

Seller's Real Estate Disclosure Statement for Unimproved Property

Property Address or Location: **Powder Point, Latouche Island, Alaska**

Legal Description: **Latouche Island Townsite & Latouche Island Townsite Add #1**

Real Property Tax ID #: **None**

Owner's Names: **David and Sherry Jensen**

1. How long have you owned the property? **we purchased the property in 1979, I have only been physically on the property once in the mid 1980's**
2. **ENCROACHMENTS/EASEMENTS**
 - A. Does anything on your property extend onto (encroach on) your neighbors property? **No**
 - B. Does anything on your neighbors property extend onto (encroach on) your property? **No**
 - C. Are you aware of any easements or other's rights affecting the property? **No**
3. **ACCESS**
 - A. Is there a road or easement for access to the property? **The property is located on an island in Prince William Sound, Alaska. It is accessible by air or water. Some roads within the subdivision were "roughed in" during 1979/1980. No maintenance has been performed on said roads since that time and seller offers no warranties or guarantees as to their condition for use.**
 - B. The platted roads within the subdivision were recorded on the official plat #'s 76-5 and 79-3.
 - C. No written agreement exists for the sharing of maintenance or repair costs for roads within the subdivision.
 - D. If the road is improved, is there any standing or running water, flooding or mud that will affect use of the access during any time of the year? **The roads have not been maintained and may not be passable.**
4. **SURVEY**
 - A. Has the property been surveyed? **Yes; a copy of the recorded plat is available through the Records Office in Valdez.**
 - B. What are property boundaries? **See recorded plats for lot dimensions and property boundaries.**
5. **ZONING & RESTRICTIONS**
 - A. The present zoning of the property is: **Property is located in an unorganized borough and is currently not zoned.**
 - B. Are you aware of any restrictions on use of the property including future construction? **No, except for those restrictions noted in the recorded Covenants, Conditions & Restrictions applicable to those lots in official plat #79-3, Latouche Island Townsite Addn #1.**
 - C. Is any part of the property located in a designated shoreline master plan, slide area, wetland or other environmentally sensitive area? **Seller is not aware of any restrictions.**
6. **SOIL STABILITY & CONTAMINATION**
 - A. Are you aware of any settlement, earth movement, cracking, slides or similar problems on the property or in the immediate area? **Subject property is an abandoned mining community; seller is unaware of any known hazards as a result of prior mining. Buyer is encouraged to inspect property prior to purchase.**

- B. To the best of your knowledge, has any part of the property been built up with fill dirt, waste or other materials? **Subject property is an abandoned mining community; seller is unaware of any known hazards as a result of prior mining. Buyer is encouraged to inspect property prior to purchase.**
- C. Has there ever been any use of the property which may have contaminated the soil? **Subject property is an abandoned mining community; seller is unaware of any known hazards as a result of prior mining. Buyer is encouraged to inspect property prior to purchase.**
- D. Has the property been tested for hazardous waste contamination? **Seller has not had the property tested.**
- E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? **No.**

7. **FLOODING OR SEPPAGE**

- A. Is there standing water on the property during any time of the year? **There may be some standing water on some lots; buyer is encouraged to inspect property prior to purchase.**
- B. Has anything been done to correct a possible standing water problem? **Seller has not taken any action to correct a possible standing water problem.**
- C. Is the property located in a designated flood zone? **To the Seller's knowledge, this property is not located in a designated flood zone.**

8. **SEWAGE**

- A. Are there septic/sewage facilities offered with this property? **No.**

9. **WATER**

- A. Is the property served by a water well or any public water facilities? **No.**

10. **ELECTRICITY & GAS**

- A. Is there electricity or gas offered with the property? **No.**

11. **NEIGHBORHOOD**

- A. Are there any waste dumps, disposal sites or landfills in the vicinity of the property? **Subject property is an abandoned mining community; seller is unaware of any known hazards as a result of prior mining. Tailing piles, as a result of prior mining, do exist in the general area but not likely on Lot 29**
- B. Are there any manufacturing, quarrying or other uses or conditions in the vicinity of the property which cause smoke, smell, noise or other pollution? **Seller is unaware of any such facilities in the area.**
- C. Are there any abandoned coal or other mine shafts under or in the general vicinity of the property? **Subject property is an abandoned mining community; seller is unaware of any known hazards as a result of prior mining. Buyer is encouraged to inspect the property prior to purchase.**
- D. Are you aware of any road or utility improvements planned that will affect and/or be assessed against the property? **No.**
- E. Are you aware of any zoning or land use changes planned or being considered that will affect the property? **No.**
- F. Has the Federal Aviation Administration rated the property neighborhood for aircraft noise? **No.**
- G. Is there water access included in the purchase of this property? **Yes; subject property is located on the island of Latouche. It is surrounded by the salt water of Prince William Sound.**

H. Are you aware of any building restrictions that may affect the value of this property? No; restrictions noted in the recorded Covenants, Conditions & Restrictions are applicable to those lots in official plat #79-3, Latouche Island Townsite Addn #1.

12. **AGREEMENT TO PAY FOR FUTURE PUBLIC IMPROVEMENTS**

A. Are there any recorded or unrecorded agreements or covenants requiring future lot owners to pay for any future public improvements including, but not limited to: roads, flood and/or stream water control, sewer, water, telephone, electrical, gas and/or other utilities? No.

13. **DEVELOPER INFORMATION**

A. Does the seller plan to install utilities as either a part of the purchase price and/or part of the marketing plan for the property? No development plans are in place or planned by the Seller.

14. **ATTACHMENTS**

A. Are there any attachments that are to be made part of this Disclosure? A copy of the Declaration of Covenants, Conditions and Restrictions for Latouche Island Townsite Subdivision, Addition No. 1.

15. **OTHER**

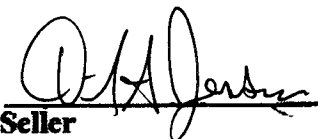
- A. Are you aware of anything else which would adversely affect the value or desirability of the property? No.
- B. Are there any government protected or declared endangered wildlife on or in the vicinity of the property? None that the seller is aware of.
- C. Are there any loans tied to this property? No.

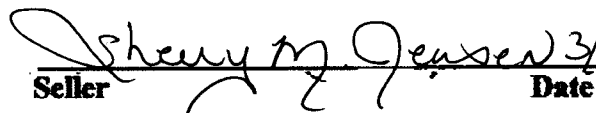
16. **REMARKS**

Buyer is encouraged to personally inspect subject property prior to closing.

Based on only one examination of the property, the top 1/3 of the land is covered with spruce and is well drained which means it may be a good building site. The lower part of the lot adjacent to the road is covered with muskeg - i.e. peaty soils, very soft and wet

The foregoing information is furnished to the best knowledge of the Seller, after careful consideration of each of the questions.

 3/15/2020
Seller Date

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