

Environmental, Utilities & Structural Disclosure Summary

This summary is an overview of historical environmental documentation, utilities, and recent building repairs. All matters described below are **documented, resolved, and non-issues for current ownership**.

Property: 5320 W Parks Highway, Wasilla, Alaska

Current Use: Green Rave, LLC (retail facilitators)

DEC / Underground Storage Tanks (USTs) — Historical & Closed

This property previously operated as a fuel station in the early 1990s. Three underground storage tanks were **professionally removed in 1993**, and a full site assessment and remediation were completed under Alaska Department of Environmental Conservation (DEC) oversight.

Any petroleum-impacted soil discovered at that time was **excavated, treated, and managed under an approved corrective action plan**. DEC records confirm that the release was addressed and closed.

There are no active tanks, no open DEC cases, no cleanup requirements, and no regulatory restrictions tied to this property today.

This is a **historical and fully resolved matter**.

Soil & Groundwater — Remediated and Closed

Limited contamination was found only near former fuel dispenser piping (not at the tanks themselves). Impacted soil was removed and treated. Environmental engineers concluded:

- The source was **old piping**, not site conditions
- The affected area was **localized and addressed**
- **No further action is required**

This means there is **no current environmental liability or use restriction** on the property.

Water System — Private & Compliant

The on-site well is classified by DEC as a **Private Water System**. It is not subject to public drinking water regulations.

Water is for staff use only and is:

- Properly classified
- Not in violation
- Not under any monitoring or enforcement orders

This is a **standard, compliant private commercial well**.

Septic / Wastewater — No Violations or Orders

DEC correspondence confirms the wastewater system was reviewed as part of the environmental process and **no violations, failures, or compliance actions** exist related to septic or wastewater systems.

There are **no open requirements or mandated upgrades**.

Roof & Structural Repairs — Insurance-Approved

The roof sustained wind damage in 2025 and was inspected by State Farm.

Insurance issued a full repair scope and pricing for both buildings.

This confirms:

- Damage was **weather-related**
- Repairs are **documented and priced**
- There is **no structural defect or hidden condition**

This is a **standard insurance claim**, not a property defect.

Easements, Utilities & Access — Standard Commercial Infrastructure

The MEA utility easement and borough driveway permit are **normal site features** that provide legal access, power, and service corridors. They do **not restrict use, leasing, or redevelopment** of the property.

BUYER ASSURANCE

All referenced environmental, utility, and structural matters are historical, resolved, documented, and non-issues for ownership. To the best of the knowledge of the Sellers and the Listing Brokerages, there are **no open DEC cases, no active remediation requirements, and no regulatory restrictions** affecting the use or value of the property. All parties have disclosed all available information in their possession.