

SELLER DISCLOSURE FOR COMMERCIAL PROPERTY

1. Legal Description: _____
2. Recording District: _____ Size: _____
3. Zoning: _____ Current Property Taxes: _____
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 _____
9. What is the age of the building(s) _____
Type of roof(s) _____ Condition _____ Age _____
Type of foundation(s) _____
Type of construction (wood, metal, etc.) _____

10. Are there any known code violations.....Yes ___ No ___
11. Total SqFt of Land _____ Total SqFt of Improvements _____
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 ___ No ___	_____
Water	Yes ___ No ___	_____
Sewer	Yes ___ No ___	_____
Phone	Yes ___ No ___	_____
Propane	Yes ___ No ___	_____
On site well	Yes ___ No ___ Depth _____	_____
On site septic	Yes ___ No ___ Tank Size _____ DEC approved _____	_____
On site generator/s	Yes ___ No ___ Size _____	_____
Heat source	Oil ___ Gas ___ Tank/Size _____ Other _____	_____
Insurance Carrier	Yes ___ No ___ Who _____	_____
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 ___

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

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

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

Polaris Ranch LLC is offering a commercial property located just outside Fairbanks, Alaska. Currently operating as an Airbnb under the name Aurora Villa, the property includes two buildings situated on a hilltop with exceptional views of the aurora borealis.

Property Details

Website: www.akaauroravilla.com

Location and Ratings

Aurora Viewing: Hilltop, north-facing position provides excellent visibility for the northern lights.

Guest Reviews:

4.88/5 on Airbnb.com

8.3/10 on Booking.com

8.4/10 on Expedia.com

Buildings

Modern Main Building (Built in 2019):

7 guest rooms, each with a private bathroom.

Sleeping options: two single beds or one double bed.

Large shared spaces:

Suitable for hosting weddings, conferences, and group events.

Traditional House:

3 bedrooms and 2 bathrooms.

Accommodates up to 6 adults.

Offers privacy for families or smaller groups.

Financial Information

Annual Dividends: Generates approximately \$300,000 USD annually from Airbnb operations.

Reason for Sale

The current owners, based in California, , face challenges managing the property remotely.

Additional Notes

Current Use: Both buildings operate as Airbnb rentals and do not include hotel-grade fire safety systems.

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

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