

SELLER DISCLOSURE FOR COMMERCIAL PROPERTY

1. Legal Description: A Portion of Lot 7 Kasalek Previously Assessed as Lot 7 Kasalek
2. Recording District: Fairbanks Size: 13,895 sqft
3. Zoning: GC-1 Current Property Taxes: 2424.76
4. Are there any known zoning restrictions prohibiting the property's present use..... Yes No
5. Are there any known subdivision covenants prohibiting the property's present use... Yes No
6. Does the property have proper permits and licenses for its current use..... Yes No
7. Are any assessments outstanding..... Yes No
Are any assessments pending..... Yes No
8. How long have you owned the property 8 months
9. What is the age of the building(s) Built 2017
Type of roof(s) Metal Condition Good Age 7
Type of foundation(s) Concrete slab
Type of construction (wood, metal, etc.) 2x6 wood frame
10. Are there any known code violations..... Yes No
11. Total SqFt of Land 13,895 Total SqFt of Improvements 1729
12. Do you have a plot plan of the property (please attach)..... Yes No
13. Is the property surveyed..... Yes No
Can the markers be readily found..... Yes No
14. Utilities Available:

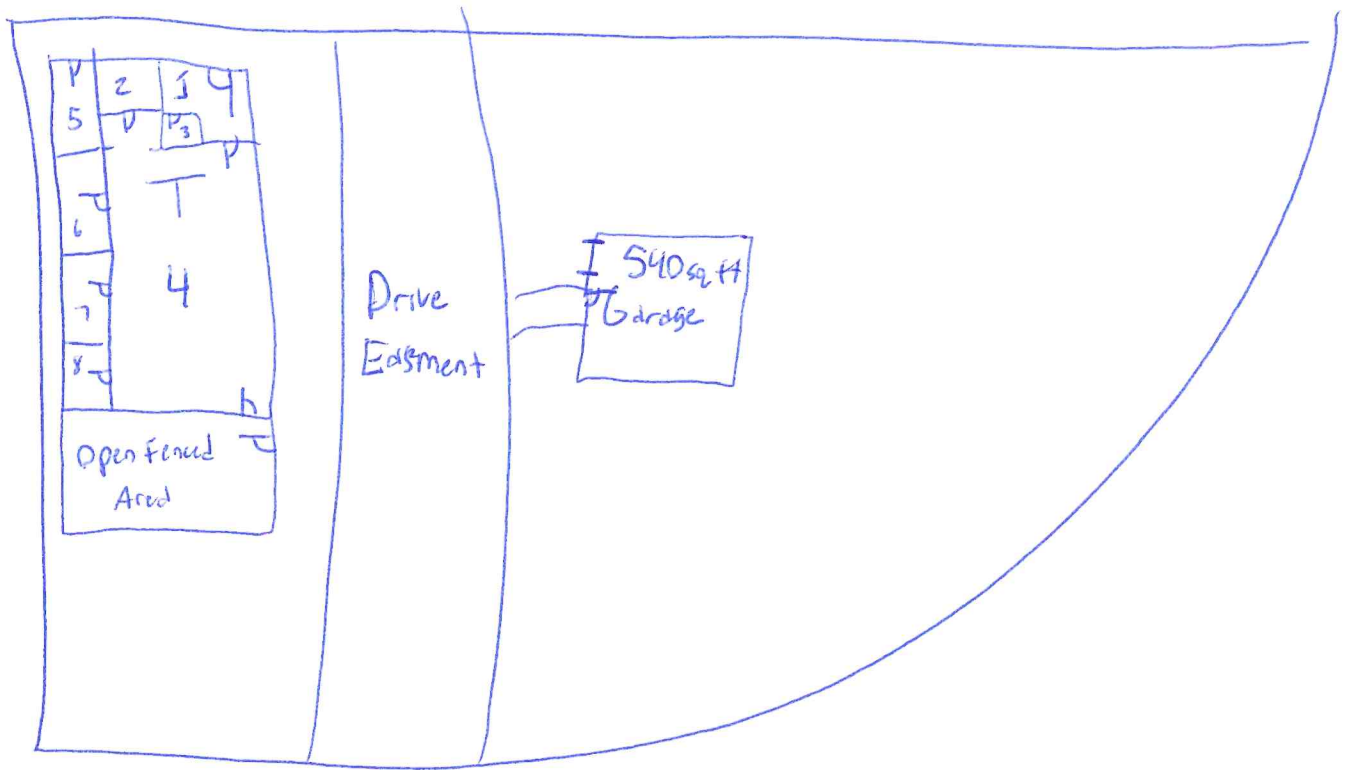
		Annual Cost
Electric	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<u>\$800</u>
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Sewer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Phone	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<u>600</u>
Propane	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
On site well	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth _____	_____
On site septic	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Tank Size <u>1000</u> DEC approved <u>Y</u>	_____
On site generator/s	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Size _____ <u>backup present</u>	_____
Heat source	Oil <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Tank/Size <u>300</u> Other _____	<u>\$1600</u>
Insurance Carrier	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Who <u>Loctan Affinity</u>	_____
Other _____		_____
15. Has there been any citation of code violation..... Yes No
If so, have they been corrected..... Yes No
16. Are there any known liens or pending liens against the real or personal property..... Yes No
Voluntary seller financed lien.

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17. Do any special use permits, licenses, etc. go with the sale of the property.....Yes ___ No X
18. Are there any lease hold interests in the property or equipment.....Yes ___ No X
19. Are there any known economic or pending economic events that would materially affect the value of the property as it is currently being used.....Yes ___ No X
20. Does any right to use someone else's property go with this property (i.e. air strip, road, interest in other real estate or use of such).....Yes X No ___
21. Are there any agreements with third parties to use this property's access, docks, equipment or land.....Yes ___ No X
22. Are the any known road easements or any other easements crossing the property.....Yes X No ___
23. Are there any known encroachments from the surrounding neighbors on the property. Yes ___ No X
24. Specify access to the property:
 Road.....Yes X No ___ Plane.....Yes ___ No X Boat.....Yes ___ No X
 Is the road maintained.....Yes X No ___ By whom Rural Services
25. Does the Seller know of any defects of the property.....Yes ___ No X
26. Are there any underground fuel tanks on the property.....Yes ___ No X
27. Are there any known hazardous materials or fuel spills on the property.....Yes ___ No X
28. Have there been any site assessments on the property for hazardous waste (attach).....Yes ___ No X
29. Are there any known dump sites/known contaminated sites within 1 mile of property. Yes ___ No X
30. Are there any contracts with employees or former employees affecting the sale of this property.....Yes ___ No X
31. Has the property ever been involved in a major crime scene.....Yes ___ No X
32. Is the property known to be haunted.....Yes ___ No X
33. Does the Seller know of any other pertinent information or facts affecting the sale of this property.....Yes ___ No X
34. If a Trade Name is involved in this transaction, has it been filed.....Yes X No ___
 Are all filings current.....Yes ___ No ___
35. Do you have a current Engineer's Report (please attach copy).....Yes X No ___
36. Do you have a Flood Evaluation Certificate (please attach).....Yes ___ No X
37. Is the property located in a flood plain.....Yes ___ No X
37. Are you aware of any permafrost problems on the property.....Yes ___ No X
38. Has there been any repair work to the property in the last two years.....Yes X No ___
 Please give description Removal of dog kennels

SELLER INT NO BUYER INT _____

39. Please include a small sketch of the building(s) including approximate dimensions, square footage and layout.




- 1 Retail Space 60 sq ft about
- 2 Mechanical Room 50 sq ft about
- 3 Bathroom 40 sq ft about
- 4 Open area 1000 sq ft about
- 5 Heating oil over hang, fenced 30 sq ft.
- 6 Fenced outdoor Kennel, 40 sq ft
- 7 Fenced Outdoor Kennel, 40 sq ft
- 8 Fenced Outdoor Kennel 40 sq ft

SELLER INT NO BUYER INT _____

40. Please give a brief description of your property, its merits and current use.

Former dog kennel turned into a workshop. With a detached garage. It is currently used as a retail and gunsmithing shop. There are many outlets and good artificial lighting in the open shop area. 240V is available. The radiant slab heat is effective and efficient. The shop structure is sound and the shop windows are barred and secured. All doors have a fence before them leaving good additional security. ACS phone and internet are available, and there is enough sky access for Starlink. The property has good frontage to the CHSR / Steese interchange.

Please use a separate sheet of paper if further explanation of the above questions is necessary.



SELLER

Manager

TITLE

October 17, 2024

DATE

SELLER

TITLE

DATE

BUYER

DATE

BUYER

DATE