

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 7200, 7210, 7220, 7230 Meadow St Anchorage AK 99507

3 Legal Description: Chugach Meadows L8-11 B1

4 Real Property Tax ID Number: 01412329000, 8000, 7000, & 6000

5 Owner's Name(s) (please print): Personal Representatives of The Estate of Deloise & Jarvis Odom

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

ESTATE SALE

- 13 1. How long have you owned the property? _____
- 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 42 43 44 45 46 47 48 49 50 51
- 17 2. **ENCROACHMENTS.** (e.g. fences, buildings, rockeries, etc.)
 A. Does anything on the property extend onto (encroach on) an adjacent lot?
 B. Does anything on an adjacent lot extend onto (encroach on) the property?
 C. Are you aware of easements or other's rights affecting the property?
 If you marked "Yes" to any of the above, explain in Section 16.
- 24 3. **ACCESS.**
 A. Is there a road or easement providing access to the property?
 B. If your answer to A is "Yes," is it a recorded document?
 C. If the road or access is shared with other parties, is there a written agreement for sharing the maintenance responsibilities?
 D. If your answer to C is "Yes," is it a recorded document?
 E. If the road or other access is impacted by sliding or running water, flooding, mud, etc., that affects use of the access during the winter season? If "Yes", explain in Section 16.
- 34 4. **SURVEY.**
 A. Has the property ever been surveyed?
 B. If your answer to A is "Yes," is it a recorded document?
- 37 5. **PROPERTY BOUNDARIES.** If you describe the boundaries: (e.g. fence, hedge, survey stakes, rockery, etc.)
 North line: _____
 South line: _____
 East line: _____
 West line: _____
- 46 6. **ZONING & RESTRICTIONS.**
 The present zoning of the property is _____.
 A. Are there any covenants, codes, or restrictions regarding the use of the property?
 B. Are there any proposed covenants, codes or restrictions, including construction?
 C. Is the property or any part of it, in a designated shoreline master plan, a volcanic ash fall area, wetlands, erosion zone or environmentally sensitive area?

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

Address: 7200, 7210, 7220, 7230 Meadow St Anchorage AK 99507

Legal (the Property): Chugach Meadows L8-11 B1

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



1 **YES NO**

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

- 3 A. Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar 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 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?
- 8 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?
- 11 D. Are you aware of any soil contamination or has the property been used for hazardous waste disposal? If "tested" attach a copy of the inspection report.
- 13 E. Do you have any reason to believe that the soils may not be suitable for the installation of a septic system? If "Yes", explain in Section 16.)
- 15 F. Does the property currently have a storage tank that was used for anything that is defined as fuel, toxic or hazardous liquids?
- 17 G. Are you aware of any property previously having a storage tank? If "Yes", the storage tank was removed on or about _____.
- 19 H. If the answer to G is "Yes", is a copy of the removal and soil report attached?

8. **FLOODING OR SEEPAGE.**

- 22 A. Has there been, or is there, any standing water on the property during any time of the year? If "Yes", explain in Section 16.
- 24 B. If your answer to A is "Yes", what steps will you take to mitigate? Explain in Section 16.
- 25 C. Is the property located in a flood plain?

9. **SEWAGE.**

- 28 A. Is the property served by: public sewer septic tank system other disposal system (describe): _____
- 30 B. Is public sewer on or adjacent to the property?
- 31 C. If there is a sewer main adjacent to the property, is there a connection or hook-on charge payable before the property is connected to the sewer?

10. **WATER.**

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

11. **FLUORIDE IN GAS.**

- 46 A. Is there a gas line on or adjacent to the property?
- 47 B. Is there a gas line on or adjacent to the property?

12. **NEIGHBORHOOD.**

- 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 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 property?

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

Address: 7200, 7210, 7220, 7230 Meadow St Anchorage AK 99507

Legal (the Property): Chugach Meadows L8-11 B1

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



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

E. Are you aware of any zoning or land use changes planned or being considered that may affect the

5

F. Are you aware of any noise sources that may affect the property including airplanes, trains, dogs, trucks, or neighbors, etc.? If "Yes", explain in Section 16 how or where the noise is defined?

6

G. Are you aware of any water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes", explain in Section 16 how or where the water access is defined?

7

8

9

13. **AGREEMENTS FOR FUTURE PUBLIC IMPROVEMENTS**

Are you aware of any covenants or any recorded agreements requiring owners of the property to waive the right to object to public improvements including, but not limited to: roads, flood and/or storm control, street lighting; sewer, water, telephone, electrical, gas, and other utilities? If "Yes", explain in Section 16.

10

11

12

13

14

15

16

17

18

19

20

21

22

23

Electric _____ Source _____

24

Natural Gas _____ Source _____

25

Public Water _____ Source _____

26

Public Sewer _____ Date _____ Source _____

27

Paved Streets _____ Date _____ Source _____

28

Street Lighting _____ Date _____ Source _____

29

Storm Control _____ Date _____ Source _____

30

Other Utilities _____ Date _____ Source _____

31

32

33

34

15. **OTHER.**

A. Are you aware of anything else which could affect the marketability of the property?

35

If "Yes", explain in Section 16.

36

37

B. Are you aware of any government protected or declared endangered species within one mile of the property? If "Yes", explain in Section 16.

38

39

C. Are you aware of any loans or liens tied to this property? If "Yes", explain in Section 16.

40

41

D. Are you aware of any burial site tied to this property? If "Yes", explain in Section 16.

42

16. **COMMENTS:** _____ Item Number (i.e. #3E). If additional space is needed, use _____ RDA.

43

44

45

46

47

48

49

Attached Addenda:

50

Unimproved Property Disclosure Addendum/Amendment (UPDA)

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

Address: 7200, 7210, 7220, 7230 Meadow St Anchorage AK 99507
Legal (the Property): Chugach Meadows L8-11 B1

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



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: Gillis Fuqua, Personal Representative Date: 04/04/26

GILLIS FUQUA, P.R. FOR The Estate of Deloise & Jarvis Odom

10
11 Seller 2: Donnis Henderson, Personal Representative Date: 04/04/26

DONNIS HENDERSON, P.R. FOR The Estate of Deloise & Jarvis Odom

12
13 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.

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>.

24
25
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.

28
29
30
31
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.**

34
35
36
37
38
39 **Buyer Signature(s)**

40
41
42 Buyer 1: _____ Date: _____

43
44 Buyer 2: _____ Date: _____

45
46 Buyer 3: _____ Date: _____

Authentisign
DH-PR, GF-PR
Authentisign
Seller(s)