

# Seller's Real Estate Disclosure Statement for Unimproved Property

(To be completed by Seller when property is listed)

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1 In the Property Address or Location:

2 L2 Paine Circle, Anchorage, AK 99516

3 Legal Description: Grandeur L2

4 Real Property Tax ID Number: 0205716200001

5 Owner's Name(s) (please print): Hemlock Knoll, LLC

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7 All disclosures in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is dis-  
8 closing known defects or other conditions in the real property or the real property being transferred. Disclosure need  
9 not require a search of public records nor does it require a professional inspection of the property. If additional infor-  
10 mation or explanation is necessary, use Section 16, or attach an Unimproved Property Disclosure Adden-  
11 dum/Amendment (UPDA) form and/or other appropriate documentation to this form.

## 13 YES NO

14  
15 1. How long have you owned the property? 3 years

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17 2. **ENCROACHMENTS/EASEMENTS.**(e.g. fences, buildings, rockeries, driveways, garden, septic, well,  
18 etc.)

- 19   A. Does anything on your property extend onto (encroach on) an adjacent lot?  
20   B. Does anything on an adjacent lot extend onto (encroach on) your property?  
21   C. Are you aware of any easements or other's rights affecting the property?  
22 If you marked "Yes" on any of the above, explain in Section 16.

23  
24 3. **ACCESS.**

- 25   A. Is there a road or easement for access to the property?  
26   B. If your answer to A is "Yes," is there a recorded document?  
27   C. If the road or access is shared with any other property, is there a written agreement  
28 for sharing the maintenance and repair costs? see notes  
29   D. If your answer to C is "Yes," is a copy attached to this form?  
30   E. If the road or other access is improved, is there any standing or running water, flooding, mud, etc.,  
31 that affects use of the access during any time of the year? If "Yes", explain in Section 16.

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33 4. **SURVEY.**

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

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37 5. **PROPERTY BOUNDARIES.** If known, describe the property boundaries: (e.g. fence, hedge, survey  
38 stakes, rockery, etc.)

39 North line: \_\_\_\_\_

40 South line: \_\_\_\_\_

41 East line: \_\_\_\_\_

42 West line: \_\_\_\_\_

43  
44 6. **ZONING & RESTRICTIONS.**

45 The present zoning of the property is R 10 SL

- 46   A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?  
47   B. Are you aware of any proposed covenants, codes or restrictions, including future construction?  
48   C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche area,  
49 wetlands, erosion zone or environmentally sensitive area?

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1 YES NO

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

- A. Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar problems affecting the property?  YES  NO
- 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?  YES  NO
- 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?  YES  NO
- 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.)  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," explain in Section 16.)  YES  NO
- F. Does the property currently have a storage tank that was used to store anything that is defined as fuel, toxic and/or hazardous.  YES  NO
- G. Are you aware of the property previously having a storage tank? If "Yes", the storage tank was removed on or about: \_\_\_\_\_  YES  NO
- H. If the answer to G is "Yes", is a copy of the removal report and soils report attached?  YES  NO

**8. FLOODING OR SEEPAGE.**

- 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.  YES  NO
- B. If your answer to A is "Yes," has anything been done to mitigate? Explain in Section 16.  YES  NO
- C. Is the property located in a designated flood zone or flood plain?  YES  NO

**9. SEWAGE.**

- A. Is the property served by:  public sewer main  septic tank system  other disposal system (describe): \_\_\_\_\_  YES  NO
- B. Is public sewer on or adjacent to the property?  YES  NO
- 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?  YES  NO

**10. WATER.**

- A. Is the property served by a public water main?  YES  NO
- B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide documentation: \_\_\_\_\_  YES  NO
- C. Does the well provide water to any other properties or entities?  YES  NO
- 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.  YES  NO
- E. Has the water been tested? (attach any report(s))  YES  NO
- F. Are you aware of any deficiencies or defects in the well system?  YES  NO

**11. ELECTRICITY & GAS.**

- A. Is electricity on or adjacent to the property?  YES  NO *see notes*
- B. Is natural gas on or adjacent to the property?  YES  NO

**12. NEIGHBORHOOD.**

- A. Are you aware of any waste dumps, disposal sites or landfills within one mile of the property?  YES  NO
- 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?  YES  NO
- C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the property?  YES  NO

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1 YES NO

- 2
- 3   D. Are you aware of any street or utility improvements planned that may affect and/or be assessed against the property?
- 4
- 5   E. Are you aware of any zoning or land use changes planned or being considered that may affect the Property.
- 6
- 7   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.
- 8
- 9   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.**

- 11
- 12
- 13   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:

23	Electric	Date _____	Source _____
24	Natural Gas	Date _____	Source _____
25	Public Water	Date _____	Source _____
26	Public Sewer	Date _____	Source _____
27	Paved Streets	Date _____	Source _____
28	Street Lights	Date _____	Source _____
29	Storm Drains	Date _____	Source _____
30	Other: _____	Date _____	Source _____

15. **OTHER.**

- 31
- 32   A. Are you aware of anything else which could affect the value or desirability of the property? If "Yes", explain in Section 16.
- 33
- 34   B. Are there any government protected or declared endangered wildlife on or within one mile of the property? If "Yes", in Section 16.
- 35
- 36   C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16.
- 37   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.

40 A mounded septic system may be required. Electric main will be installed  
 41 to edge of property by summer 2024. Gas main ends at cul-de-sac.  
 42  
 43 Typical small plane noise, pretty quiet. Shared driveway with Lot 1.  
 44  
 45 Attached document to be signed at closing for access.  
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Attached Addenda:

- 49  Unimproved Property Disclosure Addendum/Amendment (UPDA)

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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 forego-  
3 ing information, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harm-  
4 less the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing in-  
5 formation is incorrect.  
6

7 **Seller Signature(s)**

8  
9 Seller 1: [Signature] Date: 04/06/2024

10 Hemlock Knoll, LLC  
11 Seller 2: [Signature] Date: 4/6/2024

12  
13 Seller 3: \_\_\_\_\_ Date: \_\_\_\_\_

14  
15  
16 **Buyer's Notice and Receipt of Copy**

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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 op-  
29 eration 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.

32  
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**  
37 **transaction.**

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40 **Buyer Signature(s)**

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

43  
44 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_

45  
46 Buyer 3: \_\_\_\_\_ Date: \_\_\_\_\_

**Unimproved Property Disclosure Addendum or Amendment**  
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4 Real Property Tax ID Number: 0205716200001  
5 Owner's Name(s) (please print): Hemlock Knoll, LLC

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

44 **Seller Signature(s)**

45  
46 Seller 1: \_\_\_\_\_ Date: \_\_\_\_\_  
47 Seller 2: Hemlock Knoll, LLC \_\_\_\_\_ Date: \_\_\_\_\_  
48 Seller 3: \_\_\_\_\_ Date: \_\_\_\_\_  
49

50 Buyer(s) acknowledge receipt of copy:

51 **Buyer Signature(s)**

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54 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
55 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_  
56 Buyer 3: \_\_\_\_\_ Date: \_\_\_\_\_  
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Page \_\_\_\_ of \_\_\_\_