

**1975 ABBOTT ROAD  
ANCHORAGE, AK**



**FOR SALE | \$2.1M**  
**FOR LEASE | \$5.00/ SF/ NNN**



Marc W. Dunne, CCIM, SIOR  
Associate Broker  
(907) 229-5525

[mwdunne@alaska.net](mailto:mwdunne@alaska.net)  
[marcwilliamdunne@gmail.com](mailto:marcwilliamdunne@gmail.com)

Jack White Commercial  
3801 CenterPoint Dr. Suite  
101 Anchorage, AK 99503



## THE OFFERING

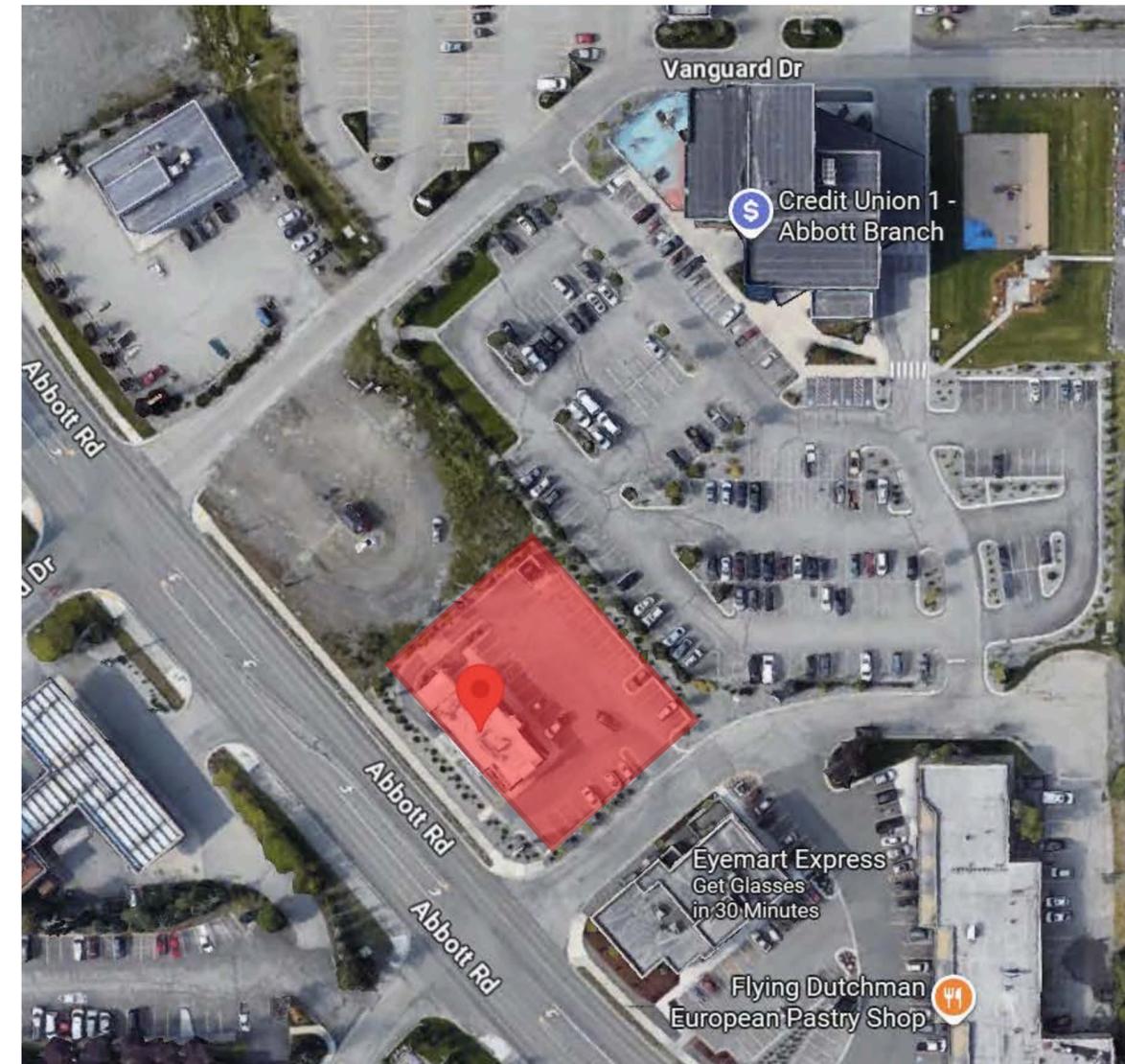
1975 Abbott Road | Anchorage, AK 99507

Free-standing former Dairy Queen QSR building with drive-through, strategically located on Abbott Road at the base of the Hillside in the “miracle-mile” corridor, one of South Anchorage’s most established and desirable trade areas. 2,600 SF of building situated on a 25,000 SF parcel. Premier frontage and visibility on Abbott Road with excellent access. B3 zoning allows for a broad user-base, so the building could be repurposed from a QSR to a professional service such as medical, retail, or business office. Much of the former FF&E is still in place and appears to be in excellent condition.

This is a rare opportunity to purchase or lease a highly visible, drive-thru capable building in one of Anchorage’s strongest corridors. The property is vacant and available to occupy.



- \$2,100,000
- \$5.00/SF NNN
- Building Size: ±2,600 SF
- Parcel Size: 24,998 SF (0.57 Acres)
- Year Built: 2010
- Zoning: B3-SL
- Current Use Code: 325 – Fast Food
- Parking: ±31 Spaces
- Title: Fee Simple



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Jack  
White  
COMMERCIAL

# PROPERTY SUMMARY

1975 Abbott Road | Anchorage, AK 99507

- **Legal Description:** Independence Park Shop Village Block 1, Lot 3
- **Parcel Number:** 01429238000
- **Zoning:** B3-SL — General Business District SL
- **Class** C — Commercial
- **Use Code:** 325 — Fast Food / Restaurant
- **Tax District:** Tax District 03
- **Title:** Fee Simple ownership
- **Owner:** Spirit Realty L.P.
- **Parcel Size:** 24,998 SF lot (0.57 Acres)
- **Year Built:** Built 2010
- **Building Size:** ±2,600 SF building
- **Parking:** +/- 31 Spaces
- **Current use:** Former fast-food/ QR restrautant
- **Condition:** Currently Winterrized and vacant.
- **Improvements:** Single-story commercial building constructed in 2010 with exsiting drive-thru infrastructure, modern facade, stone accent tower, flat roof, and onsite parking.



# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	13,872	76,577	167,461
2029 Population	13,672	75,063	164,760
Population Growth (2024–2029)	(1.44%)	(1.98%)	(1.61%)
Average Age	36	38	39
2024 Total Households	5,359	28,611	64,885
Household Growth (2024–2029)	(1.74%)	(2.07%)	(1.64%)
Median Household Income	\$79,747	\$95,535	\$93,121
Average Household Size	2.5	2.6	2.5
Average Vehicles per Household	2	2	2
Median Home Value	\$281,763	\$344,225	\$353,763
Median Year Built	1988	1985	1981



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Credit Union 1

Independence Park



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# Site Plan



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- 4819 Active Address
- Public Road
- One Way Road
- Platted/Not-Built Public Road
- Private Road
- Private Road, 4WD Access
- Driveway
- Buildings
- Parks
- Military Boundary
- Gate Preventing Through Access
- Railroad Tracks

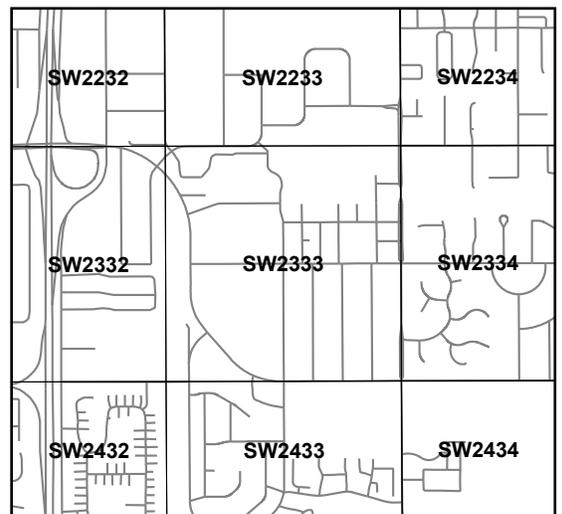
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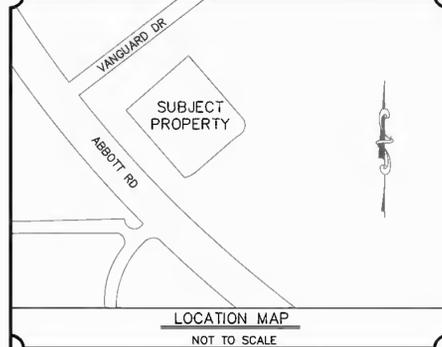
**Municipality of Anchorage**

Addressing  
addressing@muni.org  
907.343.8466  
4700 Elmore Road  
P.O. Box 196650  
Anchorage, AK 99519-6650



This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage (MOA). This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.





**GENERAL NOTES**

- The Subject Property has indirect ingress and egress to Abbott Road via access road per item 14, which is a paved, public right-of-way.
- The bearing of N 41°00'05" W, per Plat, as shown on the South line of the Subject Property, was used as the basis of bearing for the purpose of this survey.
- The address of 1975 was physically observed, posted on site of the Subject Property.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- There is no visible evidence of earth moving on the Subject Property, current or proposed.
- There is no visible evidence on site of use as a dump or sanitary landfill, currently or previously.
- There is no visible evidence on site of use as a cemetery, currently or previously.
- Surveyor is aware of no changes in street right-of-way lines, either completed or proposed. Surveyor observed no evidence of recent street or sidewalk construction or repairs.
- Subject Property contains 25025 SQ. FT. OR 0.5745 ACRES, more or less. Owner: FOR ALL AGES FAMILY RESTAURANTS IV, LLC, APN: 01429238000
- This Survey Map correctly represents the facts found on the ground at the time of the survey.
- There are no discrepancies between the boundary lines of the Subject Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot.
- The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining streets, highways, right-of-way and easements, public or private, as described in their most recent respective legal descriptions of record.
- Except as otherwise noted below, if the Subject Property consists of two or more parcels, there are no gaps or gores between said parcels.
- No evidence of potential wetlands was observed on the Subject Property at the time the survey was conducted, nor did we receive any documentation of any wetlands being located on the subject property.
- The Subject Property is located at the intersection of Abbott road and Access road.
- All utilities appear to enter the Subject Property via a public right-of-way except as shown hereon.
- The Subject Property appears to drain into a public right-of-way except as shown hereon.
- As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. None adjoining property.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

**UTILITY NOTES**

The aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.

**ZONING INFORMATION**

Source of Zoning Information: CBRE Municipal Information Summary Report no. PC60929125-103, dated 10-17-2016;

The Current Zoning Classification is: B-3 SL General Business District, Special Limitation

The observed use is allowed.

-Parking Space Table

Type	Count
Regular parking spaces	28
Handicap parking spaces	02
Total parking spaces	30

The current parking requirements are: required: 21 spaces, 1 space per 125 sq. ft. or gross floor area.

-Building Setback Requirements

Front: 10 Feet  
Side: 0 Feet  
Rear: 0 Feet

-Building Height Restrictions: 45'

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Anchorage, AK and the applicable zoning codes.

**STATEMENT OF ENCROACHMENTS**

No visible encroachments or observed evidence of encroachments onto or over subject property's boundary line as of date of survey.

**FLOOD NOTE**

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 0200050763D, which bears an effective date of 09/25/2009 and is not in a Special Flood Hazard Area. By telephone call dated 10/17/2016 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the written consent of The Matthews Company, Inc. and Red Plains Surveying Company's prior written consent. The Matthews Company, Inc. and Red Plains Surveying Company expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Red Plains Surveying Company will not include the providers of any third party reports in the Surveyor's Certification.

**LEGAL DESCRIPTION**

Tract I

LOT 3, BLOCK 1, INDEPENDENCE PARK SHOPPING VILLAGE SUBD, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 83-532, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Tract II

Non-Exclusive 12' wide common access easement as set forth in that certain Municipality of Anchorage Agreement to Provide Access recorded June 10, 1986 in Book 1435, Page 349 of Official Records.

The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. 1002-203505-C, Commitment Date: December 29, 2016.

**NOTES CORRESPONDING TO SCHEDULE B SECTION II-PART 2**

SCHEDULE B ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 18, 19, 21 - 29 ARE NON SURVEY ISSUES, NOT THE TYPE TO BE DEPICTED HEREON. NOT PLOTTABLE.

10. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successor's in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument Recorded: June 20, 1952, Recording Information: Book 74, Page 43, Affects: blanket easement AFFECTS, BLANKET OVER SUBJECT PROPERTY.
12. The effect of the notes which appear on the plat of said subdivision, filed under Plat No. 83-532. AFFECTS, NO PLOTTABLE ISSUES.
13. Slope easements as dedicated and reserved on the plat of said subdivision as follows: There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality. AFFECTS AND DEPICTED HEREON.
14. 10' telecom and electric easement, 10" gas easement, 30" access and utility easement as dedicated and shown on the plat of said subdivision, filed under Plat No. 83-532, as shown on Survey. AFFECTS, PLOTTED HEREON.
15. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successor's in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument Recorded: January 16, 1984 Recording Information: Book 1032, Page 935, Affects: The northwest 10 feet of Lot 3 AFFECTS PLOTTED HEREON
16. Municipality of Anchorage Agreement to Provide Access and the terms and conditions thereof: Between: The Municipality of Anchorage, And: Independence Park Shopping Village Partnership No. 2, as Owner of Lot 3, And: K.B.M., as Neighbor and Owner of Lot 4, Recording Information: June 10, 1986 in Book 1435, Page 349, Affects: Neighbor provides a 12 foot wide common access on Lot 4 as set forth therein AFFECTS, PLOTTED HEREON.
17. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successor's in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument Recorded: May 12, 2006 Recording Information: Serial Number 2006-031208-0, Affects: Lot 3 as set forth therein AFFECT PLOTTED HEREON
20. Encroachment Permit between Chugach Electric Association and For All Ages Family Restaurants IV, LLC for a dumpster screen that encroaches approximately four feet into said easement for a distance of approximately ten feet including the terms and provisions thereof: Dated: May 19, 2010, Recorded: June 21, 2010, Executed by: Serial Number 2010-029358-0 AFFECTS, LOCATION OF AREA DEPICTED HEREON.

**ALTA/NSPS LAND TITLE SURVEY**

1975 Abbott Road  
Anchorage, AK  
Surveyor's Certification

To: Spirit Realty, L.P., a Delaware limited partnership; Spirit Realty Capital, Inc., a Maryland corporation, and their respective affiliates, successors and assigns; First American Title Insurance Company; Republic Title of Texas and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 20. The field work was completed on 10/11/2016.

Date of Plat or Map: 1/31/2017

JAMES M. POWERS, PLS, RPLS, CFedS  
PLS No.: 13313  
IN THE STATE OF ALASKA  
DATE OF SURVEY: 10/11/2016



"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:



17220 Newhope Street, Suites 108 - 110, Fountain Valley, CA 92708  
Tel: (714) 979-7181 Fax: (714) 641-2840  
www.themattthewscompany.com

MARK	DATE	REVISION	BY	APVD
5	1/31/17	REVISED TITLE	LS	JMP
4	1/19/17	COMMENTS	LS	JMP
3	10/28/16	REVISED TITLE	SF	JMP

Spirit Realty Capital, Inc.

1975 Abbott Road  
Anchorage, AK  
(Dairy Queen)

SCALE: 1"=20'	CHKD./APVD: EH
SURVEY DATE: 10/11/2016	APPROVED: JMP
DWN. BY: LS	
CHKD. BY: DH	

**SYMBOL LEGEND**

AC PAD	GROUND LIGHT	ROAD HEADWALL
AIR VALVE	GROUND ROD	ROAD SIGN
AUTO-SPRINKLER	GUARD POST	SANITARY
BENCHMARK	GYL ANCHOR	SEWER MH
BORE HOLE	HANDICAPPED PARKING	SEWER MH SETBACK
BUSH	IRON GRATE	SEWER UNDERGROUND TANK ACCESS
CLEAN OUT	LIGHT POLE	TELE. MH
ELEC. METER	MAIL BOX	TRAFFIC SIGNAL
ELEC. PED.	METER RACK	TRAFFIC CONTROL BOX
ELEC. TRANS.	MONITOR WELL	TREE
FIRE HYDRANT	MON. FOUND TUB	UNDER. TELE. MARKER
FIRE RISER	AS DESCRIBED	T.V. PED.
FLAG POLE	AS DESCRIBED	UTILITY CABINET
GAS METER	POWER MH	UTILITY POLE
GAS VALVE	POWER POLE	WATER METER
GATE	PROPANE TANK	WATER MH
GENERATOR	PULL SET	WATER VALVE
BARBED WIRE	CHAINLINK FENCE	ADU./PLAT LINE
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE	SECTION LINE
STOCKADE	SUBJECT BOUNDARY LINE	TRAIN TRACKS
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC	UNDER. GAS
UNDERGROUND SANITARY SEWER	UNDERGROUND STORM SEWER	UNDER. OIL PIPE LINE
		UNDER. UNDERGROUND SERVICE

**RED PLAINS SURVEYING COMPANY**

Survey Prepared By:  
Red Plains Surveying Company  
1917 S. Harvard Avenue  
Oklahoma City, OK 73128  
Phone: 405-603-7842 / Fax: 405-603-7852  
Email: info@rpsurveying.com





Municipality of Anchorage Anchorage, Alaska Zoning

Generalized Zoning

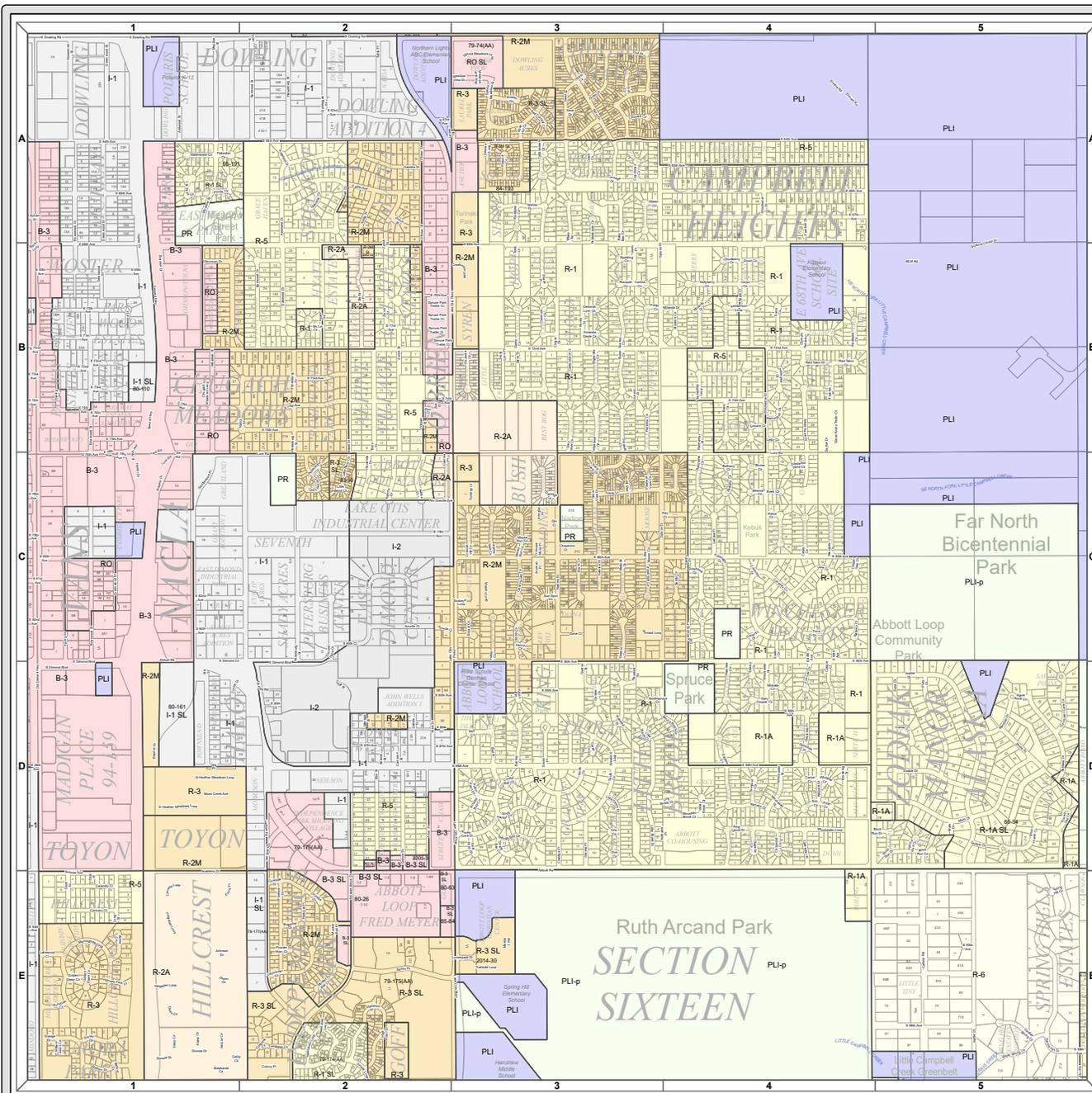
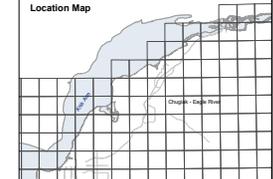
- Legend for Generalized Zoning: Rural Residential, Single Family Residential, Two Family Residential, Multiple Family Residential, Ordinance Residential, Downtown, Commercial, Light Industrial, Heavy Industrial, Ordinance Industrial, Resort, Turnagain Arm, Marine Commercial, Marine Industrial, Aviation, Public Lands and Institutions, Parks, Planned Community, Watershed, Antenna Farm, Transition, Reserve.

Flood hazard areas shown on the map are to be used for planning purposes only. Flood hazard areas are regulated and regulated by the Federal Emergency Management Agency (FEMA). Copies of FEMA Flood Insurance Rate Maps (FIRMs) can be obtained by contacting the Municipal Flood Program, 907-563-8523, or visiting FEMA's Map Service Center, http://msdc.bcm.gov.

Airport Height Ordinance Depicts F.A.R. Part 77 (20' height contour intervals unless otherwise noted)

Grid reference table with columns SW0000 to SW0030 and rows A to E.

The above chart refers to grid numbers for the Municipal 1" = 100' scale map series. Use the coordinate letters and numbers bordering the map area to identify particular grid locations. These maps are prepared by MDA's Geographic Data Information Center (GDIC) for the Planning Department using the most up to date base map information available to the Municipality at the time of preparation.



Zoning Legend

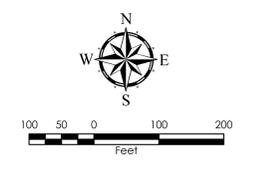
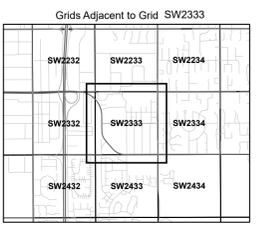
- Detailed Zoning Legend: Single-Family Residential (R-1, R-1A, R-2, R-2M, R-3, R-3A, R-3B, R-3C, R-3D, R-3E, R-3F, R-3G, R-3H, R-3I, R-3J, R-3K, R-3L, R-3M, R-3N, R-3O, R-3P, R-3Q, R-3R, R-3S, R-3T, R-3U, R-3V, R-3W, R-3X, R-3Y, R-3Z), Multi-Family Residential (R-4, R-4A, R-4B, R-4C, R-4D, R-4E, R-4F, R-4G, R-4H, R-4I, R-4J, R-4K, R-4L, R-4M, R-4N, R-4O, R-4P, R-4Q, R-4R, R-4S, R-4T, R-4U, R-4V, R-4W, R-4X, R-4Y, R-4Z), Commercial (C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100), Industrial (I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, I-12, I-13, I-14, I-15, I-16, I-17, I-18, I-19, I-20, I-21, I-22, I-23, I-24, I-25, I-26, I-27, I-28, I-29, I-30, I-31, I-32, I-33, I-34, I-35, I-36, I-37, I-38, I-39, I-40, I-41, I-42, I-43, I-44, I-45, I-46, I-47, I-48, I-49, I-50, I-51, I-52, I-53, I-54, I-55, I-56, I-57, I-58, I-59, I-60, I-61, I-62, I-63, I-64, I-65, I-66, I-67, I-68, I-69, I-70, I-71, I-72, I-73, I-74, I-75, I-76, I-77, I-78, I-79, I-80, I-81, I-82, I-83, I-84, I-85, I-86, I-87, I-88, I-89, I-90, I-91, I-92, I-93, I-94, I-95, I-96, I-97, I-98, I-99, I-100), Public Lands and Institutions (PLI, PLI-p, PLI-q, PLI-r, PLI-s, PLI-t, PLI-u, PLI-v, PLI-w, PLI-x, PLI-y, PLI-z), and other categories like Watershed, Antenna Farm, Transition, Reserve, etc.



# SW2333 Grid Map



- Parcel Line
- Deeded Parcel Line
- Subdivision Boundary
- ..... Subdivision Addition
- - - Easement Line
- - - Easement Centerline
- Road Centerline
- ..... Private Road Centerlines
- Section Line
- Railroad
- Stream Centerline
- Monument
- ✱ BLM Monument
- ✱ Witness Corner
- Bearing Break
- 1 Lot Number
- 2 Block Number
- SUB Subdivision Names
- 3 BLM Lot Number
- 4 Section Number
- 99-99 ADRFN (Anchorage District Recording File Number)



This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage (MOA). This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate, and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.



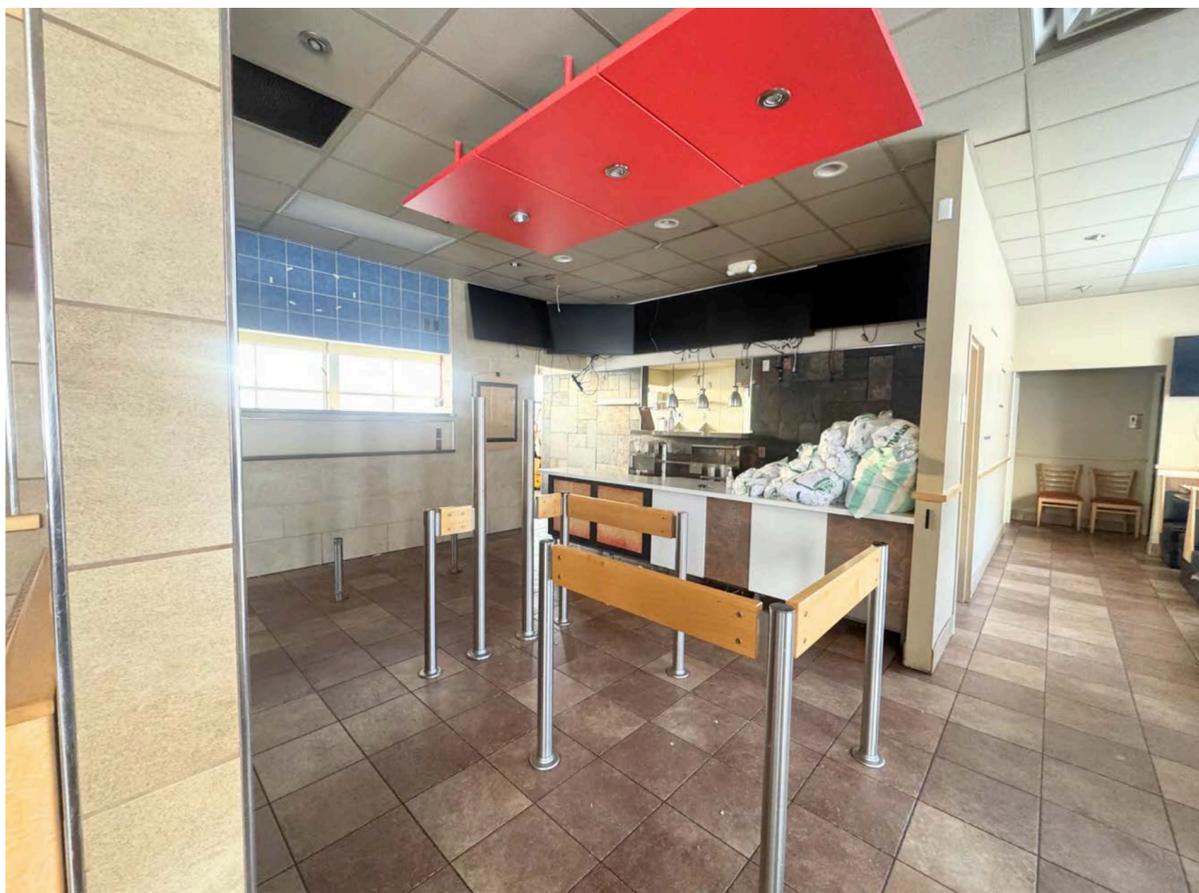
Map produced by:  
 Land Records, ROW-Survey  
 Project Management & Engineering Division  
 Public Works Department  
 P.O. Box 196650  
 Anchorage, Alaska 99519-6650

To report map errors,  
 CALL: (907) 343-8164

**MOA 1/4 Section Grid Map**

**SE 1/4 Sec 8 T12N R3W**

2/2/2026      GRID SW2333

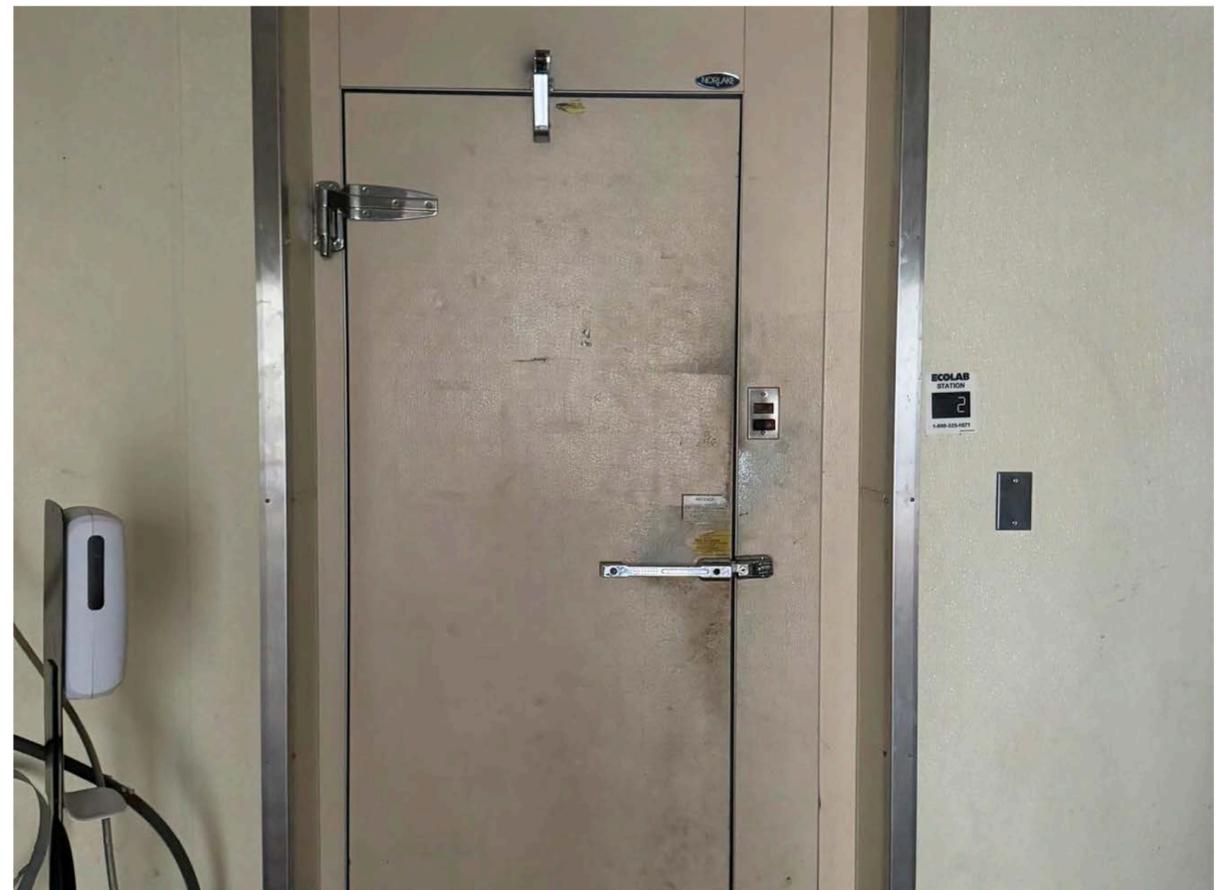
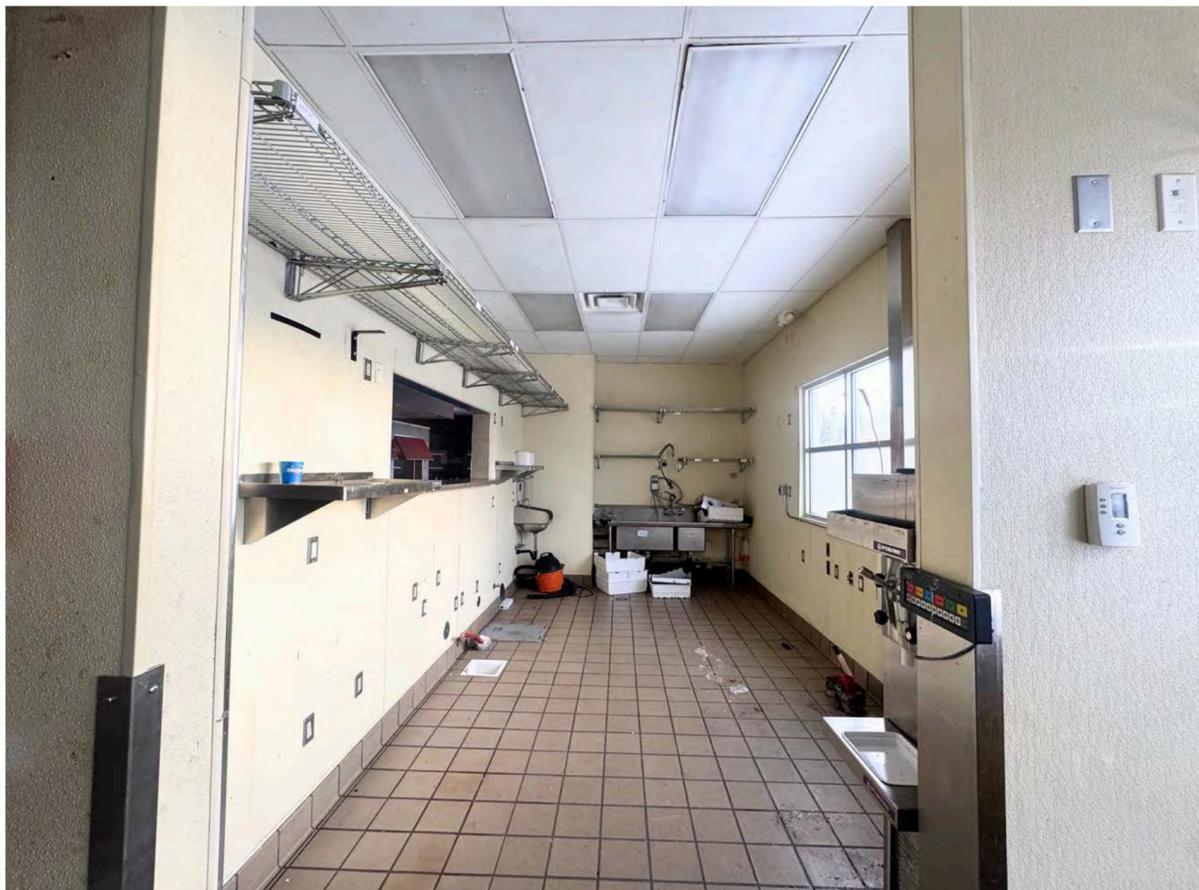


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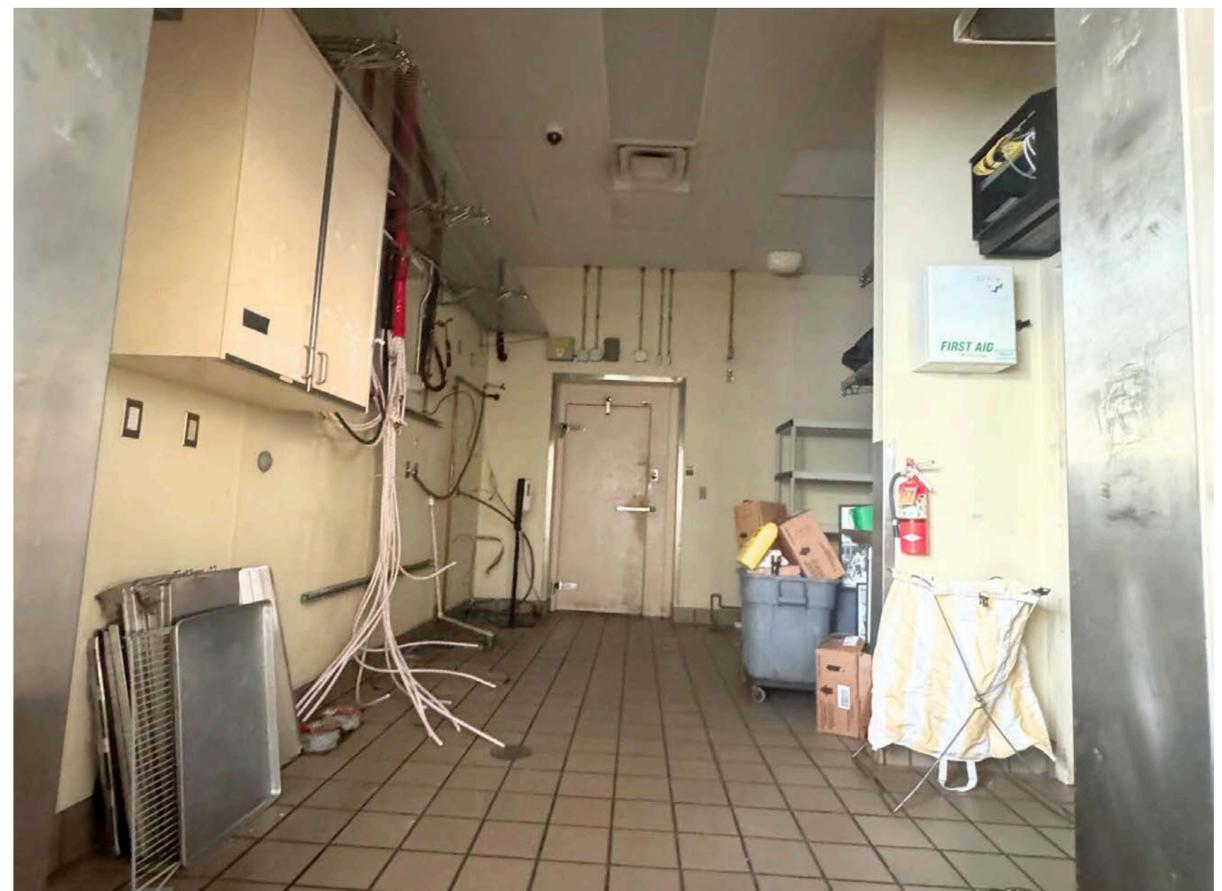
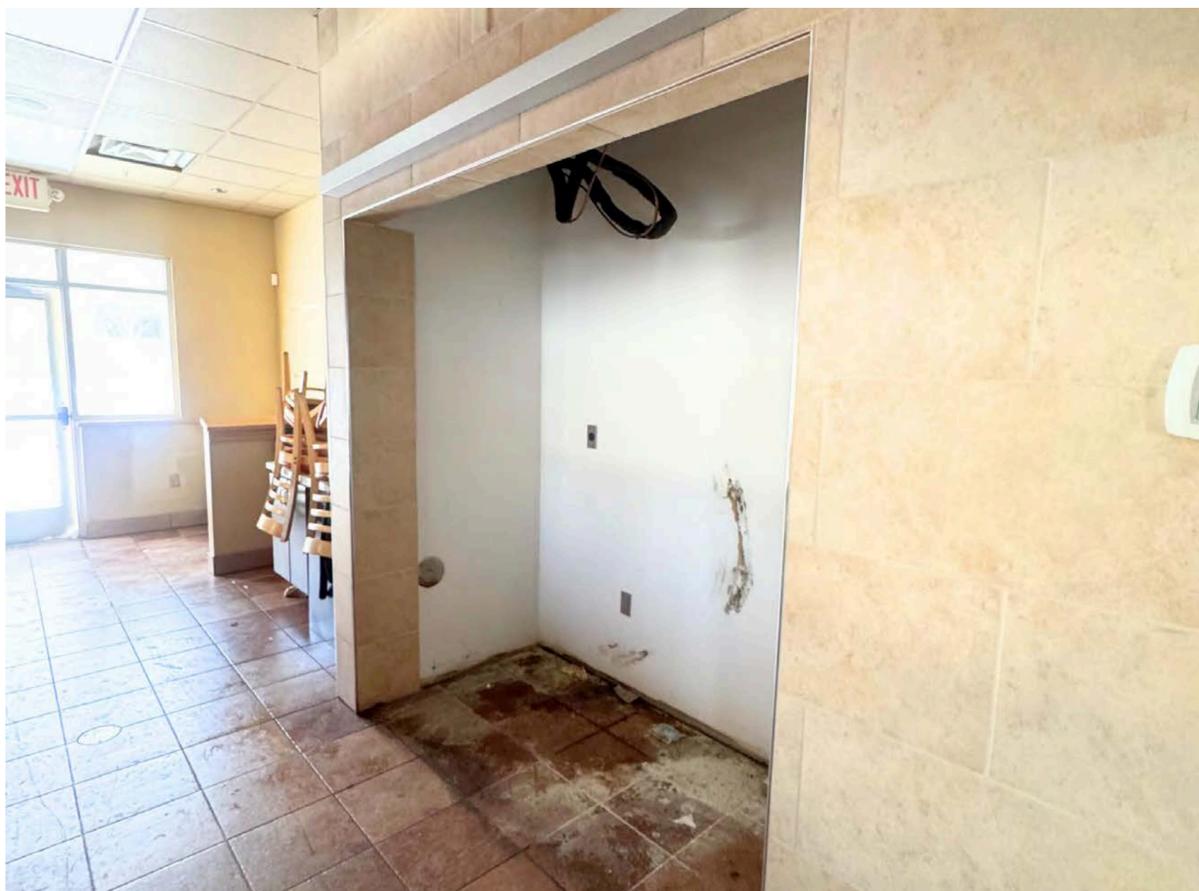


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Jack White Commercial  
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**Real Estate Commission**  
550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501  
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Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.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 initiated 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>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>
Consumer Initials: _____ / _____ Date: _____	Consumer Initials: _____ / _____ Date: _____
Neutral Licensee	
<p>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 Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ul style="list-style-type: none"> <li>a. All duties owed by the Licensee providing Specific Assistance;</li> <li>b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and</li> <li>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.</li> </ul>	
Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)	
Duties Not Owed by Licensee	
<p>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</p> <ul style="list-style-type: none"> <li>(1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;</li> <li>(2) conduct an independent investigation of a person's financial condition; or</li> <li>(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.</li> </ul>	

**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.

Brokerage Name:	Jack White Commercial		
Licensee Name:	Marc W. Dunne	Signature:	
Consumer Name:		Signature:	
Consumer Name:		Signature:	

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 -



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## DISCLAIMER

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Jack White Commercial (“Broker”) and Marc Dunne (“Licensee”), have been engaged as the exclusive Licensee for the lease and/or sale of the property described in this Offering Memorandum (the “Property”), by the owner of the Property (“Lessor/Seller”). Licensee represents the Lessor/Seller only. The Property is being offered for lease and/or sale in “as-is”, where-is condition and Lessor/Seller and Licensee(s) make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective lessee/purchaser of the interest described herein.

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any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Lessor/Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for lease and/or sale at any time and for any reason. Lessor/Seller and Licensee each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, prior to lease/sale or withdrawal from the market without notice. Licensee is not authorized to make any representations or agreements on behalf of Lessor/Seller.

Lessor/Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to lease/purchase the Property unless

and until a binding written agreement for the lease/purchase of the Property has been fully executed, delivered, and approved by Lessor/Seller and any conditions to Lessor/Seller’s obligation thereunder have been satisfied or waived. By taking possession of any reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Licensee or Lessor/Seller promptly upon request; and (b) the

recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written authorization of Lessor/Seller or Licensee; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Lessor/Seller or Licensee or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Jack White Commercial.



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