

SELLER DISCLOSURE FOR COMMERCIAL PROPERTY

1. Legal Description: LOT 2A REPLAT OF LOT 2 AND 3 SUNRISE SUBDIVISION NO. 1
 2. Recording District: FAIRBANKS Size: 41,001 SQ FT
 3. Zoning: RR Current Property Taxes: Ø
 4. Are there any known zoning restrictions prohibiting the property's present use.....Yes No X
 5. Are there any known subdivision covenants prohibiting the property's present use...Yes No X
 6. Does the property have proper permits and licenses for its current use.....Yes X No
 7. Are any assessments outstanding.....Yes No X
Are any assessments pending.....Yes No X
 8. How long have you owned the property 2009 ±
 9. What is the age of the building(s) 14 YEARS
Type of roof(s) COMPOSITE SHINGLE Condition GOOD Age 14 YRS
Type of foundation(s) SLABS ON GRADE
Type of construction (wood, metal, etc.) WOOD FRAME
 10. Are there any known code violations.....Yes No X
 11. Total SqFt of Land 41,001 Total SqFt of Improvements 3408
 12. Do you have a plot plan of the property (please attach).....Yes X No
 13. Is the property surveyed.....Yes X No
Can the markers be readily found.....Yes X No
 14. Utilities Available: Annual Cost

Electric	Yes <u>X</u> No <u> </u>	
Water	Yes <u>X</u> No <u>NO</u>	
Sewer	Yes <u> </u> No <u>NO</u>	
Phone	Yes <u>X</u> No <u> </u>	
Propane	Yes <u>X</u> No <u> </u>	
On site well	Yes <u>X</u> No <u> </u> Depth <u> </u>	
On site septic	Yes <u>X</u> No <u> </u> Tank Size <u> </u> DEC approved <u> </u>	
On site generator/s	Yes <u> </u> No <u>NO</u> Size <u> </u>	
Heat source	Oil <u>X</u> Gas <u> </u> Tank/Size <u>500</u> Other <u> </u>	
Insurance Carrier	Yes <u> </u> No <u>NO</u> Who <u>WAS UMALIK</u>	
Other	<u> </u>	
 15. Has there been any citation of code violation.....Yes No X
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 X
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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___ No X
21. Are there any agreements with third parties to use this property's access, docks, equipment or land.....Yes___ No X
22. Are there 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
* SEE 3 TIER ALASKA PLOT PLAN
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 AK STATE D.O.T.
25. Does the Seller know of any defects of the property.....Yes X No___
26. Are there any underground fuel tanks on the property.....Yes X No___
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.....ON GOING INSURANCE CLAIM.....Yes X No___
34. If a Trade Name is involved in this transaction, has it been filed.....Yes X No___
Are all filings current.....Yes X 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___ No X
Please give description_____

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

SEE 3 TIER ALASKA SITE PLAN

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

PURPOSE BUILT ASSISTED LIVING HOME
(5) RESIDENT ROOMS
+ ATTACHED ADMINISTRATORS APARTMENT
(7) BATHROOMS
(2) KITCHENS
(6) BEDROOMS
(2) LAUNDRY ROOMS
SLAB HEAT / HRV / WATER WELL / SEPTIC
VACANT
WATER DAMAGE TO FOUNDATION
CURRENT INSURANCE LITIGATION

* SEE ATTACHED (10) PAGES

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


SELLER

OWNER
TITLE

1-17-2025
DATE

SELLER

TITLE

DATE

BUYER

DATE

BUYER

DATE