





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

Address: 15274 West 4th Street, Wasilla, AK 99623

Legal (the Property): SWARTZ ADD #1 BLOCK D LOT 2

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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.

**N/A<sup>14</sup>. 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 <u>N/A</u>	Source <u>N/A</u>
Natural Gas	Date <u>N/A</u>	Source <u>N/A</u>
Public Water	Date <u>N/A</u>	Source <u>N/A</u>
Public Sewer	Date <u>N/A</u>	Source <u>N/A</u>
Paved Streets	Date <u>N/A</u>	Source <u>N/A</u>
Street Lights	Date <u>N/A</u>	Source <u>N/A</u>
Storm Drains	Date <u>N/A</u>	Source <u>N/A</u>
Other: <u>N/A</u>	Date <u>N/A</u>	Source <u>N/A</u>

**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.
- 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.

#2C-Line 21 Utilities Easement on Backside of Lot Towards 5th St  
#3E-Line 30 Dirt/Gravel Street - Unknown Condition As Seller Hasn't  
Viewed Property In Person For Many Years. #12F-Line 7 Goose Bay-Point  
Mackenzie Airport Is 1.1 Miles Away.

Attached Addenda:

- N/A Unimproved Property Disclosure Addendum/Amendment (UPDA)

Form 7083. Revised 10/19.

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1 1  
Buyer(s)

LHR LAK  
Seller(s)

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

6  
7 **Seller Signature(s)**

8  
9 Seller 1: Leon Kamrowski Date: 06/18/26

10  
11 Seller 2: Lucy Kamrowski Date: 06/18/26  
12 Lucy Kamrowski

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

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

17  
18 **Buyer Awareness Notice:** Buyer is independently responsible for determining whether a person who has been con-  
19 **victed of a sex offense resides in the vicinity of the property that is the subject of the Buyer's potential real estate**  
20 **transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police De-**  
21 **partments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).**

22  
23 The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agencies as  
24 **illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these**  
25 **properties, go to <http://www.dec.state.ak.us>.**

26  
27 **Buyer Awareness Notice:** Buyer is independently responsible for determining whether, in the vicinity of the property  
28 **that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural**  
29 **operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the**  
30 **operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural**  
31 **operations.**

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

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40 **Buyer Signature(s)**

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

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

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

**Unimproved Property Disclosure Addendum or Amendment**  
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1 Date 06/18/26

2 Property Address or Location: 15274 West 4th Street, Wasilla, AK 99623

3 Legal Description: SWARTZ ADD #1 BLOCK D LOT 2

4 Real Property Tax ID Number: 56306B0DL002

5 Owner's Name(s) (please print): Leon Kamrowski Lucy Kamrowski

6 In Reference to the Seller's Real Estate Disclosure Statement for Unimproved Property dated: \_\_\_\_\_  
7 the undersigned Buyer(s) and Seller(s) hereby agree to the following (check only one):

- 8
- 9  **Addendum** – to be used for additional information to the original Seller's Disclosure for Unimproved Property.
- 10  **Amendment** – to be used to update information on the existing Seller's Disclosure for Unimproved Property.
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12 Reference Item Number from the Seller's Real Estate Disclosure Statement for Unimproved Property (i.e. #2B). Use  
13 additional Addendum/Amendments if necessary.

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41 To the extent any statement in this Addendum/Amendment is inconsistent with the statements in the Seller's Real Estate  
42 Disclosure Statement for Unimproved Property, the statements of this Addendum/Amendment shall supersede.

43 **Seller Signature(s)**

44 Seller 1: Leon Kamrowski Date: \_\_\_\_\_

45 Seller 2: Lucy Kamrowski Date: \_\_\_\_\_

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

47 Buyer(s) acknowledge receipt of copy:

48 **Buyer Signature(s)**

49

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

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

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

