

Seller's Real Estate Disclosure Statement for Unimproved Property
 (To be completed by Seller when property is listed)
 This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



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:

5 4901 E. Windridge Ave., Wasilla, AK 99654

6 Legal Description:

7 Tract 3, Bog to Dow Subdivision according to Plat No. 61-54

8 Real Property Tax ID Number:

9 6048000T003

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

11 Dave and Misty Pfeifer

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1. How long have you owned the property? 2 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? *fence*
- 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
- Yes No
- Yes No
- Yes No
- Yes No

- 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?

4. **SURVEY.**

- Yes No
- Yes No

- 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: Lake frontage
 South line: Fence
 East line: Survey Stakes - flagging
 West line: Survey Stakes - flagging

6. **ZONING & RESTRICTIONS.**

- Yes No
- Yes No

- A. The present zoning of the property is N/A
- B. Are you aware of any restrictions on use of the property, including future construction? may be affected by State's Next on adjacent property
- C. Is the property or any part of it in a designated shoreline, master plan, slide area, wetland or other environmentally sensitive area? Wetlands

Voluntary through mandatory construction get back!

M. Pfeifer
 Seller(s)

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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: 600 ft to the East

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 \$ 14,000 Gas \$ 9,500
Estimated Estimated

13. NEIGHBORHOOD.

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Not aware of any

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?

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.

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

Yes No

Yes No

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? Eagle's Nest on adjacent property

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

Deed of Trust

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1 ALL ITEMS (1-16) WHICH ARE EITHER NOT ANSWERED OR ARE CHECKED IN THE LEFT HAND COLUMN
2 MUST BE EXPLAINED BELOW. PLEASE ADD A SEPARATE SHEET IF THERE IS INSUFFICIENT ROOM:
3

4 Item Number	Remarks
5	
6	FAA UNIC Approved Airstrip
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8	Eagle's Nest on Adjacent Property
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18 THE FOREGOING INFORMATION IS FURNISHED TO THE BEST OF MY/OUR KNOWLEDGE, AFTER CAREFUL
19 CONSIDERATION OF EACH OF THE QUESTIONS. I/WE UNDERSTAND THAT REPRESENTATIONS WILL BE
20 MADE TO PROSPECTIVE BUYERS BASED ON THE FOREGOING INFORMATION, AND I/WE AUTHORIZE
21 COPIES OF THIS TO BE GIVEN TO PROSPECTIVE BUYERS. I/WE AGREE TO SAVE THE LISTING LICENSEE
22 AND OTHER MEMBERS OF ALASKA MULTIPLE LISTING SERVICE, INC. HARMLESS FROM ANY CLAIM THAT
23 THE FOREGOING INFORMATION IS INCORRECT.
24

25
26 Dated: 12/19/08 Time: 3:00 a.m./p.m.

27
28 Seller 1: 
29 Dave Pfeifer

30 Seller 2: misty Pfeifer

31
32 Seller 3: _____


Seller(s)