

Seller's Real Estate Disclosure Statement for Unimproved Property
 (To be completed by Seller when property is listed)
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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: Mile 12 Eagle River Rd.
 5 Legal Description: T13N R1E SEC 10
 6 Real Property Tax ID Number: 0505610700001
 7 Owner's Name(s) (please print): Heitstuman

8
 9 1. How long have you owned the property? 14 years

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

- 12 Yes No
 13 Yes No
 14 Yes No

- 15 A. Does anything on your property extend onto (encroach on) your neighbor's property?
 16 B. Does anything on your neighbor's property extend onto (encroach on) your property?
 17 C. Are you aware of any easements or other's rights affecting the property?
 (If yes, describe in the remarks space below)

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

- 19 Yes No
 20 Yes No
 21 Yes No

- 22 A. Is there a road or easement for access to the property?
 23 B. If your answer to A is "Yes," is it recorded?
 24 C. If the road or access is shared with any other property, is there a written agreement
 for sharing the maintenance and repair costs?
 25 D. If your answer to C is "Yes," is a copy attached to this form?
 26 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?

27 4. **SURVEY.**

- 28 Yes No
 29 Yes No

- 30 A. Has the property ever been surveyed?
 31 B. If your answer to A is "Yes," is a copy of the survey attached? - See Audrey.

32 5. **PROPERTY BOUNDARIES.** Describe the property boundaries: (e.g. fence, hedge,
 33 survey stakes, rockery, etc.)

34 North line: STAKED
 35 South line: "
 36 East line: "
 37 West line: "

38 6. **ZONING & RESTRICTIONS.**

- 39 Yes No
 40 Yes No

- 41 A. The present zoning of the property is R-6
 42 B. Are you aware of any restrictions on use of the property, including future
 construction?
 43 C. Is the property or any part of it in a designated shoreline master plan, slide area,
 44 wetland or other environmentally sensitive area?

45 7. **SOIL STABILITY & CONTAMINATION.**

- 46 Yes No
 47 Yes No

- 48 A. Are you aware of any settlement, earth movement, cracking, slides or similar
 problems on the property or in the immediate area?
 49 B. To the best of your knowledge, has any part of the property been built up with fill dirt,
 50 waste or other material?

[Signature]
 Seller(s)

AK/ED

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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?

Yes No

D. Has the property been tested for hazardous waste contamination? (If "Yes," attach a copy of the inspection report.)

Yes No

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.

Yes No

A. Is there standing water on the property during any time of the year?

Yes No

B. If your answer to A is "Yes," have you done anything to correct the problem?

Yes No

C. Is the property located in the designated flood zone or flood plain?

9. SEWAGE.

Yes No

A. Is the property served by: public sewer main septic tank system other disposal system (describe): NO

Yes No

B. Where is the nearest public sewer main located? Across the _____ side(s) of the property Other (describe): NO PUBLIC SEWER.

Yes No

N/A

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.

Yes No

A. Is the property served by a public water main?

Yes No

B. Where is the nearest water main located? Across the _____ side(s) of the property Other (describe): _____

Yes No

N/A

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:

Yes No

A. Is it a private well serving only this property? If yes, provide location, depth, source: _____

Yes No

B. Will it provide an adequate year round supply of water for the property?

Yes No

C. Have water samples been submitted to the Health Department for testing?

Yes No

NO well

D. If your answer to C is "Yes," did the water samples tested meet present government public drinking standards?

Yes No

E. Does the well system operate satisfactorily (e.g. pipes, tank, pump, etc.)?

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?

12. ELECTRICITY & GAS.

Yes No

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)? Power is at property corner.

Yes No

B. If your answer to A is "No," where are the nearest electric power lines located? Describe: GAS IS AT PROPERTY CORNER

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)?

Yes No

D. If your answer to C is "No," where are the nearest gas mains located? Describe: _____

Yes No

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 \$ _____

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AK/CD

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- 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

13. NEIGHBORHOOD.

- 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?
- C. 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.

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

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
2. c.	The Driveway to property is shared by a common easement across park land.
	The extreme N.W. corner of lot is shared across to other property & AGAIN & NEAR house on top of lot.
6. c	Very top of lot is in a Avelance ZONE.

J. med
Seller(s)

alc/gj

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- 1 # F.B. Driveway on Top of lot was built by digging out of
- 2 BANK & using dirt for Road bed.
- 3 # H.C. I owe a balance on property. Property is NOT "free & clear"
- 4 _____
- 5 _____
- 6 _____
- 7 _____
- 8 _____
- 9 _____

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: 7.1.08 Time: 0800 a.m./p.m.
 18 Seller 1: Kelly O'Connell
 19 Seller 2: Mary C. Heideman
 20 Seller 3: _____

[Signature]
 Seller(s)

AK/ED