

# FOR SALE

## COMMERCIAL LAND

3101 & 3201 E. Sun Mountain Avenue, Wasilla



\$4,700,000 | 18.76 ACRES | 817,043 SF

## PROPERTY HIGHLIGHTS

- Prime location
- Great visibility from Parks Hwy.
- Water is on-site, electric & gas are adjacent.
- Adjacent to the Chrysler Jeep Dealership and Chepo's Mexican Restaurant
- 2025 Traffic Count: 35,900

FOR MORE INFORMATION CONTACT:

**Carl D. Kuhn**  
CCIM, SIOR

907.301.1155  
carl@cdkuhn.com

**Jill Hall**

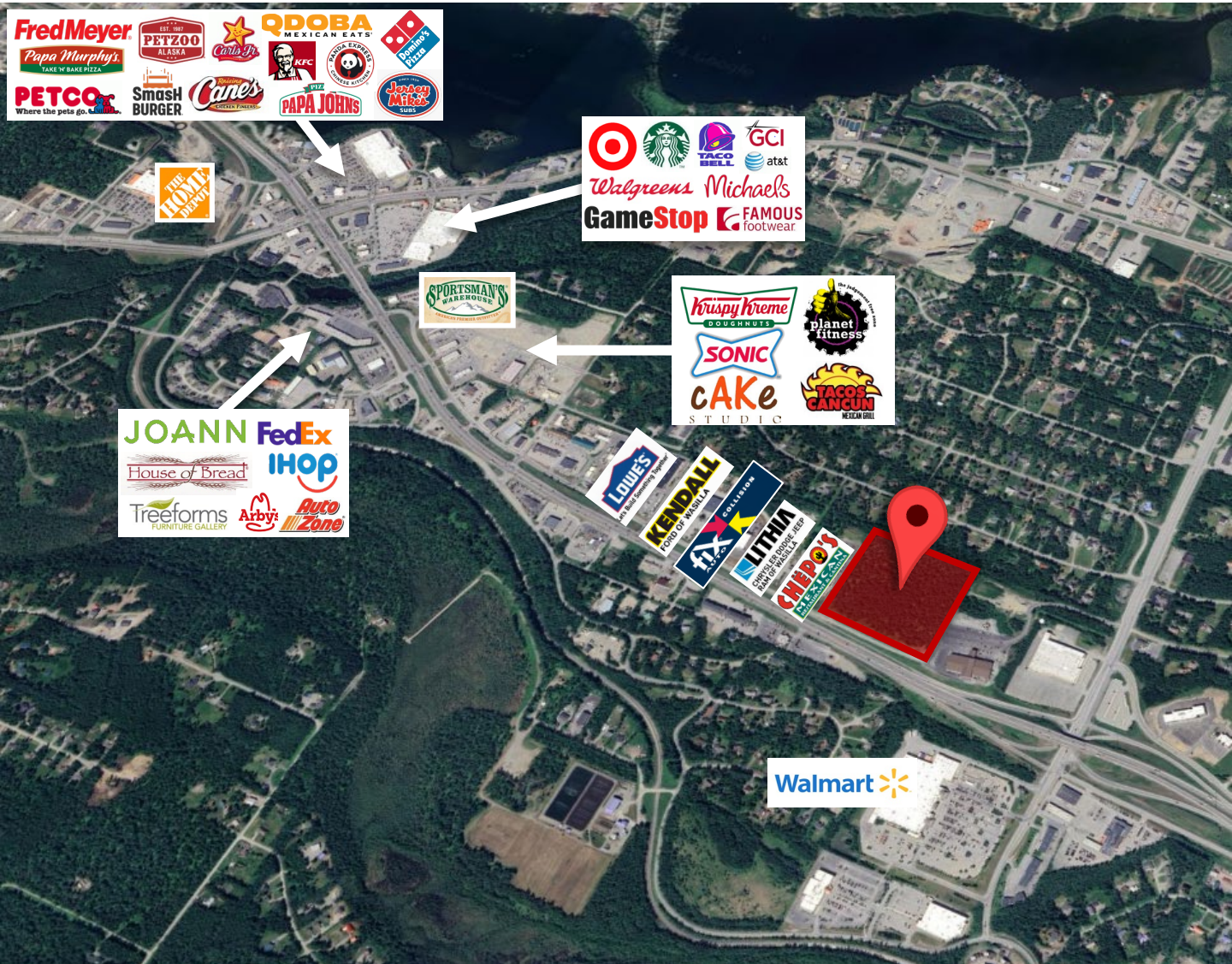
907.301.2713  
jill@cdkuhn.com



# AERIAL MAP

Commercial Land For Sale

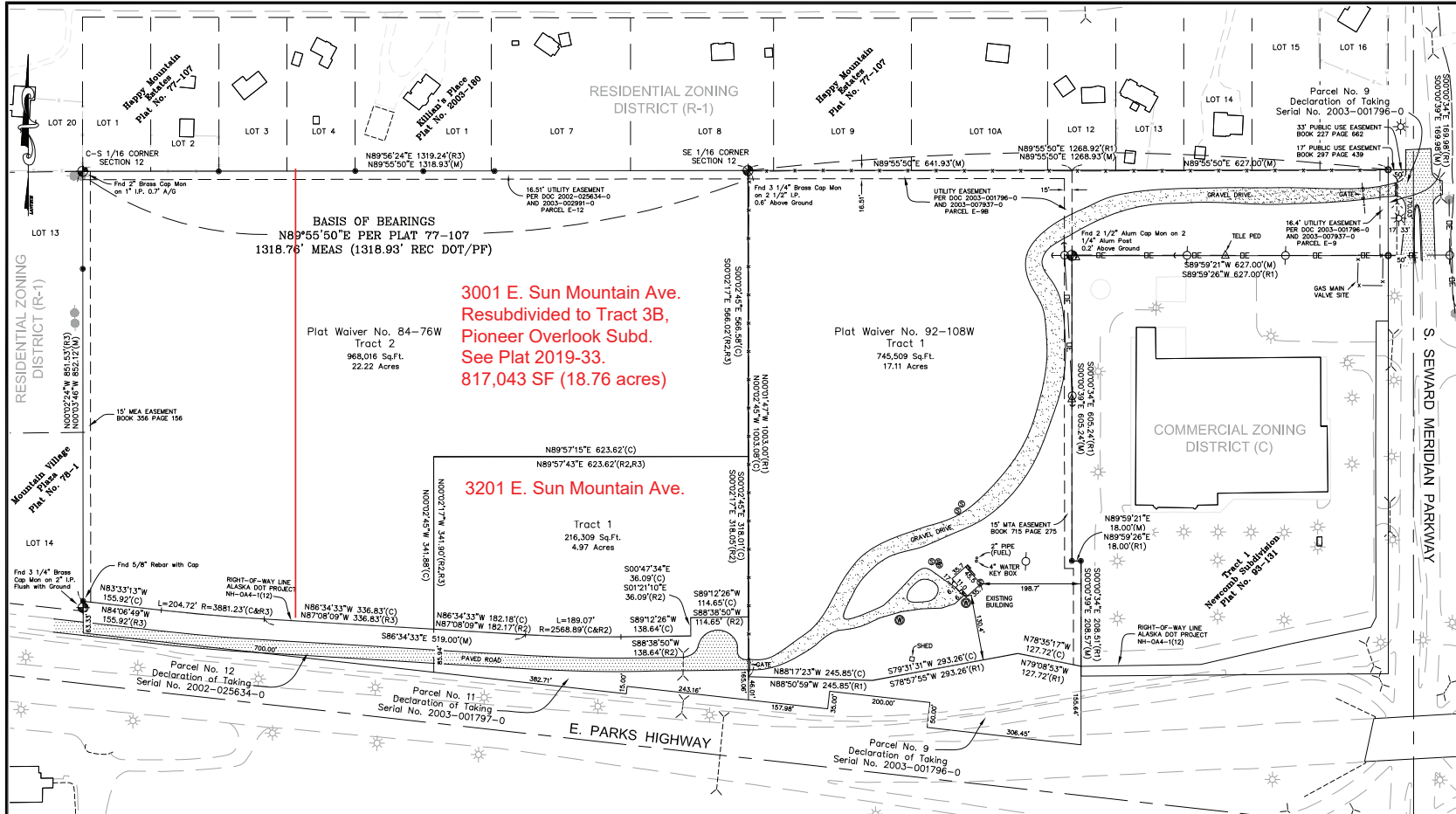
3101 & 3201 E. Sun Mountain Avenue, Wasilla



Carl D. Kuhn, CCIM, SIOR  
907.301.1155  
carl@cdkuhn.com

Jill Hall  
907.301.2713  
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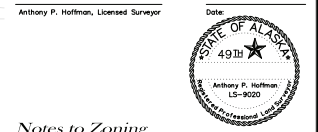


**3001 E. Sun Mountain Ave.**  
 Resubdivided to Tract 3B,  
 Pioneer Overlook Subd.  
 See Plat 2019-33.  
 817,043 SF (18.76 acres)

**3201 E. Sun Mountain Ave.**

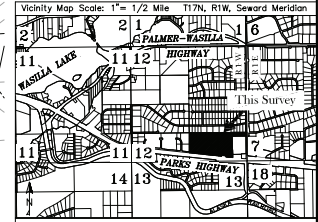
**Surveyor's Certificate**

This is to certify to HERITAGE DEVELOPMENT GROUP, LLC, MAT-SU TITLE INSURANCE AGENCY, INC., and STEWART TITLE GUARANTY COMPANY that this map of plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes item numbers 1, 2, 3, 4 (in square feet and acres), 6, 7(a), 8, 9, 10, 11(a), 14, 16, and 18 of Table A thereof. Pursuant to the Accounting Standards adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Alaska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



- Notes to Zoning**
- ZN-1. ZONING INFORMATION WAS TAKEN FROM THE PUBLISHED REGULATIONS CONTAINED WITHIN THE WASILLA MUNICIPAL CODE SECTION 16.20.010 AND SECTION 16.24.030.
  - ZN-2. THE SUBJECT PROPERTIES ARE ZONED COMMERCIAL DISTRICT (C).
  - ZN-3. THE INTENT OF THE COMMERCIAL DISTRICT IS TO PROTECT AREAS OF EXISTING DEVELOPMENT AND TO PROVIDE AREAS FOR THE CONTINUED GROWTH OF COMMERCIAL ENTERPRISE. THE USES IN THIS ZONE ARE ORIENTED TOWARDS SERVING THE COMMERCIAL NEEDS OF THE RESIDENTS OF THE CITY AND THE SURROUNDING AREA.
  - ZN-4. FRONT AND REAR YARD SETBACKS ARE 25 FEET FROM THE LOT LINE. IN THE COMMERCIAL DISTRICT THE CITY PLANNER MAY MODIFY THE FRONT AND REAR SETBACKS BY AVERAGING THE EXISTING BUILDING LINE AND APPLYING THIS AVERAGE SETBACK TO THE BUILDING. IN COMMERCIAL DISTRICTS, THE SIDE YARD SETBACK IS 10 FEET OR NO SIDE YARD SETBACKS, AS LONG AS ALL REQUIREMENTS OF THE STATE OF ALASKA FIRE AND LIFE SAFETY REGULATIONS ARE MET. IN ADDITION, COMMERCIAL BUILDINGS MUST BE SET BACK 30 FEET FROM ANY R-1 SINGLE FAMILY RESIDENTIAL DISTRICT ZONED LOT LINE.
  - ZN-5. BUILDING HEIGHT IS LIMITED TO 35 FEET ABOVE THE AVERAGE FINISHED GRADE OF THE LOT. BUILDING HEIGHT IN THE COMMERCIAL DISTRICT MAY EXCEED 35 FEET UNDER THE PROVISIONS OF A USE PERMIT APPROVED BY THE CITY PLANNER.
  - ZN-6. THERE IS NO LIMIT IN THE COMMERCIAL DISTRICT TO THE MAXIMUM RESIDENTIAL DENSITY AND DWELLING UNITS PER SQUARE FEET OF LOT AREA.

**Flood Note**  
 BY GRAPHIC NOTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 020021 9700C, WHICH BEARS AN EFFECTIVE DATE OF MAY 1, 1995, AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



**Legal Description - Tract 1, Waiver 84-76W**  
 LD-1. THIS SURVEY IS BASED UPON COMMITMENT FOR TITLE INSURANCE REPORT ORDER NUMBER MS2352, OF STEWART TITLE GUARANTY COMPANY, DATED AUGUST 15, 2006 AT 9:06 AM, POLICY NUMBER: 09-993-4144855.  
 A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW/4 SE1/4) OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST ONE-SIXTEENTH CORNER (SE1/16) OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA; THENCE SOUTH 00°02'17" EAST, 483.11 FEET ALONG THE NORTH-SOUTH ONE-SIXTEENTH (N-S 1/16) LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°02'17" EAST, 483.11 FEET ALONG THE NORTH-SOUTH ONE-SIXTEENTH (N-S 1/16) LINE TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE PARKS HIGHWAY; THENCE NORTH 83°36'01" WEST, 243.18 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE PARKS HIGHWAY TO THE INTERSECTION WITH THE N-S CENTER SECTION LINE OF SECTION 12; SAID POINT BEING MARKED BY A 5/8" DIAMETER REBAR WHICH IS THE SOUTHEAST CORNER OF MOUNTAIN VILLAGE PLAZA SUBDIVISION; THENCE N.02°02'24"W, 914.86 FEET ALONG THE N-S CENTER SECTION LINE OF SECTION 12 TO THE C-S 1/16 CORNER OF SECTION 12 TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM THAT PORTION AS CONTAINED IN DECLARATION OF TAKING, RECORDED JANUARY 22, 2003 AS RECEPTION NO. 2003-001797-0 AND IN ORDER TO CONFIRM POSSESSION AND TITLE, RECORDED MARCH 28, 2003 AS RECEPTION NO. 2003-007196-0 AND IN FINAL JUDICIAL ORDER OF CONDEMNATION RECORDED DECEMBER 30, 2005 AS RECEPTION NO. 2005-037275-0.

**Legal Description - Tract 2, Waiver 84-76W**  
 LD-2. THIS SURVEY IS BASED UPON COMMITMENT FOR TITLE INSURANCE REPORT ORDER NUMBER MS2668, OF MAT-SU TITLE INSURANCE AGENCY, INC., DATED MARCH 11, 2005 AT 8:00 AM.  
 A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW/4 SE1/4) OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE C-S 1/16 CORNER OF SECTION 12, T. 17 N., R. 1 W., SEWARD MERIDIAN, ALASKA, WHICH IS MARKED WITH A 2" DIAMETER BRASS CAPPED MONUMENT; THENCE N.89°56'24"E, 1,319.24 FEET ALONG THE E-W 1/16 LINE TO THE SE 1/16 CORNER OF SAID SECTION; THENCE S.00°02'17"E, 566.02 FEET ALONG THE N-S 1/16 LINE; THENCE S.89°57'15"E, 623.62 FEET; THENCE S.00°02'17"E, 427.84 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE PARKS HIGHWAY; THENCE N.83°36'01" W, 700.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE PARKS HIGHWAY TO THE INTERSECTION WITH THE N-S CENTER SECTION LINE OF SECTION 12; SAID POINT BEING MARKED BY A 5/8" DIAMETER REBAR WHICH IS THE SOUTHEAST CORNER OF MOUNTAIN VILLAGE PLAZA SUBDIVISION; THENCE N.02°02'24"W, 914.86 FEET ALONG THE N-S CENTER SECTION LINE OF SECTION 12 TO THE C-S 1/16 CORNER OF SECTION 12 TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM THAT PORTION TAKEN BY THE STATE OF ALASKA BY DECLARATION OF TAKING, CASE NO. JAN-02-12613 CIVIL, RECORDED NOVEMBER 12, 2002, SERIAL NUMBER 2002-025634-0 AND ORDER CONFIRMING TITLE AND GRANTING POSSESSION, CASE NO. JAN-02-12613 CIVIL, RECORDED FEBRUARY 4, 2003, SERIAL NUMBER 2003-002991-0.

**Legal Description - Tract 1, Waiver 92-108W**  
 LD-3. THIS SURVEY IS BASED UPON COMMITMENT FOR TITLE INSURANCE REPORT ORDER NUMBER MS2682, OF MAT-SU TITLE INSURANCE AGENCY, INC., DATED MARCH 11, 2005 AT 8:00 AM.  
 A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4, SE1/4) SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, LIVING NORTH OF THE PARKS HIGHWAY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF THE SAID SE1/4, SE1/4, THE TRUE POINT OF BEGINNING; THENCE ON THE NORTH LINE THEREOF N.89°55'05"E, 1,318.92 FEET TO A POINT ON THE EAST LINE OF SECTION 12; THENCE ON SAID EAST LINE S.00°00'34"E, 170.03 FEET; THENCE DEPARTING SAID EAST LINE S.89°59'26"W, 677.00 FEET; THENCE S.00°00'34"E, 605.24 FEET; THENCE N.89°59'26"E, 18.00 FEET; THENCE S.00°00'34"E, 364.15 FEET TO A POINT ON THE NORTH LINE OF THE PARKS HIGHWAY RIGHT-OF-WAY; THENCE ON SAID NORTH LINE N.83°36'48"W, 506.45 FEET; THENCE N.83°36'48"W, 500.00 FEET; THENCE S.00°00'34"E, 364.15 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4, SE1/4) OF SECTION 12; THENCE ON SAID WEST LINE N.00°01'47"W, 1,049.01 FEET TO THE TRUE POINT OF BEGINNING.  
 EXCEPTING THEREFROM THOSE PORTIONS TAKEN BY THE STATE OF ALASKA, BY DECLARATION OF TAKING RECORDED JANUARY 22, 2003 AS RECEPTION NO. 2003-001796-0, AS CONFIRMED BY ORDER TO CONFIRM POSSESSION AND TITLE RECORDED MARCH 18, 2003 AS RECEPTION NO. 2003-007197-0.

**General Notes**

- GN-1. NO OBSERVABLE BUILDINGS WERE NOTED OR LOCATED ON TRACTS 1 AND 2, WAIVER PLAT 84-76W.
- GN-2. NO SUBSTANTIAL VISIBLE IMPROVEMENTS WERE NOTED OR LOCATED ON TRACTS 1 AND 2, WAIVER PLAT 84-76W. CURB, PAVEMENT, AND GRAVEL DRIVES EXISTING IN THE SURROUNDING PUBLIC RIGHT-OF-WAYS ARE SHOWN AS PLOTTED HEREON.
- GN-3. OBSERVED EVIDENCE OF NEARBY UTILITIES IS SHOWN AS PLOTTED HEREON.
- GN-4. THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS WITHIN RECENT MONTHS. THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS.
- GN-5. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- GN-6. TOPOGRAPHIC DATA SHOWN ON ADJACENT PROPERTIES IS BASED ON AEROPHOT AERIAL PHOTOGRAPHY OBTAINED ON 10-26-2005 AND WAS NOT FIELD SURVEYED.

**Notes Regarding Schedule B Exceptions**

- B-1. THERE IS A BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION INC. RECORDED OCTOBER 12, 1993, BOOK 736, PAGE 684, LOCATED WITHIN 15 FEET OF ELECTRIC OR TELECOMMUNICATION LINES. THIS EASEMENT AFFECTS TRACT 1 OF PLAT WAIVER 92-108W.
- B-2. THERE ARE LIMITATIONS OF ACCESS CONTAINED IN MATANUSKA-SUSTINA BOROUGH PLATING BOARD WAIVER RESOLUTION SERIAL NO. 84-322PM FILED APRIL 19, 1984 AS WAIVER NO. 84-76W. ONE POINT OF ACCESS IS ALLOWED FOR TRACT 1 AND ONE POINT OF ACCESS IS ALLOWED FOR TRACT 2, FROM THE PARKS HIGHWAY.

- Legend**
- FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR WITH 1 1/2" CAP
  - SET 5/8" REBAR WITH CAP #9020
  - ☆ LIGHT POLE
  - UTILITY POLE (SURVEYED)
  - GUY ANCHOR
  - WELL
  - SEPTIC CLEANOUTS
  - ▨ PAVEMENT
  - ▨ GRAVEL
  - (R1) RECORD PER PLAT WAIVER 92-108W AND DOCUMENT 2003-001797-0
  - (R2) RECORD PER PLAT WAIVER 84-76W AND DOCUMENT 2003-001797-0
  - (R3) RECORD PER PLAT WAIVER 84-76W AND DOCUMENT 2002-025634-0
  - OVER HEAD ELECTRIC
  - x- FENCE
  - SUBJECT PROPERTY LINE

AN ALTA/ACSM LAND TITLE SURVEY OF  
 Tracts 1 and 2  
 Plat Waiver No. 84-76W and  
 Tract 1  
 Plat Waiver No. 92-108W  
 LOCATED WITHIN THE SE1/4 OF SECTION 12, T.17N., R.01W., SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, PALMER RECORDING DISTRICT, ALASKA.

**Lantech**  
 LAND & CONSTRUCTION SURVEYORS • AUTOCAD  
 ANCHORAGE, ALASKA 99503  
 922-5291 (Fax: 961-8628) PLANNERS  
 ENGINEERS

ORD. WAIT SCALE: 1"=100' DATE: 09/28/2007  
 DRAWN BY: TM W.G. 2005519  
 CHKD BY: APH BOOK: 700/9-12 REF: —

**OWNERSHIP CERTIFICATE**

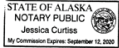
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT FOR REVISION BY MY FREE CONSENT.

By CHAD R. POWELSON  
 PRESIDENT, WESTERN ENTERPRISES, INC.  
 MANAGING MEMBER OF CLEAR VIEW WASILLA, LLC  
 4101 ARCTIC BLVD, STE 203  
 ANCHORAGE, ALASKA 99503-5702

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME  
 THIS 24th DAY OF February, 2019  
 FOR Chad R. Powelson

Jessica Curtis  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES September 10, 2020



**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITENA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION No. 2019-33 DATED 1/24/2019 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THIS PLAT IS LOCATED.

DATE 3/6/19  
 \_\_\_\_\_  
 PLANNING DIRECTOR



ATTEST:  
 \_\_\_\_\_  
 PLATTING CLERK

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH December 31, 2019 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE 03-15-19  
 \_\_\_\_\_  
 BOROUGH TAX COLLECTION OFFICIAL

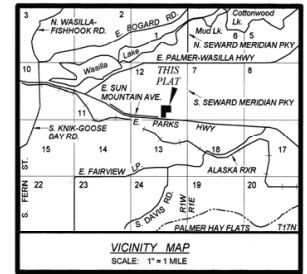
**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH February 28, 2019 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE 2-28-19  
 \_\_\_\_\_  
 CITY OF WASILLA TAX COLLECTION OFFICIAL

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. THESE LOTS ARE SERVED BY THE CITY OF WASILLA WATER AND SEWER. (PLAT No. 2017-91 PRD)
3. BASIS OF BEARINGS DETERMINED VIA GPS OBSERVATIONS TAKEN AT THE SE 1/4 CORNER SHOWN HEREON.

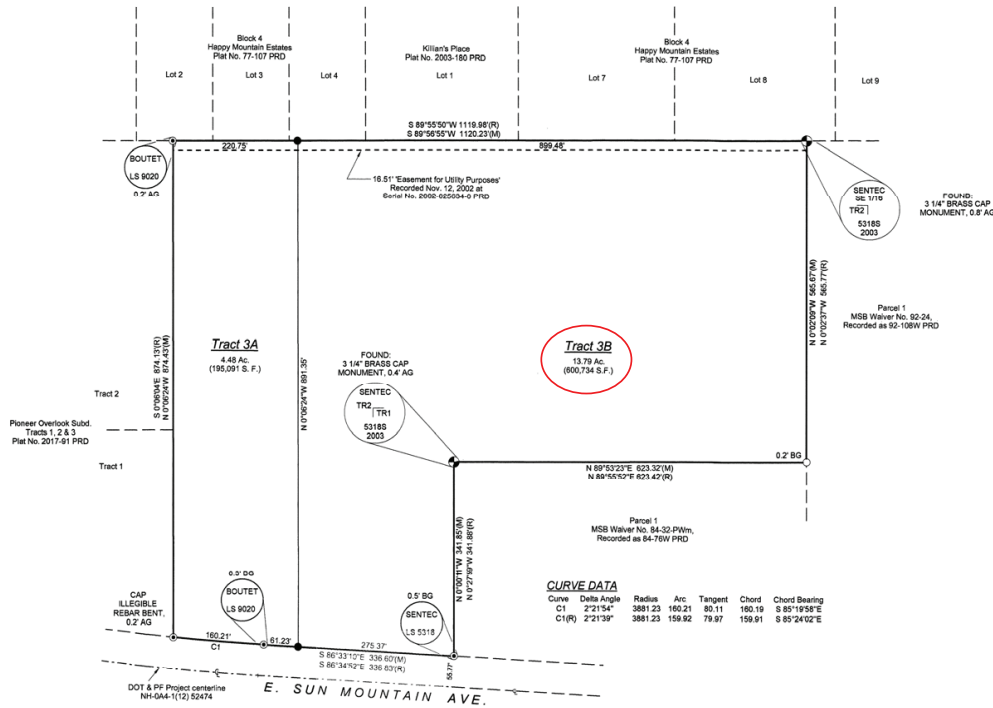


**COVENANTS AND RESTRICTIONS**

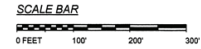
CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, WERE RECORDED MAY 17, 2013 AT SERIAL NO. 2013-010793-3 PALMER RECORDING DISTRICT (PRD).

**LEGEND**

- FOUND 3 1/4" BRASS CAP MONUMENT, MARKED AS NOTED
- ⊙ FOUND 5/8" REBAR W/YELLOW PLASTIC CAP MARKED AS NOTED
- FOUND 5/8" REBAR
- SET 5/8" X 24" REBAR WIRED PLASTIC CAP MARKED LS-5122. TOP SET FLUSH TO GROUND SURFACE
- (R) RECORD DIMENSION PER THE PLAT OF PIONEER OVERLOOK SUBDIVISION PLAT No. 2017-91 PRD
- (M) MEASURED DIMENSION
- PRD PALMER RECORDING DISTRICT
- AG ABOVE GROUND
- BG BELOW GROUND



2019-33  
 Plat #  
311 Palmer  
 Rec. Dist.  
3-18 2019  
 Date  
 Time 12:31 PM



**JOHN SHADRACH, R.L.S.**  
 professional land surveyor  
 5818 E. Frost Creek  
 Wasilla, Alaska 99554  
 P.O. Box 871487  
 Wasilla, Alaska 99587  
 (907) 576-2280

**SURVEYOR'S CERTIFICATE**

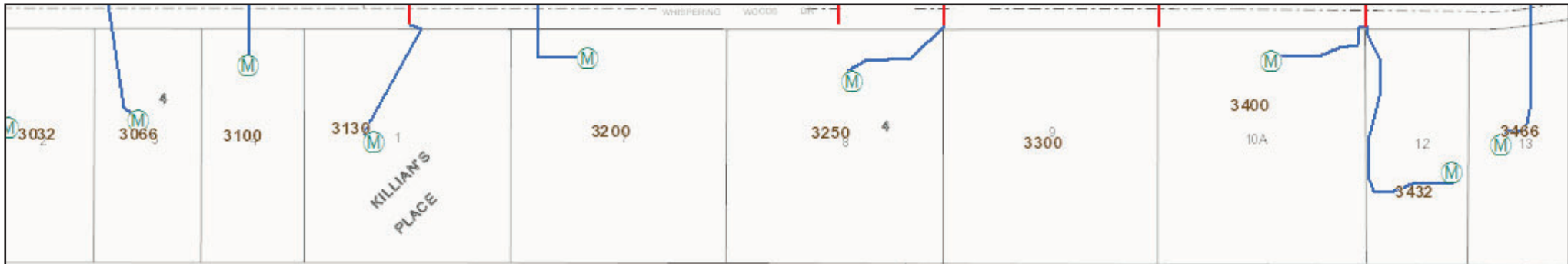
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOHN SHADRACH  
 REGISTERED LAND SURVEYOR LS-5122  
 DATE March 6, 2019

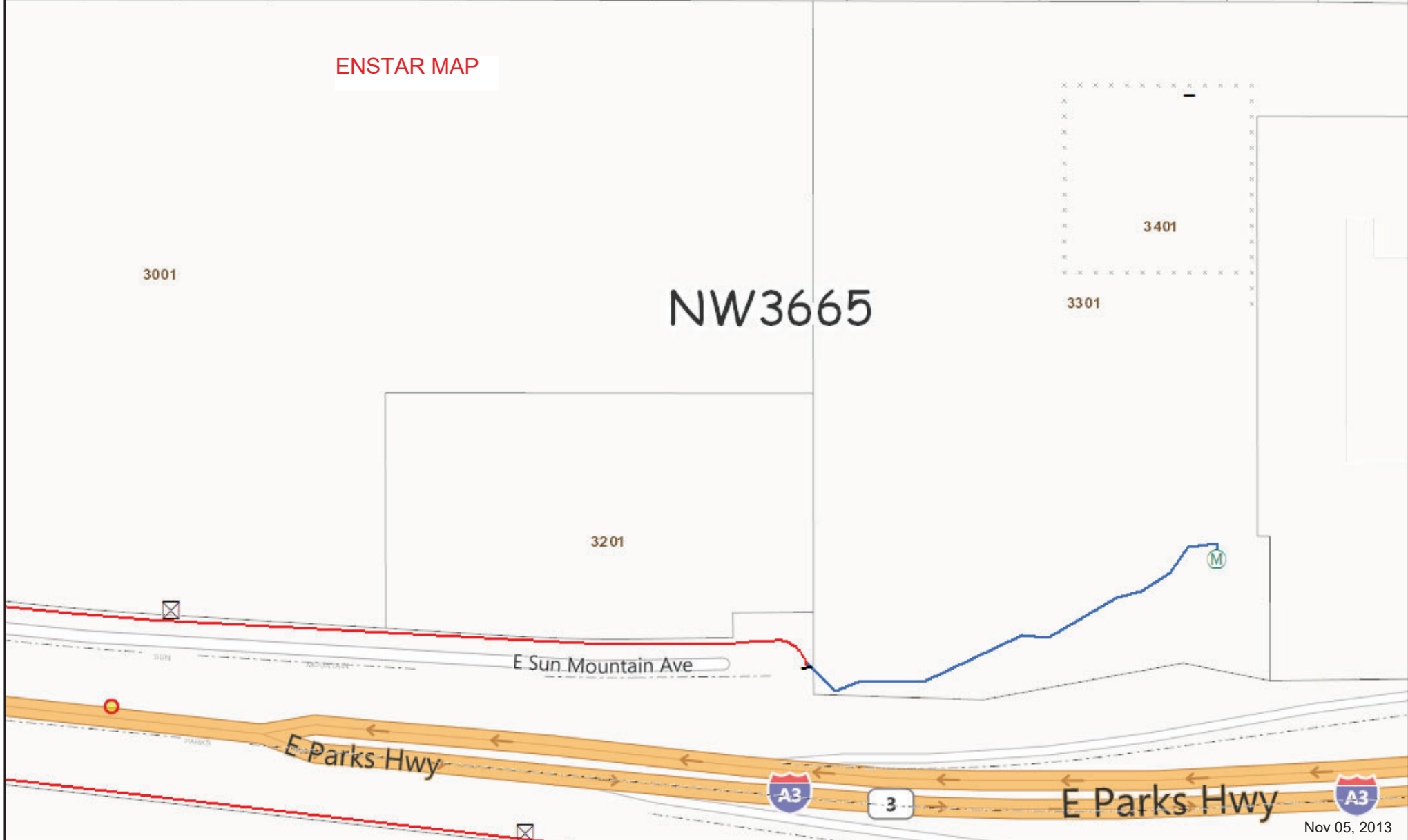
A PLAT OF  
**PIONEER OVERLOOK SUBDIVISION TRACTS 3A & 3B**

A SUBDIVISION OF TRACT 3 PIONEER OVERLOOK SUBDIVISION PLAT No. 2017-91 LOCATED WITHIN SE1/4 SEC. 12, TOWNSHIP 17 NORTH, RANGE 1 WEST SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT PALMER, ALASKA CONTAINING 18.27 ACRES, MORE OR LESS

DRAWN BY: JS	FIELD BOOK: 2018-01	PROJECT: Pioneeroverlook
DATE: 2/25/2019	2018-01	final/final
CHECKED: JS	DRAWING SCALE: 1" = 100'	SHEET: 1 OF 1



ENSTAR MAP



# DISCLAIMER

Commercial Land For Sale

3101 & 3201 E. Sun Mountain Avenue, Wasilla

This property is listed with Jack White Commercial, Carl D. Kuhn, CCIM, SIOR. The recipient of this information should consult with the listing Broker regarding licensee disclosures prior to touring the facility.

Although Jack White Commercial and Carl D. Kuhn, CCIM, SIOR, have endeavored to include in this evaluation material information which they believe to be relevant for the purpose of helping a prospective buyer in its evaluation of the subject property for possible purchase, the recipient of these marketing materials understands and acknowledges that neither the owner nor Jack White Commercial nor Carl D. Kuhn, CCIM, SIOR, makes any representation as to the accuracy or completeness of this marketing material. The recipient of this information is strongly encouraged to consult professional engineers, attorneys, accountants, and/or other professionals with regards to the accuracy and veracity of this information.

The recipient of these marketing materials agrees that the owner, Jack White Commercial and Carl D. Kuhn, CCIM, SIOR, shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigation of any environmental conditions, as the recipient deems necessary or desirable and as permitted by agreement with the owner.

This property is offered subject to prior offers, price changes, and/or withdrawal from the market without notice to prospective buyers.

Listing licensee is part owner.

**Carl D. Kuhn, CCIM, SIOR**  
907.301.1155  
carl@cdkuhn.com

**Jill Hall**  
907.301.2713  
jill@cdkuhn.com





THE STATE  
of

# ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

## Real Estate Commission

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## Alaska Real Estate Commission Consumer Disclosure

**This is not a contract.** This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> <li>a. Exercise of reasonable skill and care;</li> <li>b. Honest and good faith dealing;</li> <li>c. Timely presentation of all written communications;</li> <li>d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and</li> <li>e. Timely accounting of all money and property received by the Licensee.</li> </ul> <p>Consumer Initials: _____ / _____ Date: _____</p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> <li>a. All duties owed by the Licensee providing Specific Assistance;</li> <li>b. Not intentionally taking actions which are adverse or detrimental to the Consumer;</li> <li>c. Timely disclosure of conflicts of interest to the Consumer;</li> <li>d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;</li> <li>e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and</li> <li>f. Making a good faith and continuous effort.</li> </ul> <p>Consumer Initials: _____ / _____ Date: _____</p>

### Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral License is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

- a. All duties owed by the Licensee providing Specific Assistance;
- b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
- c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

Consumer Initials: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_ (Must attach Waiver of Right to be Represented)

### Duties Not Owed by Licensee

AS 08.88.630 - **Duties not owed by licensee.** Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

- (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
- (2) conduct an independent investigation of a person's financial condition; or
- (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

<b>Brokerage Name:</b>					
<b>Licensee Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	

**An addendum \_\_\_ IS \_\_\_ IS NOT attached.** If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

**– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –**



**Real Estate Commission**

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one Licensee in a relationship with the Consumer, in a single transaction.

**Relationship(s) MUST be indicated for each Licensee listed below.**

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N\*

\*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*

**TEAMS:** If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

**Brokerage Name:**

**Team Name:**

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	

**– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –**