

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: 3418 N. Old Glenn Hwy

Legal Description: T18N, R02E, Section 34, Tax Parcel C002

Real Property Tax ID Number: 18N02E34C002

Owner's Name(s) (please print): Mary Paulis-Dregelid and Olav Dregelid

1. How long have you owned the property? _____ years
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?
 - 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?
 - 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.**
 - A. Has the property ever been surveyed?
 - B. If your answer to A is "Yes," is a copy of the survey attached?
Pending -
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.**
 - A. The present zoning of the property is General Commercial
 - 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?
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?

Yes No
 Yes No
 Yes No

Yes No
 Yes No
 Yes No

Yes No
 Yes No

Yes No
 Yes No

Yes No
 Yes No

Yes No
 Yes No

Seller(s)

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

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- 1 Yes No
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- 4 Yes No
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- 6 Yes No
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- 10 Yes No
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- 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): Forrest Service Bldg.
 - 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: 90' deep, located by old foundation
 - 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: _____
 - 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 \$ _____

OD, MPP
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\$1.42 Sq Ft. assessed value

10 THE FOREGOING INFORMATION IS FURNISHED TO THE BEST OF MY/OUR KNOWLEDGE, AFTER CAREFUL
11 CONSIDERATION OF EACH OF THE QUESTIONS. I/WE UNDERSTAND THAT REPRESENTATIONS WILL BE
12 MADE TO PROSPECTIVE BUYERS BASED ON THE FOREGOING INFORMATION, AND I/WE AUTHORIZE
13 COPIES OF THIS TO BE GIVEN TO PROSPECTIVE BUYERS. I/WE AGREE TO SAVE THE LISTING LICENSEE
14 AND OTHER MEMBERS OF ALASKA MULTIPLE LISTING SERVICE, INC. HARMLESS FROM ANY CLAIM THAT
15 THE FOREGOING INFORMATION IS INCORRECT.

16
17 Dated: _____ Time: _____ a.m./p.m.

18 Seller 1: Man Paul Duz

19 Seller 2: Olav Droslid

20 Seller 3: _____



OP, [Signature]
Seller(s)