

Seller's Real Estate Disclosure Statement for Unimproved Property

(To be completed by Seller when property is listed)

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

Property Address or Location:

2330, 2340 & 2350 S. Knik-Goose Bay Road

Legal Description:

Lots 10, 11 & 12 Hodgert Corner

Real Property Tax ID Number:

4822000L010, 4822000L011 & 4822000L012

Owner's Name(s) (please print):

Imperial Associates, Ltd

1. How long have you owned the property? _____ years

2. **ENCROACHMENTS/EASEMENTS.** (e.g. fences, buildings, rockeries, driveways, garden, etc.)

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

- 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)

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

3. **ACCESS.** If the property is not on a public street:

A. Is there a road or easement for access to the property?

B. If your answer to A is "Yes," is it recorded?

C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?

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, flooding or mud that affects use of the access during any time of the year?

☐ Yes ☐ No

☐ Yes ☐ No

4. **SURVEY.**

A. Has the property ever been surveyed?

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: _____

West line: _____

6. **ZONING & RESTRICTIONS.**

☐ Yes ☐ No

☐ Yes ☐ No

- A. The present zoning of the property is _____
B. 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?

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7. SOIL STABILITY & CONTAMINATION.

- ? A. Are you aware of any settlement, earth movement, cracking, slides or similar 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, waste or other material?
- ? 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?
- D. Has the property been tested for hazardous waste contamination? (If "Yes," attach a copy of the inspection report.)
- ? 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.)

8. FLOODING OR SEEPAGE.

- ? A. Is there standing water on the property during any time of the year?
- ? B. If your answer to A is "Yes," have you done anything to correct the problem?
- ? C. Is the property located in the designated flood zone or flood plain?

9. SEWAGE.

- ? A. Is the property served by: ☐ public sewer main ☐ septic tank system ☐ other disposal system (describe): _____
- ? B. Where is the nearest public sewer main located? ☐ Across the _____ side(s) of the property ☐ Other (describe): _____
- ? C. If there is a sewer 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 sewer?
- ? D. If your answer to C is "Yes," how much is the charge? \$ _____

10. PUBLIC WATER.

- ? A. Is the property served by a public water main?
- ? B. Where is the nearest water main located? ☐ Across the _____ side(s) of the property ☐ Other (describe): _____
- ? 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?
- ? D. If your answer to C is "Yes," how much is the charge? \$ _____

11. WELL. If the property is served by a water well:

- ? A. Is it a private well serving only this property? If yes, provide location, depth, source: _____
- ? B. Will it provide an adequate year round supply of water for the property?
- ? C. Have water samples been submitted to the Health Department for testing?
- ? D. If your answer to C is "Yes," did the water samples tested meet present government public drinking standards?
- ? E. Does the well system operate satisfactorily (e.g. pipes, tank, pump, etc.)?
- ? F. If the well serves anyone other than your property, is there a written maintenance agreement for sharing costs of repair or replacement?
- ? G. If your answer to F is "Yes," is a copy of the agreement attached to this form?

12. ELECTRICITY & GAS.

- ? A. 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: _____

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☐ Yes ☐ No

?

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 will it cost to extend these to serve the property? Electric \$_____ Gas \$_____

13. NEIGHBORHOOD.

☐ Yes ☐ No

?

A. Are there any waste dumps, disposal sites or landfills in the vicinity of the property?

☐ Yes ☐ No

?

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?

☐ Yes ☐ No

?

C. Are there any abandoned coal or other mine shafts under or in the general vicinity of the property?

☐ Yes ☐ No

?

D. Are you aware of any street or utility improvements planned that will affect and/or be assessed against the property?

☐ Yes ☐ No

?

E. Are you aware of any zoning or land use changes planned or being considered that will affect the property?

☐ Yes ☐ No

?

F. Has the Federal Aviation Administration rated the property neighborhood for aircraft noise?

☐ Yes ☐ No

?

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?

☐ Yes ☐ No

?

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.

☐ Yes ☐ No

?

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.

☐ Yes ☐ No

?

A. Are you aware of anything else which would adversely affect the value or desirability of the property?

☐ Yes ☐ No

?

B. Are there any government protected or declared endangered wildlife on or in the vicinity of the property?

☐ Yes ☐ No

?

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

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All items (1-16) which are either not answered or are checked in the left hand column must be explained below.
Please add a separate sheet if there is insufficient room.

Item Number	Remarks
1-16	Out of state Seller has limited knowledge of the property because it has been a number of years since Seller has seen the property

The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of the questions. I/We understand that representations will be made to prospective based on the foregoing information, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harmless the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing information is incorrect.

Seller Signature(s)

1: _____ 2: _____ 3: _____

Imperial Associates, Ltd

Date: 6/29/16 Time: _____ a.m. _____ p.m.

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.

The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agencies as illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these properties, go to <http://www.dec.state.ak.us>.

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

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

Buyer Signature(s)

1: _____ 2: _____ 3: _____

Date: _____ Time: _____ a.m. _____ p.m.