

VACANT LAND PROPERTY INFORMATION PROFILE

OWNERS Altiro Properties, LLC Karen Parasynchuk

PROPERTY ADDRESS NHN Merhar Ave, Fairbanks, AK 99701

LEGAL DESCRIPTION Lot 2 Bentley Brothers Subdivision

To the best of your knowledge:

1. Are you aware of any soil contamination (e.g., fuel, oil, gasoline or other hazardous waste) on this property? No Yes

2. Are you aware of any buried items: (old foundations, fuel tanks, electric lines, vehicles, septic systems etc)? No Yes

If yes, please describe _____

3. Have there been any past or present drainage problems? No Yes

4. Excessive ground water? No Yes

5. Do you have, or have you had, any shifting or settling due to frost or any other cause on your property? No Yes

6. Do you have a drill log? No Yes

7. Is property located wholly or partially within a Flood Hazard Zone? No Yes

8. Are you aware of any easements or encroachments attached to your property? No Yes

If yes, please describe: Marque and driveway access are shared with 506 Merhar Ave.

9. Are you aware of any code or covenant violations? No Yes

If yes, please describe: _____

10. Do you have a copy of a "survey" or a "plot"? No Yes

If yes, have there been any changes? Pending build to suit and shared parking with 506 Merhar Ave.

11. Have you located survey monuments/stakes at each corner of the property? No Yes

If no, please explain: _____

12. Is there a dedicated easement to the property? No Yes

If yes, please explain: _____

13. Is there a dedicated road to access the property? No Yes

If no, please explain: _____

14. Have you had any assessment notification (street, sewer, water, lights, etc.)? No Yes

If yes, describe: _____

15. Do you know of any violation(s) of government regulations, ordinances, zoning laws or covenants? No Yes

Who has responsibility for road maintenance? LOWES & FNSB Fire service? FNSB

Representations made originate with the Seller and may be subject to inaccuracy. Buyer has taken all steps necessary to independently investigate the accuracy, completeness and adequacy of any and all representations of information furnished in this transaction and furthermore hold Alaska Commercial Prproperties, principles, agents and subagents harmless from any and all liability arising from said representation.

This Property Information Profile is furnished by the Seller for review, approval and acceptance by the Buyer. The undersigned acknowledge receipt hereof.

DocuSigned by: Karen Parasynchuk 10/23/2018 3:02:00 PM MST
Date _____ Date _____
Seller/Owner Buyer
Altiro Properties, LLC Karen

Date _____ Date _____
Seller/Owner Buyer

Greater Fairbanks Board of REALTORS®
(Submitted 09/00) Form: Land Profile©

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Merhar Lot