

# 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:

2 327 Knight Drive Soldotna AK 99669

3 Legal Description: Mooring Estates Pt 19 Tr 2

4 Real Property Tax ID Number: 05931252

5 Owner's Name(s) (please print): John N Selden & Analisa Selden

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.

## 12 YES NO

13  
14  
15 1. How long have you owned the property? 4/20/2023 years

16  
17 2. **ENCROACHMENTS/EASEMENTS.**(e.g. fences, buildings, rockeries, driveways, garden, septic, well,  
18 etc.)

- 19    
20    
21

A. Does anything on your property extend onto (encroach on) an adjacent lot?

B. Does anything on an adjacent lot extend onto (encroach on) your property?

C. Are you aware of any easements or other's rights affecting the property?

If you marked "Yes" on any of the above, explain in Section 16.

Utility  
Easement

22  
23  
24 3. **ACCESS.**

- 25    
26    
27    
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29    
30

A. Is there a road or easement for access to the property?

B. If your answer to A is "Yes," is there a recorded document

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, mud, etc.,  
that affects use of the access during any time of the year? If "Yes", explain in Section 16.

You can enter lot off Starlight or Knight  
Drive, See plat, City Maintained Road

31  
32  
33 4. **SURVEY.**

- 34    
35

A. Has the property ever been surveyed? Surveyed Wen Plat was originally done

B. If your answer to A is "Yes," is a copy of the survey attached?

No form or  
drawing

36  
37 5. **PROPERTY BOUNDARIES.** If known, describe the property boundaries: (e.g. fence, hedge, survey

38 stakes, rockery, etc.)

39  
40 North line: See Plat

41 South line: \_\_\_\_\_

42 East line: \_\_\_\_\_

43 West line: \_\_\_\_\_

44  
45 6. **ZONING & RESTRICTIONS.**

The present zoning of the property is See attached zoning

- 46    
47    
48

A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?

B. Are you aware of any proposed covenants, codes or restrictions, including future construction?

C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche area,  
wetlands, erosion zone or environmentally sensitive area?

See  
Property  
Profile &  
LOZ

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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?

21 8. **FLOODING OR SEEPAGE.**

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

26 Different projects require different usage. Buyer to verify w/city if the use they need is available  
27 regarding city water & sewer connections. Buyer to verify w/city

- 28   9. **SEWAGE.** A. Is the property served by:  public sewer main  septic tank system  other disposal system  
29 (describe): \_\_\_\_\_
- 30   B. Is public sewer on or adjacent to the property?
- 31   C. If there is a sewer main across one or more sides of the property, is there a connection or hook-on  
32 charge payable before the property can be connected to the sewer? Buyer to verify w/city

34 10. **WATER.** Different projects require different usage. Buyer to verify w/city if the use they need  
35 is available regarding city water & sewer connections. Buyer to verify w/city

- 35   A. Is the property served by a public water main?
- 36   B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide  
37 documentation:

- 38 \_\_\_\_\_
- 39   N/A C. Does the well provide water to any other properties or entities?
- 40   N/A D. If your answer to C is "Yes," is there a written maintenance agreement for sharing costs of repair  
41 or replacement? If "Yes", attach a copy.
- 42   N/A E. Has the water been tested? (attach any report(s))
- 43   N/A F. Are you aware of any deficiencies or defects in the well system?

45 11. **ELECTRICITY & GAS.**

- 46   A. Is electricity on or adjacent to the property?
- 47   B. Is natural gas on or adjacent to the property?

49 12. **NEIGHBORHOOD.**

- 48 \_\_\_\_\_ Gravel Pit
- 49   A. Are you aware of any waste dumps, disposal sites or landfills within one mile of the property?
- 50   B. Are you aware of any manufacturing, agricultural, quarrying or other uses or conditions within one  
51 mile of the property, which cause smoke, smell, noise or pollution?
- 52   C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the  
53 property?

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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. Typical city noises
- 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:

Buyer to verify all information	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.

Buyer should always verify with City Of Soldotna, Homer Electric, and Enstar to make sure the property will meet their goals and needs. Different uses require different amounts of service needed with city sewer, city water, electric and natural gas.

Attached Addenda:

- Unimproved Property Disclosure Addendum/Amendment (UPDA)

Form 7083. Revised 10/19.

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\_\_\_\_\_  
Buyer(s)

\_\_\_\_\_  
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 Seller 1:  \_\_\_\_\_  
9 John N. Serden

Date: 6/8/26

10 Seller 2:  \_\_\_\_\_  
11 Annelisa Serden

Date: 6/8/26

12 Seller 3: \_\_\_\_\_

Date: \_\_\_\_\_

14  
15  
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 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](http://www.dps.state.ak.us).  
21  
22

23 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>.  
26

27 **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.  
32

33 *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.*  
38

39 **Buyer Signature(s)**

40 Buyer 1: \_\_\_\_\_  
41  
42 \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

   
Seller(s)

**Unimproved Property Disclosure Addendum or Amendment**  
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2 Property Address or Location: 327 Knight Drive Soldotna AK 99669  
3 Legal Description: Mooring Estates Pt 19 Tr 2  
4 Real Property Tax ID Number: 05931252  
5 Owner's Name(s) (please print): John N Selden & Analisa Selden

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.  
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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 Seller 1:  n & \_\_\_\_\_ Date: 6/8/26  
46 Seller 2: \_\_\_\_\_ Date: \_\_\_\_\_  
47 Seller 3:  \_\_\_\_\_ Date: 6/8/26  
48  
49

50 Buyer(s) acknowledge receipt of copy:  
51

52 **Buyer Signature(s)**  
53  
54 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
55 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_  
56 Buyer 3: \_\_\_\_\_ Date: \_\_\_\_\_  
57



### Land - Notice of Disclosure

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1 Date: \_\_\_\_\_  
2

3 In reference to the Land Purchase and Sale Agreement between:  
4

5 \_\_\_\_\_ the Buyer(s), and  
6 John & Analisa Selden  
7 \_\_\_\_\_ the Seller(s),

8 dated \_\_\_\_\_, covering real property commonly known as:  
9

10 Address: 327 Knight Drive Seldotna AK  
11

12 Legal: Mooring Estates Sub Part 19 Tract 2  
13

#### 14 Earnest Money Deposits and Refunds:

15 Earnest money must be deposited into the Real Estate Brokerage trust account in a timely manner per Alaska Statute  
16 12 ACC 64.200. Alaska Statutes and Regulations also require real estate brokerages to ensure the bank has cleared  
17 an earnest money deposit before funds can be released. If an offer is not accepted, there may be up to a fourteen  
18 (14) business day delay in refunding the earnest money. In the event a purchase agreement is consummated and  
19 fails to close, a termination agreement signed by both Buyer and Seller agreeing to the disposition of the earnest  
20 money will be required to be executed before the Real Estate Brokerage can disburse any funds. Should mediation,  
21 arbitration, or interpleader be necessary to determine the appropriate party receiving the earnest money, an additional  
22 delay could result prior to disbursement.  
23

#### 24 Land Use:

- 25 > Buyer is advised to research land use, building regulations, and zoning affecting the Property. Links to  
26 Alaska boroughs, municipalities, and cities can be accessed at  
27 [www.alaskarealestate.com/Consumer/CommunityInfo.aspx](http://www.alaskarealestate.com/Consumer/CommunityInfo.aspx)
- 28 > Title 21 Zoning Regulation Disclosure – Municipality of Anchorage: The Municipality of Anchorage is writing a  
29 new land use code. It is possible that the zoning map and/or use regulations for a property that you are  
30 considering purchasing could change. You may further research this process and possible changes to the  
31 property by contacting the Municipality of Anchorage Planning and Zoning Department at 907-343-7921, or  
32 online at [www.muni.org](http://www.muni.org).
- 33 > Title 17 Code Compliance Notice – Matanuska-Susitna Borough (MSB): If you are purchasing property in the  
34 MSB, please be advised that there are land use and building regulations in the Borough. You should be  
35 aware of these regulations and how they may affect any improvements or additions to the property that you  
36 purchase. In some cases permits are required. Borough staff is available to assist you in determining  
37 whether any Borough regulations apply to your activity and help you to comply with those laws. Contact MSB  
38 Code Compliance Section, 350 East Dahila Ave., Palmer, AK 99645, 907-745-4801.
- 39 > The Mat-Su Borough is presently writing a land use code of regulations and developing zoning and zoning  
40 districts. During this process, it is possible that the zoning map and/or use regulations for a property that you  
41 are considering purchasing could change or zoning restrictions/regulations be implemented. You may further  
42 research this process and possible restrictions to the prospective property by contacting the Mat-Su Borough  
43 at 907-745-9874 or online at [www.matsugov.us](http://www.matsugov.us).  
44

#### 45 Agricultural Operation:

46 The Buyer is responsible for determining whether there is an agricultural operation that might produce odor, fumes,  
47 dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft,  
48 and other inconveniences or discomforts as a result of lawful agricultural products in the vicinity of the property.  
49

#### 50 Sex Offender Registry:

51 The State of Alaska requires the registration of sex offenders residing within the State of Alaska. The registration  
52 requirements are located in AS12.63.010. It is the Buyer's responsibility to independently investigate, discover and  
53 verify for him/herself the acceptability of the neighborhood with respect to this issue. You may contact the Alaska

\_\_\_\_\_  
Buyer(s) Initials

  
dotloop verified dotloop verified

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1 State Trooper Post or Municipal Police Department near you for more information or obtain information on the State  
2 of Alaska Information Center Internet Site: [www.state.ak.us](http://www.state.ak.us) under Hot Topics for the Registry of Sex Offenders.

3  
4 **Affiliated Business Relationship:**

5 \_\_\_\_\_ (The Real Estate Brokerage for the Buyer)  
6 The Real Estate Brokerage and the following named company \_\_\_\_\_  
7 have an affiliated business relationship. You are not required to use the services of the aforementioned company(s)  
8 in the purchase of property. If you choose to utilize the aforementioned company(s), you should sign an affiliated  
9 business arrangement disclosure.

10 Exp Realty LLC (The Real Estate Brokerage for the Seller)  
11 The Real Estate Brokerage and the following named company \_\_\_\_\_  
12 have an affiliated business relationship. You are not required to use the services of the aforementioned company(s)  
13 in the purchase of property. If you choose to utilize the aforementioned company(s), you should sign an affiliated  
14 business arrangement disclosure.

15  
16 **Miscellaneous Disclosures:**

- 17 ■ The Property may be subject to restrictions contained on a Plat of the Property or in covenants, conditions, and
- 18 restrictions or other documents noted in the preliminary title report.
- 19 ■ Mineral rights may not pass with title to the Property.
- 20 ■ All property is subject to erosion.
- 21 ■ Buyer is responsible for researching whether the property is in a 'fire service' area.
- 22 ■ Buyer is responsible for researching possible utility service to the property and the cost thereof.
- 23 ■ Property may be subject to restrictions on lot access and/or driveway permits.
- 24 ■ Property may have well and septic regulations; buyer is to research and verify independently.
- 25 ■ The property may be subject to pending assessments or to a local improvement district. The Buyer should make
- 26 inquiries of the local government.
- 27 ■ Neither Seller nor Seller's licensee makes any representation as to the location of the lot corners or boundary
- 28 lines. Buyer accepts sole responsibility for identifying and locating the corners and boundary lines of the lot.
- 29 ■ Broker(s) and Licensee(s) make no representations or warranties of any kind regarding the Property, and assume
- 30 no duty to investigate or verify any disclosures made by Seller.

31  
32 **Additional Disclosures:**

33 \_\_\_\_\_

34 \_\_\_\_\_

35 \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 \_\_\_\_\_

39 \_\_\_\_\_

40 Dated: \_\_\_\_\_

41 Buyer 1: \_\_\_\_\_

42 Buyer 2: \_\_\_\_\_


43 Buyer 3: \_\_\_\_\_

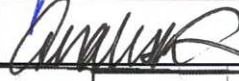
44 Selling Licensee(s) \_\_\_\_\_

45 \_\_\_\_\_

46 Selling Brokerage \_\_\_\_\_

Dated: \_\_\_\_\_

Seller 1: 

Seller 2: 

Seller 3: \_\_\_\_\_

Listing Licensee(s) Katherine Hei

Listing Brokerage EXP Realty LLC

dotloop verified  
10/30/06 6:22 PM AKDT  
TUQW-CWVC-CK4Z-UMVW