located by: I public sewer main located? I Across the stdee of the property is of the inspective describe): 11 I Yes NO I If your answer to C is 'Yes, 'how much is the charge? \$ 12 I Yes NO I If there is a sever main located? I Across the sever? 12 I Yes NO I Is the property served by a public water main? I If your answer to C is 'Yes,' how much is the charge? \$ 10 PUBLIC WATER. </td <td>6 7</td> <td>🗆 Yes 🗔 No</td> <td>2</td> <td>C.</td> <td>Has there ever been a service station, auto repair shop, dry cleaners, printing shop, manufacturing facility, or any other use of the property which might have</td>	6 7	🗆 Yes 🗔 No	2	C.	Has there ever been a service station, auto repair shop, dry cleaners, printing shop, manufacturing facility, or any other use of the property which might have
11 □ Yes □ No ? E. Do ýou have any reason to believe that the solis may not be acceptable for the installation of a septic system? (If 'Yes,' describe in the remarks space below.) 11 □ Yes □ No ? FLOODING OR SEEPAGE. 12 □ Yes □ No ? B. If your answer to A is 'Yes,' have you done anything to correct the problem? 13 □ Yes □ No ? C. Is the property located in the designated flood zone or flood plain? 14 □ Yes □ No ? A. Is the property served by: □ public sewer main □ septic tank system □ other disposal system (describe): □ 17 □ Yes □ No ? C. Is there is the nearest public sewer main located? □ Across the	9	□ Yes 🖬 No		D.	Has the property been tested for hazardous waste contamination? (If "Yes," attach a
14 B. FLOODING OR SEEPAGE. 15 14 16 14 17 14 18 14 19 14 19 15 19 16 17 14 18 14 17 14 18 15 17 16 18 16 17 17 18 16 19 16 10 16 11 17 12 14 14 14 14 14 15 16 16 17 17 18 18 19 19 19 10 19 11 19 12 19 14 19 15 10 16 19 17 10 17 10 18 10 19	11 12	🗆 Yes 🗔 No	?	E.	Do you have any reason to believe that the soils may not be acceptable for the
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26 ? D. If your answer to C is "Yes," how much is the charge? \$			•		tion or hook-on charge payable before the property can be connected to the sewer?
27 10. PUBLIC WATER. 28 10. PUBLIC WATER. 29 Yes No 30 ? A. Is the property served by a public water main? 31 Press No 32 Yes No 33 ? Yes No 34 ? C. If there is a water main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the water main? 35 ? D. If your answer to C is "Yes," how much is the charge? \$			2	D.	
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30 Perform B. Where is the nearest water main located? Across theside(s) of the property Other (describe):		🗆 Yes 🗖 No	_		
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35 ? D. If your answer to C is "Yes," how much is the charge? \$	33		•	0.	tion or hook-on charge payable before the property can be connected to the water
36 11. WELL. If the property is served by a water well: 38 Yes No 39 Yes No 40 Yes No 41 Yes No 42 Yes No 43 Yes No 44 Yes No 45 No 7 46 Yes No 47 D. If your answer to C is "Yes," did the water samples tested meet present government public drinking standards? 47 Yes No 48 Yes No 49 Yes No 40 Yes No 41 Yes No 42 Yes No 43 Yes No 44 Yes No 45 Does the well system operate satisfactorily (e.g. pipes, tank, pump, etc.)? 46 Yes No 47 Yes No 48 I your answer to F is "Yes," is a copy of the agreement attached to this form? 49 Yes No 40			7	П	
37 11. WELL. If the property is served by a water well: 38 Yes No 39 Yes No 40 Yes No 41 Yes No 42 Yes No 43 Yes No 44 Yes No 45 Yes No 46 Yes No 47 Pes No 48 Yes No 44 Yes No 45 Yes No 46 Yes No 47 Pes No 48 Yes No 49 Yes No 40 Yes No 41 Yes No 42 Yes No 43 Yes No 44 Yes No 45 Yes No 46 Yes No 47 Yes No 48 Yes No <			•	υ.	If your allower to o is Tes, now inder is the energies $\phi_{}$
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 44 Yes No Yes No Yes No Yes No F. If the well serves anyone other than your property, is there a written maintenance agreement for sharing costs of repair or replacement? Yes No G. If your answer to F is "Yes," is a copy of the agreement attached to this form? 48 49 Yes No ELECTRICITY & GAS. Is the entire property served by electricity (except for any electrical power lines that will have to be constructed from the property line to serve any construction on the property)? B. If your answer to A is "No," where are the nearest electric power lines located? Describe: 			?	υ.	
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 46 47 48 49 50 51 52 53 54 <			,		
 47 □ Yes □ No 48 49 50 □ Yes □ No 51 52 53 54 Form 7083. Revised 05/12. C. If your answer to F is "Yes," is a copy of the agreement attached to this form? 48 49 49 40 41 41 42 43 44 44 44 45 46 47 47<!--</td--><td></td><td></td><td>4</td><td>• ·</td><td></td>			4	• ·	
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 49 50 Yes No 51 52 53 54 54 54 55 54 54				Ο.	in your anower to this free, is a copy of the agreement attached to the form.
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51 will have to be constructed from the property line to serve any construction on the property)? 53 if your answer to A is "No," where are the nearest electric power lines located? 54 Describe: Form 7083. Revised 05/12. 1			2		
52 property)? 53 ? B. If your answer to A is "No," where are the nearest electric power lines located? 54 Describe:			٠.	А.	
53 B. If your answer to A is "No," where are the nearest electric power lines located? 54 Describe:					
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Form 7083. Revised 05/12.				D.	
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				Servic	e. Inc. (AK MI S) All rights reserved Page 2 of 4 Buver(s)

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Seller's Real Estate Disclosure Cutement for Unimproved Property Descrik As: Address: 2330, 2340 & 2350 S. Knik-Goose Bay Road



Legal (the Property): Lots 10, 11 & 12 Hodgert Corner This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

1 2 3 4 5 6	🛛 Yes	🖬 No	2. 2.	D.	constructed from the If your answer to C is Describe:	e property line to s "No," where ar is not served by	(except for any gas mains that will have to be o serve any construction on the property)? re the nearest gas mains located? y gas mains and electrical power lines, how much he property? Electric \$ Gas \$
7			13.	NE	IGHBORHOOD.		
8	🛛 Yes	🛛 No					al sites or landfills in the vicinity of the property?
9	🗅 Yes	🗆 No	7	Β.			ving or other uses or conditions in the vicinity of
10 11	🗆 Yes		2	c			smell, noise or other pollution? her mine shafts under or in the general vicinity of
12			•	U.	the property?		ner mine shans under or in the general vicinity of
13	🗅 Yes	🗆 No	?	D.	Are you aware of an		improvements planned that will affect and/or be
14 15	🛛 Yes		2	F	Are you aware of an		use changes planned or being considered that
16			-	с.	will affect the proper		a use changes planned of being considered that
17	🛛 Yes	🗆 No	2	F.	Has the Federal Avia		ation rated the property neighborhood for aircraft
18			2	~	noise?		
19 20	🗅 Yes		~	G.			streams, etc.) included in the purchase of this ethese rights defined?
20	🛛 Yes	🗆 No	3	H.			ctions that may affect the value of this property?
22			•		If "Yes," please expl		.,
23				• •			
24 25	🗆 Yes						E PUBLIC IMPROVEMENTS. ed agreements or covenants requiring future
26	U 163		~	Λ.			nd/or waiving the right to protest) future public
27							ited to: roads or streets; flood and/or storm water
28					control; street lightin	g; sewer, water,	, telephone, electrical, gas and/or other utilities?
29			15				
30 31					EVELOPER INFORM		opment where the owner plans to install utilities a
32							nd/or a part of the marketing plan for the proper-
33							tallation on the following:
34 35					Electric	Data	Source
36							Source
-					Natural Gas		Source
37					Public Water		Source
38					Public Sewer		Source
39					Paved Streets		Source
40					Street Lights		Source
41 42			16.	0	THER.		
43	🛛 Yes	🗆 No	1			ything else whic	ch would adversely affect the value or desirability
44			2		of the property?		•
45	🛛 Yes	🗆 No	2,	В.			d or declared endangered wildlife on or in the
46 47	🗆 Yes		2	C	vicinity of the proper	ty? tind to this pro-	orty? If "Vac " places disclose
47			1	U.		ueu to tris prop	erty? If "Yes," please disclose.
49							

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Buyer(s)

Seller(s)

	ty): <u>Lots 10, 11 a</u>	nik-Goose Bay & 12 Hodgert C					
• •			see Subscribers of Ala	aska Multiple List	ing Service, Inc.		
All items (1-16) w Please add a sep			are checked in the troom.	e left hand col	umn must be e	explained below	V.
Item Number	Remarks	f state 5	feller has ne it has ne sen th	limite.	d know k	ledge of	<i>f</i>
	property	1 because	e it has	been a	number	of year	5
	since	Seller h	us sen Ha	u prop	uty	/	
· · · · · · · · · · · · · · · · · · ·							
				:			
mation is incorr Seller Signature 1:	ect. (s)	Alaska Multip	le Listing Servic	e, INC. Trom	any claim tha	t the toregoin	ıg ır
Imperial Ass	sociates, Ltd		Time); ;		a.m.	
L Havitigger		Buver's	Notice and Rece				
determining whet	ther a person wh	ho has been co	AS 34.70.050, T nvicted of a sex o l real estate trans	offense reside	s in the vicinity	of the proper	ty th
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