

**Seller's Real Estate Disclosure Statement for Unimproved Property**

(To be completed by Seller when property is listed)

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1 Please answer each of the following questions. If you do not know the answer or have checked anything in the left-  
2 hand column, please explain why in the space provided at the end of this form.

3  
4 Property Address or Location:

5 000 Clam Cove, Ketchikan, AK 99901

6 Legal Description:

7 Survey No. 1334, ATS 427 Lot B

8 Real Property Tax ID Number:

9 305710001000 & 305710001000ATS1

10 Owner's Name(s) (please print):

11 Garry Stensland ALMINA STENSLAND TESTAMENTARY TRUST, GARRY STENSLAND, TTE

*Please  
Fill out  
Disclosures*

12 \* 1. How long have you owned the property? 100 years

13  
14  
15 2. **ENCROACHMENTS/EASEMENTS.** (e.g. fences, buildings, rockeries, driveways,  
16 garden, etc.)

17 \*  Yes  No A. Does anything on your property extend onto (encroach on) your neighbor's property?

18 \*  Yes  No B. Does anything on your neighbor's property extend onto (encroach on) your property?

19 \*  Yes  No C. Are you aware of any easements or other's rights affecting the property?  
20 (If yes, describe in the remarks space below)

21 \* 3. **ACCESS.** If the property is not on a public street:

22  Yes  No A. Is there a road or easement for access to the property?

23  Yes  No B. If your answer to A is "Yes," is it recorded?

24  Yes  No C. If the road or access is shared with any other property, is there a written agreement  
25 for sharing the maintenance and repair costs?

26  Yes  No D. If your answer to C is "Yes," is a copy attached to this form?

27  Yes  No E. If the road or other access is improved, is there any standing or running water,  
28 flooding or mud that affects use of the access during any time of the year?

29  
30  
31 4. **SURVEY.**

32 \*  Yes  No A. Has the property ever been surveyed?

33 \*  Yes  No B. If your answer to A is "Yes," is a copy of the survey attached?

34  
35 5. **PROPERTY BOUNDARIES.** Describe the property boundaries: (e.g. fence, hedge,  
36 survey stakes, rockery, etc.)

37 North line: SEE ATTACHED LINE DRAWINGS OF:

38 South line: US Survey 1334,

39 East line: exceptions, and

40 West line: ATS 427 Lot B

41  
42  
43 6. **ZONING & RESTRICTIONS.**

44 \*  Yes  No A. The present zoning of the property is UNKNOWN - proposed RR/CL & RL/CL

45 \*  Yes  No B. Are you aware of any restrictions on use of the property, including future  
46 construction?

47 \*  Yes  No DON'T C. Is the property or any part of it in a designated shoreline master plan, slide area,  
48 KNOW wetland or other environmentally sensitive area?  
49

\* Please see attached Notes and Comments for additional information

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**7. SOIL STABILITY & CONTAMINATION.**

- Yes  No A. Are you aware of any settlement, earth movement, cracking, slides or similar problems on the property or in the immediate area?
- Yes  No B. To the best of your knowledge, has any part of the property been built up with fill dirt, waste or other material?
- Yes  No C. Has there ever been a service station, auto repair shop, dry cleaners, printing shop, manufacturing facility, or any other use of the property which might have contaminated the soil?
- Yes  No D. Has the property been tested for hazardous waste contamination? (If "Yes," attach a copy of the inspection report.)
- \*  Yes  No DON'T KNOW E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If "Yes," describe in the remarks space below.)

**8. FLOODING OR SEEPAGE.**

- \*  Yes  No ??? A. Is there standing water on the property during any time of the year?
- Yes  No B. If your answer to A is "Yes," have you done anything to correct the problem?
- Yes  No ??? C. Is the property located in the designated flood zone or flood plain?

**9. SEWAGE.**

- \*  Yes  No A. Is the property served by:  public sewer main  septic tank system  other disposal system (describe): NONE
- Yes  No B. Where is the nearest public sewer main located?  Across the \_\_\_\_\_ side(s) of the property  Other (describe): ? Airport ?
- Yes  No C. If there is a sewer main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the sewer?
- D. If your answer to C is "Yes," how much is the charge? \$ \_\_\_\_\_

**10. PUBLIC WATER.**

- \*  Yes  No A. Is the property served by a public water main?
- Yes  No B. Where is the nearest water main located?  Across the \_\_\_\_\_ side(s) of the property  Other (describe): ? Airport ?
- Yes  No C. If there is a water main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the water main?
- D. If your answer to C is "Yes," how much is the charge? \$ \_\_\_\_\_

THERE IS NO WELL

**11. WELL.** If the property is served by a water well:

- Yes  No A. Is it a private well serving only this property? If yes, provide location, depth, source: \_\_\_\_\_
- Yes  No B. Will it provide an adequate year round supply of water for the property?
- Yes  No C. Have water samples been submitted to the Health Department for testing?
- Yes  No D. If your answer to C is "Yes," did the water samples tested meet present government public drinking standards?
- Yes  No E. Does the well system operate satisfactorily (e.g. pipes, tank, pump, etc.)?
- Yes  No F. If the well serves anyone other than your property, is there a written maintenance agreement for sharing costs of repair or replacement?
- Yes  No G. If your answer to F is "Yes," is a copy of the agreement attached to this form?

**12. ELECTRICITY & GAS.**

- \*  Yes  No A. Is the entire property served by electricity (except for any electrical power lines that will have to be constructed from the property line to serve any construction on the property)?
- B. If your answer to A is "No," where are the nearest electric power lines located? Describe: \_\_\_\_\_

Form 7083. Revised 05/12.

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1 1  
Buyer(s)

[Signature]  
Seller(s)

\* Please see attached Notes and Comments for additional information

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\*  Yes  No

C. Is the entire property served by gas (except for any gas mains that will have to be constructed from the property line to serve any construction on the property)?

\*

D. If your answer to C is "No," where are the nearest gas mains located?  
Describe: UNKNOWN

\*

E. If the entire property is not served by gas mains and electrical power lines, how much will it cost to extend these to serve the property? Electric \$ \_\_\_\_\_ Gas \$ \_\_\_\_\_

**13. NEIGHBORHOOD.**

Yes  No

A. Are there any waste dumps, disposal sites or landfills in the vicinity of the property?

Yes  No

B. Are there any manufacturing, quarrying or other uses or conditions in the vicinity of the property, which causes smoke, smell, noise or other pollution?

Yes  No

C. Are there any abandoned coal or other mine shafts under or in the general vicinity of the property?

\*  Yes  No ???

D. Are you aware of any street or utility improvements planned that will affect and/or be assessed against the property?

\*  Yes  No ???

E. Are you aware of any zoning or land use changes planned or being considered that will affect the property?

\*  Yes  No ???

F. Has the Federal Aviation Administration rated the property neighborhood for aircraft noise?

\*  Yes  No

G. Is there water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes," how or where are these rights defined?

\*  Yes  No ???

H. Are you aware of any building restrictions that may affect the value of this property? If "Yes," please explain.

**14. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.**

Yes  No

A. Are there any recorded or unrecorded agreements or covenants requiring future owners of the property to pay for (and/or waiving the right to protest) future public improvements including, but not limited to: roads or streets; flood and/or storm water control; street lighting; sewer, water, telephone, electrical, gas and/or other utilities?

**15. DEVELOPER INFORMATION.**

A. If this information relates to a development where the owner plans to install utilities as either a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for installation on the following:

NOT APPLICABLE

Electric	Date _____	Source _____
Natural Gas	Date _____	Source _____
Public Water	Date _____	Source _____
Public Sewer	Date _____	Source _____
Paved Streets	Date _____	Source _____
Street Lights	Date _____	Source _____

**16. OTHER.**

Yes  No

A. Are you aware of anything else which would adversely affect the value or desirability of the property?

Yes  No

\* B. Are there any government protected or declared endangered wildlife on or in the vicinity of the property?

Yes  No

C. Are there any loans tied to this property? If "Yes," please disclose.

\_\_\_\_\_  
Buyer(s)

G. L. S.  
Seller(s)

\* Please see attached Notes and Comments for additional information

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1 All items (1-16) which are either not answered or are checked in the left hand column must be explained below.  
2 Please add a separate sheet if there is insufficient room.  
3

4 Item Number                      Remarks  
5

6 PLEASE SEE ATTACHED NOTES AND COMMENTS REGARDING SELLER'S REAL ESTATE  
7 DISCLOSURE STATEMENT FOR UNIMPROVED PROPERTY  
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13 The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of  
14 the questions. I/We understand that representations will be made to prospective based on the foregoing in-  
15 formation, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harmless  
16 the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing infor-  
17 mation is incorrect.

**Seller Signature(s)**

1: Gary L. Stensland, TTE 2: \_\_\_\_\_ 3: \_\_\_\_\_  
Gary Stensland, TTE - Almina Stensland Testamentary Trust

18 Date August 12, 2013 Time: 8:AM  a.m. \_\_\_\_\_ p.m.

**Buyer's Notice and Receipt of Copy**

19  
20 **Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for  
21 determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is  
22 the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following  
23 locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Pub-  
24 lic Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).  
25

26 The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agencies as  
27 illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these  
28 properties, go to <http://www.dec.state.ak.us>.  
29

30 **Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for  
31 determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transac-  
32 tion, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow,  
33 smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconven-  
34 iences or discomforts as a result of lawful agricultural operations.  
35

36 The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer under-  
37 stands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure  
38 statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed  
39 copy of this statement from the Seller or any licensee involved or participating in this transaction.

**Buyer Signature(s)**

1: \_\_\_\_\_ 2: \_\_\_\_\_ 3: \_\_\_\_\_

Date \_\_\_\_\_ Time: \_\_\_\_\_ a.m. \_\_\_\_\_ p.m.

## Disclosure Statement Addendum

### Item # 1

Property has been in the family for 100 years, but I was appointed Trustee on July 7, 2005.

### Item # 2

**2A** water line from Round Lake (water right) slightly over west side line at lake for about 50 yds.

**2B** (1) Float for ingress and egress for neighboring parcels is on property tideland on west side of Clam Cove.

(2) Waterline from lake is used by adjacent properties in cove.

**2C** (1) Deep water access for neighbors

(2) Electric power line easement

(3) Public road through property (leads to airport)

(4) Deed of Trust payable to Beneficiaries of Estate of Minnie Roberts.

(5) Buyer should review full title report for additional State and Federal easements, conditions, and restrictions regarding the tidelands.

### Item #3

Public gravel road passes through property to the airport where there is ferry service. Other access by tidelands and boat access.

### Item #4 & 5

The Estate of Almina Stensland and the resulting Almina Stensland Testamentary Trust have not commissioned a survey.

### Item #6

**6A** see 2005 Gravina Island Plan by Ketchikan Gateway Borough lists property as RR/CL & RL/CI

**6B** Stream in Cove has been identified as a Salmon Stream.

**6C** Not sure if the 2005 Gravina Island Plan by Ketchikan Gateway Borough is a proposal or legally enforceable planning of some sort. Also note comment about stream in cove identified as a Salmon Stream above.

### Item # 7

**7 E** The property is so large that I just don't know.

### Item # 8

**8 A,B,C** The property is very large with several lakes and small streams, and a portion of it is tidal land.


### Item #9

There is no sewage disposal in place on the property at this time.

### Item #10

There is no public water supply. There are water rights to Round Lake, and the water is shared by other houses in Clam Cove.

**10B** A connection to the private water line from Round Lake would need to be made. This is not a public water supply.

  
5-07-10

**Item #12**

Power lines right-of-way runs through property. Hook-ups and lines would need to be run to desired locations.

**12 C, D, E** I know of no gas mains to the island. I expect most residents use gas cylinders to bring gas across from Ketchikan.

**Item #13**

**13D** Not sure if 2005 Gravina Island Plan by Ketchikan Gateway Borough is official policy, or a proposal.

**13E** Not sure if 2005 Gravina Island Plan by Ketchikan Gateway Borough is official policy, or a proposal.

**13F** Unknown - Airport is a few miles away.

**13G** Patented tidelands are part of the property, and some lakes are wholly contained within the property, there are also drinking water rights to Round Lake on the NW border of the property.

**13H** Not sure if 2005 Gravina Island Plan by Ketchikan Gateway Borough is official policy, or a proposal.

**Item #16**

**16B** Identified salmon stream in Clam Cove, and other typical native wildlife.

**16C** Loan secured by trust deed, to be satisfied upon sale of the property.

  
6.8.10