



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

Address: Loriens Trail

Legal (the Property): Lots 8 through 12 Block 1 Bald Mountain; ASLS #80-176

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1 YES NO

7. **SOIL STABILITY, STORAGE TANKS & CONTAMINATION.**

- 2   A. Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar problems affecting the property?
- 3   B. To the best of your knowledge has any part of the property been built-up, dug-out or altered, in any way, including but not limited to: fill dirt; waste; toxic waste; organic or off-site material; used for a landfill; or legal/illegal dumping?
- 4   C. Has the property ever been used for commercial or industrial purposes, including but not limited to: a service station; auto repair shop; dry cleaners; printing shop; manufacturing facility; or any other use which might have contaminated the soil?
- 5   D. Are you aware of any soil contamination or has the property been tested for hazardous waste contamination? (If "tested" attach a copy of the inspection report.)
- 6   E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If "Yes," explain in Section 16.)
- 7   F. Does the property currently have a storage tank that was used to store anything that is defined as fuel, toxic and/or hazardous.
- 8   G. Are you aware of the property previously having a storage tank? If "Yes", the storage tank was removed on or about: \_\_\_\_\_.
- 9   H. If the answer to G is "Yes", is a copy of the removal report and soils report attached?

8. **FLOODING OR SEEPAGE.**

- 10   A. Has there been, or is there currently, standing water on the property during any time of the year? If "Yes", explain in Section 16.
- 11   B. If your answer to A is "Yes," has anything been done to mitigate? Explain in Section 16.
- 12   C. Is the property located in a designated flood zone or flood plain?

9. **SEWAGE.**

- 13   A. Is the property served by:  public sewer main  septic tank system  other disposal system (describe): \_\_\_\_\_
- 14   B. Is public sewer on or adjacent to the property?
- 15   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?

10. **WATER.**

- 16   A. Is the property served by a public water main?
- 17   B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide documentation: N/A
- 18   C. Does the well provide water to any other properties or entities?
- 19   D. If your answer to C is "Yes," is there a written maintenance agreement for sharing costs of repair or replacement? If "Yes", attach a copy.
- 20   E. Has the water been tested? (attach any report(s))
- 21   F. Are you aware of any deficiencies or defects in the well system?

11. **ELECTRICITY & GAS.**

- 22   A. Is electricity on or adjacent to the property?
- 23   B. Is natural gas on or adjacent to the property?

12. **NEIGHBORHOOD.**

- 24   A. Are you aware of any waste dumps, disposal sites or landfills within one mile of the property?
- 25   B. Are you aware of any manufacturing, agricultural, quarrying or other uses or conditions within one mile of the property, which cause smoke, smell, noise or pollution?
- 26   C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the property?

JTP

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YES NO

- D. Are you aware of any street or utility improvements planned that may affect and/or be assessed against the property?
- E. Are you aware of any zoning or land use changes planned or being considered that may affect the Property.
- F. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc.? If "Yes", explain in Section 16.
- G. Are you aware if there is water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes", explain in Section 16 how or where these rights are defined?

**13. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.**

Are you aware if there are any covenants or any recorded/unrecorded agreements requiring 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? If "Yes", explain in Section 16.

**14. DEVELOPER INFORMATION.**

If this information relates to a development where the owner plans to install utilities as 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 _____
N/A Public Sewer	Date _____	Source _____
Paved Streets	Date _____	Source _____
Street Lights	Date _____	Source _____
Storm Drains	Date _____	Source _____
Other: _____	Date _____	Source _____

**15. OTHER.**

- A. Are you aware of anything else which could affect the value or desirability of the property? If "Yes", explain in Section 16.
- B. Are there any government protected or declared endangered wildlife on or within one mile of the property? If "Yes", in Section 16. VIEWS WITH TREE CLEARING
- C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16.
- D. Is there a burial site tied to this property? If "Yes", explain in Section 16.

**16. COMMENTS.** Reference Item Number (i.e. #3E). If additional space is needed, use the attached UPDA.

#2 B A ROAD WAS BUILT FOR A WOOD CHIPPING PROJECT AND IT STOPPED JUST SHORT OF LOT 12. LORIENS TRAIL WAS USED FOR ACCESS PRIOR BUT WITH THE NEW ROAD USERS CUT ACROSS THE CORNER OF LOT 12

Attached Addenda:

Unimproved Property Disclosure Addendum/Amendment (UPDA)

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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 buyers 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)**

Seller 1: Jon Pratt Date: 3/22/2024  
Jon Pratt

Seller 2: \_\_\_\_\_ Date: \_\_\_\_\_

Seller 3: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Buyer Awareness Notice:** 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 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).

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>.

**Buyer Awareness Notice:** 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)**

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

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

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