

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 In the Property Address or Location:

2 NHN E 113th Anchorage AK 99516

3 Legal Description: Greenland BLK 2 LT 5

4 Real Property Tax ID Number: 0151721400

5 Owner's Name(s) (please print): LOLO Holdings LLC

6
7 All disclosures in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is disclosing
8 known defects or other conditions in the real property or the real property being transferred. Disclosure need not require
9 a search of public records nor does it require a professional inspection of the property. If additional information or
10 explanation is necessary, use Section 16, or attach an Unimproved Property Disclosure Addendum/Amendment
11 (UPDA) form and/or other appropriate documentation to this form.

13 YES NO

14
15 1. How long have you owned the property? 1 year 5 months *prior to that*

16 17 2. **ENCROACHMENTS/EASEMENTS** (e.g. fences, buildings, rockeries, driveways, garden, septic, well,
18 etc.) *Property was jointly owned for 9 1/2 years*

- 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.

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?
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.

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?

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: _____

44 6. ZONING & RESTRICTIONS.

- 45 The present zoning of the property is _____
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?
50
51

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

Address: NEH E 113th

Anchorage AK

99516

Legal (the Property): Greenland BLK 2 LT 5

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 YES NO

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

- 3 A. Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar
4 problems affecting the property?
5 B. To the best of your knowledge has any part of the property been built-up, dug-out or altered, in
6 any way, including but not limited to: fill dirt; waste; toxic waste; organic or off-site material;
7 used for a landfill; or legal/illegal dumping?
8 C. Has the property ever been used for commercial or industrial purposes, including but not limited
9 to: a service station; auto repair shop; dry cleaners; printing shop; manufacturing facility; or any
10 other use which might have contaminated the soil?
11 D. Are you aware of any soil contamination or has the property been tested for hazardous waste
12 contamination? (If "tested" attach a copy of the inspection report.)
13 E. Do you have any reason to believe that the soils may not be acceptable for the installation of a
14 septic system? (If "Yes," explain in Section 16.)
15 F. Does the property currently have a storage tank that was used to store anything that is defined as
16 fuel, toxic and/or hazardous.
17 G. Are you aware of the property previously having a storage tank? If "Yes", the storage tank was
18 removed on or about: _____
19 H. If the answer to G is "Yes", is a copy of the removal report and soils report attached?

20 **8. FLOODING OR SEEPAGE.**

- 21 A. Has there been, or is there currently, standing water on the property during any time of the year?
22 If "Yes", explain in Section 16.
23 B. If your answer to A is "Yes," has anything been done to mitigate? Explain in Section 16.
24 C. Is the property located in a designated flood zone or flood plain?

25 **9. SEWAGE.**

- 26 A. Is the property served by: public sewer main septic tank system other disposal system
27 (describe): _____
28 B. Is public sewer on or adjacent to the property?
29 C. If there is a sewer main across one or more sides of the property, is there a connection or hook-on
30 charge payable before the property can be connected to the sewer?

31 **10. WATER.**

- 32 A. Is the property served by a public water main?
33 B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide
34 documentation:
35 _____
36 C. Does the well provide water to any other properties or entities?
37 D. If your answer to C is "Yes," is there a written maintenance agreement for sharing costs of repair
38 or replacement? If "Yes", attach a copy.
39 E. Has the water been tested? (attach any report(s))
40 F. Are you aware of any deficiencies or defects in the well system?

41 **11. ELECTRICITY & GAS.**

- 42 A. Is electricity on or adjacent to the property?
43 B. Is natural gas on or adjacent to the property?

44 **12. NEIGHBORHOOD.**

- 45 A. Are you aware of any waste dumps, disposal sites or landfills within one mile of the property?
46 B. Are you aware of any manufacturing, agricultural, quarrying or other uses or conditions within one
47 mile of the property, which cause smoke, smell, noise or pollution?
48 C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the
49 property?

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

Address: NEN E 113th Anchorage AK 99516

Legal (the Property): Greenland BLK 2 LT 5

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



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.

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:

Electric	Date _____	Source _____
Natural Gas	Date _____	Source _____
Public Water	Date _____	Source _____
Public Sewer	Date _____	Source _____
Paved Streets	Date _____	Source _____
Street Lights	Date _____	Source _____
Storm Drains	Date _____	Source _____
Other: _____	Date _____	Source _____

- 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.

i.e. Utility easement back of the lot

The road is not maintained by the municipality, in the past road privately maintained!

Attached Addenda:

- Unimproved Property Disclosure Addendum/Amendment (UPDA)

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

Address: NEEN E 113th Anchorage AK 99516

Legal (the Property): Greenland BLK 2 LT 5

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



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

Seller Signature(s)

Seller 1: _____ Date: _____

Seller 2: _____ Date: _____

Seller 3: _____ Date: _____

Buyer's Notice and Receipt of Copy

Buyer Awareness Notice: Buyer is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Buyer's potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

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

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

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

Buyer Signature(s)

Buyer 1: _____ Date: _____

Buyer 2: _____ Date: _____

Buyer 3: _____ Date: _____

Buyer(s)

Seller(s)

Unimproved Property Disclosure Addendum or Amendment

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 Date _____

2 Property Address or Location: NHN E 113th Anchorage AK 99516

3 Legal Description: Greenland BLK 2 LT 5

4 Real Property Tax ID Number: 0151721400

5 Owner's Name(s) (please print): LOLO Holdings 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.

11
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.

14 _____
15 _____
16 _____
17 _____
18 _____
19 _____
20 _____
21 _____
22 _____
23 _____
24 _____
25 _____
26 _____
27 _____
28 _____
29 _____
30 _____
31 _____
32 _____
33 _____
34 _____
35 _____
36 _____
37 _____
38 _____
39 _____
40 _____

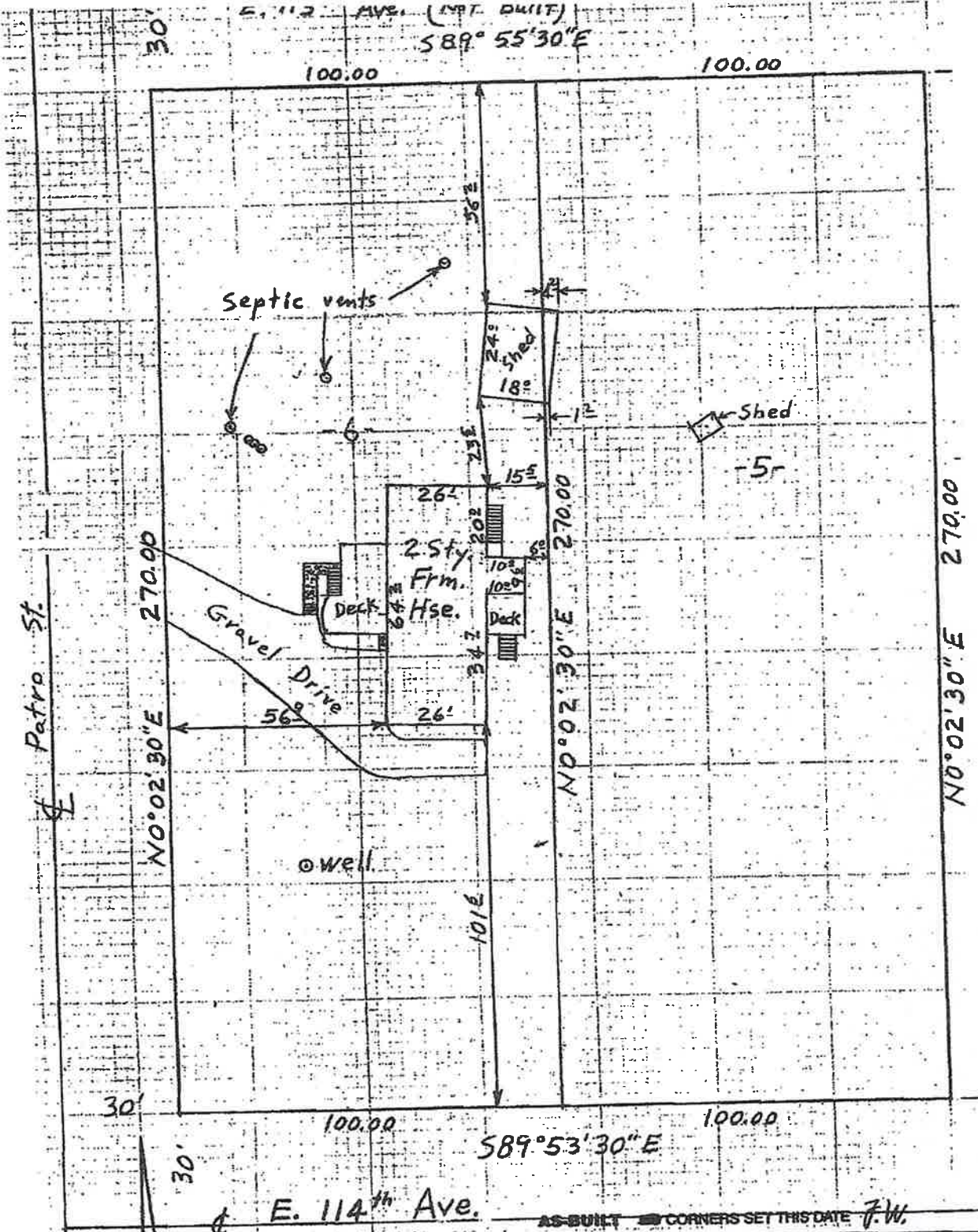
41 To the extent any statement in this Addendum/Amendment is inconsistent with the statements in the Seller's Real Estate
42 Disclosure Statement for Unimproved Property, the statements of this Addendum/Amendment shall supersede.

43
44 **Seller Signature(s)**
45 [Signature] AOB Date: 6-2-2024
46 Seller 1: _____ Date: _____
47 Seller 2: _____ Date: _____
48 Seller 3: _____ Date: _____

49 Buyer(s) acknowledge receipt of copy:

50
51 **Buyer Signature(s)**
52 Buyer 1: _____ Date: _____
53 Buyer 2: _____ Date: _____
54 Buyer 3: _____ Date: _____





Scale: 1"=30'

EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN ON THE RECORDED PLAT ARE NOT SHOWN HEREON.

I hereby certify that I have performed a Mortgagee's inspection of the following described property:
Lots 5 & 6, Blk 2, Greenland Sub.

Anchorage Recording Precinct, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon.

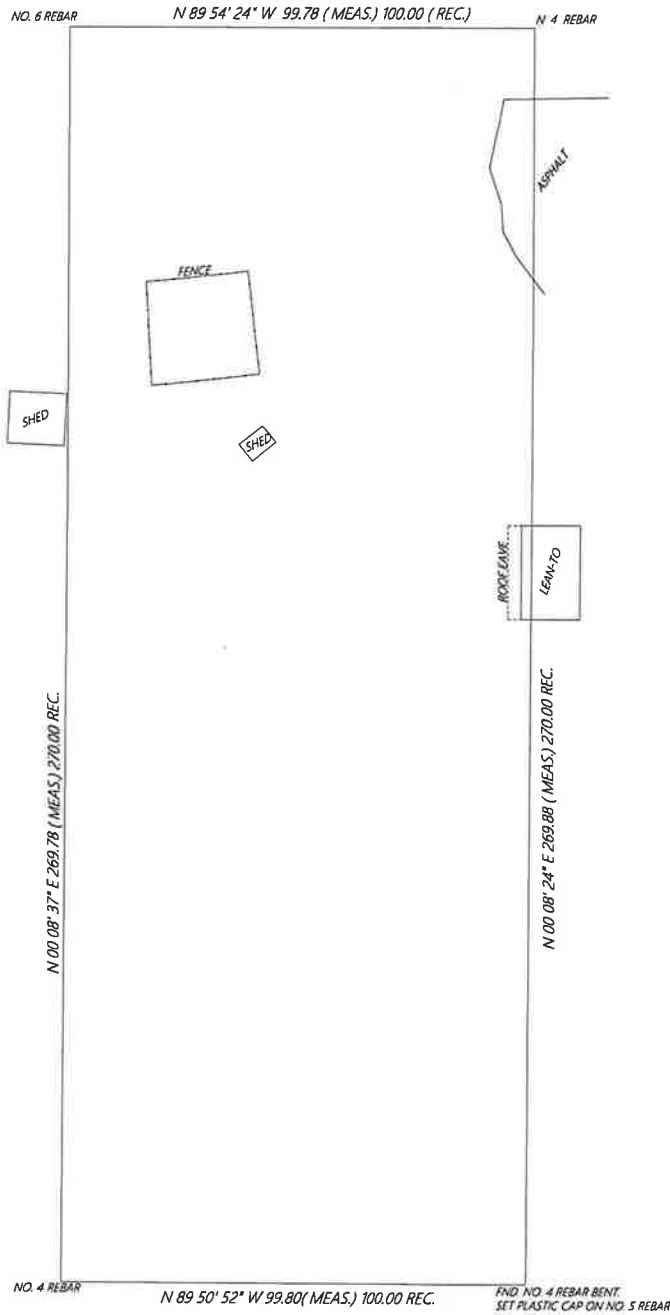
Dated at Anchorage, Alaska
 this 9th day of August 2002

FRED WALATKA & ASSOCIATES
 Engineers and Surveyors

F.W. (907) 248-1666

FB 68-1 p 57
 71-9 p 48
 02-3 p 29

EAST 113TH AVENUE



EAST 114TH AVENUE

BOUNDARY SURVEY 1" = 30'

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY
LOT 5 BLOCK 2 GREENLAND SUB.

ANCHORAGE RECORDING DISTRICT, ALASKA, AND THAT THE VISIBLE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND NO VISIBLE ENCROACHMENTS EXIST OTHER THAN NOTED.
 DATED AT ANCHORAGE, ALASKA THIS 28 TH DAY OF JUNE, 2024

THE INFORMATION HEREON IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES AND/OR EASEMENTS; AND IS NOT TO BE USED FOR POSITIONING ADDITIONAL STRUCTURES, IMPROVEMENTS, OR FENCE LINES. EASEMENTS OF RECORD, OR ANY LEGAL ENTITY, OTHER THAN THOSE APPEARING ON THE RECORD PLAT, ARE NOT SHOWN HEREON (UNLESS INDICATED)
 NOTE: FENCE LINES THAT MAY APPEAR ON THIS DRAWING ARE NOT TO BE USED TO DETERMINE PROPERTY LINES OR POSITION ADDITIONAL IMPROVEMENTS.
 ANY PAVING SHOWN HEREON MAY BE APPROXIMATE DUE TO EXCESSIVE SNOW AND/OR ICE.
 ONLY VISIBLE IMPROVEMENTS ARE SHOWN HEREON

THE SURVEY DATA ON THIS DRAWING IS PREPARED FOR THE OWNER OF RECORD ONLY.
 ANY COPYING, OR UTILIZING THE DATA HEREON IS PROHIBITED UNDER COPYRIGHT LAW

16085 237-70

HOLT LAND SURVEYING
 9309 GROVER DRIVE
 ANCHORAGE, AK 99507
 283-8615