



WEST DIMOND BLVD & BLACKBERRY RD: LOT B

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SUMMARY

SIZE: 53,772 SQ. FT.

FRONTAGE ON W. DIMOND BLVD: 200 FT.

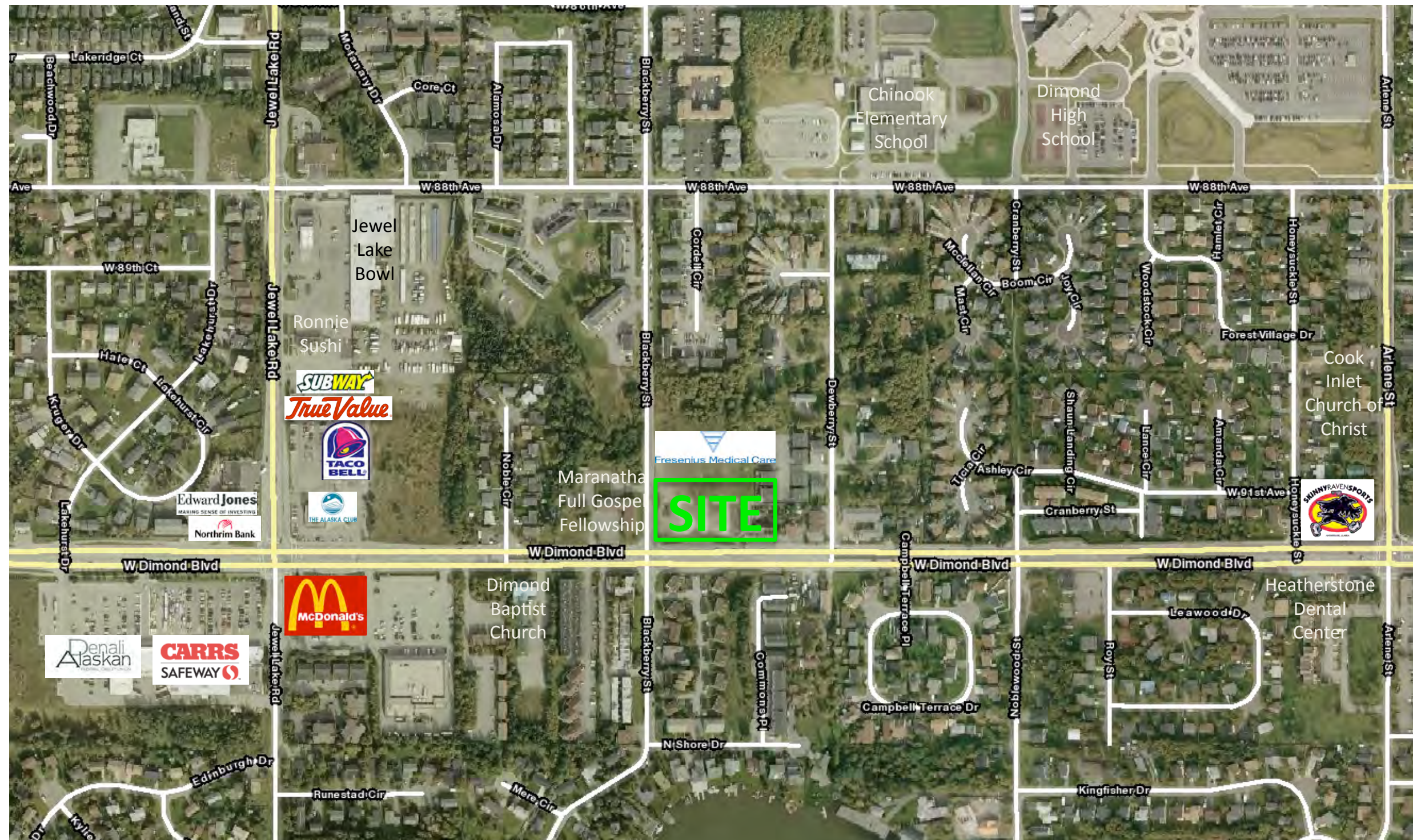
ZONED RO: RESIDENTIAL OFFICE

TRAFFIC: APPROX. 18,000 ADT

READILY AVAILABLE UTILITIES

ADJACENT TO FRESENIUS MEDICAL CARE

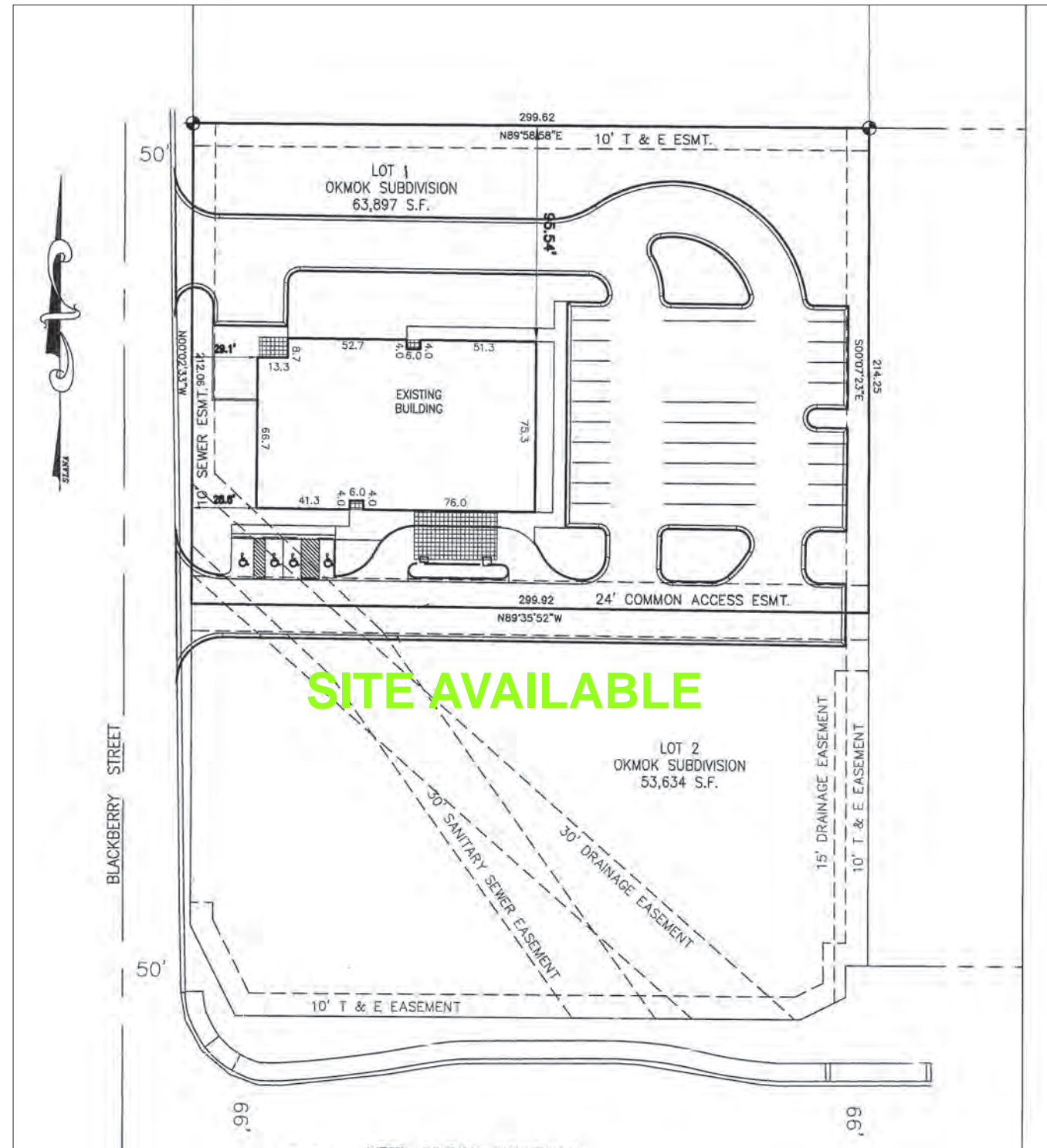
AREA MAP



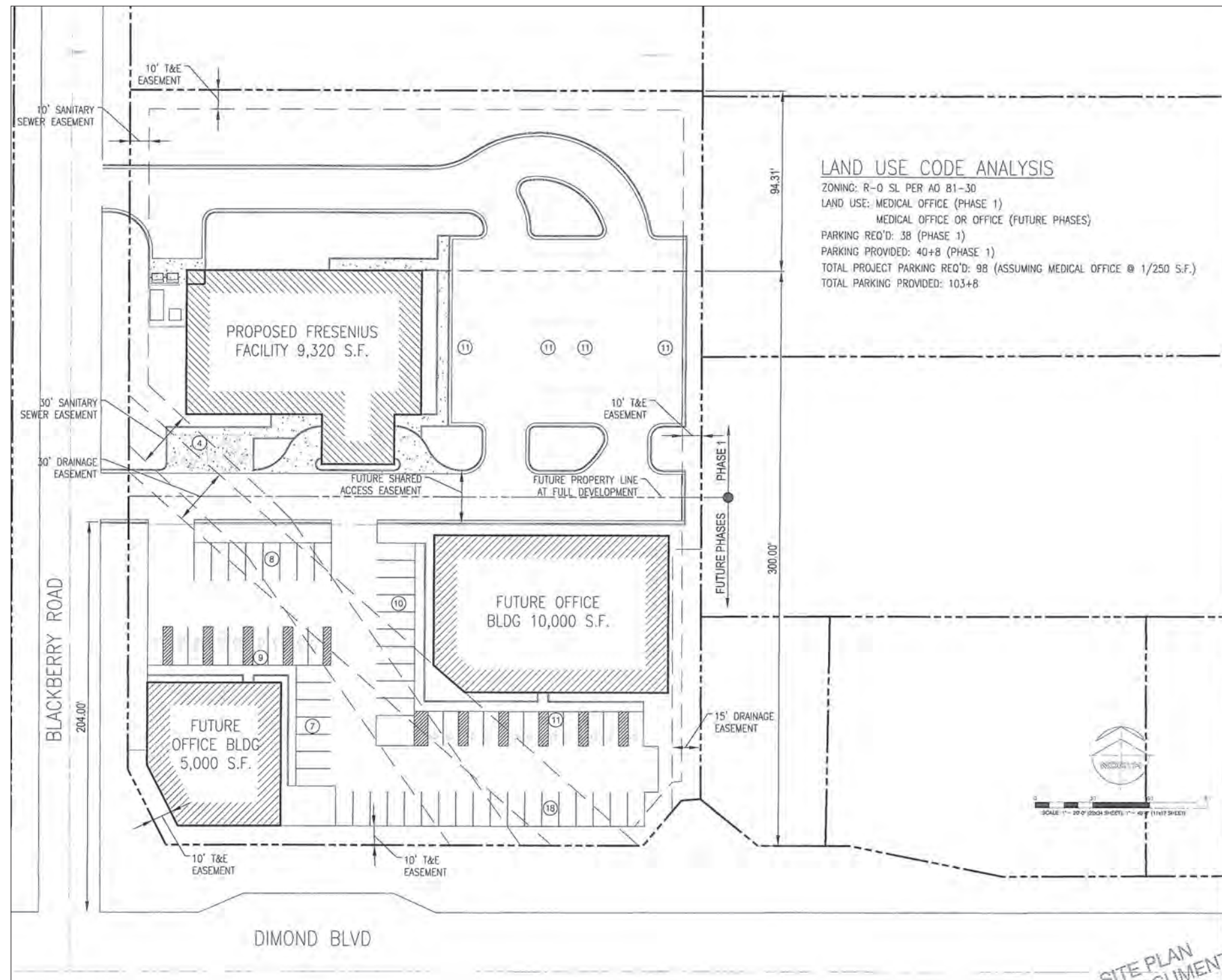
SITE AERIAL



FRESENIUS As BUILT



POTENTIAL SITE PLAN



ALASKA REAL STATE COMMISSION CONSUMER DISCLOSURE



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request 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 a consumer by a licensee providing specific assistance include:

- Exercise of reasonable skill and care;
- Honest and good faith dealing;
- Timely presentation of all written communications;
- Disclosing all material information known by a licensee regarding the physical condition of a property; and
- Timely accounting of all money and property received by a licensee

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- Duties owed by a licensee providing specific assistance as described above;
- Not intentionally take actions which are adverse or detrimental to a consumer;
- Timely disclosure of conflicts of interest to a consumer;
- Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- Duties owed by a licensee providing specific assistance as described above;
- Not intentionally taking actions which are adverse or detrimental to a consumer;
- Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that _____ of _____
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

_____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____ Signature: _____
(Licensee)

Date: _____ Signature: _____
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT

FOR SALE, LEASE OR BUILD TO SUIT

FOR MORE INFORMATION:

AMY B. SLINKER
907.646.4644

ASLINKER@PFEFFERDEVELOPMENT.COM



DENISE TOUSIGNANT, REALTOR®
907.947.0313

DENISE@NEESERINC.COM



DISCLAIMER

ENTITY RELATIONSHIPS:

THIS PROPERTY IS LISTED BY
PFEFFER DEVELOPMENT, LLC, AN ALASKA LIMITED LIABILITY CORPORATION AND RE/MAX DYNAMIC PROPERTIES.

LICENSEE RELATIONSHIPS:

AMY B. SLINKER IS THE BROKER FOR PFEFFER DEVELOPMENT AND ALANA WILLIAMS IS A REAL ESTATE LICENSEE.
THEY ARE EMPLOYED BY AND REPRESENT PFEFFER DEVELOPMENT AND ITS AFFILIATED ENTITIES,
INCLUDING OKMOK INVESTORS, LLC EXCLUSIVELY.
DENISE TOUSIGNANT IS A REAL ESTATE LICENSEE WITH RE/MAX DYNAMIC PROPERTIES.

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