



Schilling Commercial Real Estate, LLC

## BUILDING & LAND

FOR SALE

7877 W DOUGLAS LANE, WASILLA,  
ALASKA

### CURRENT USE RETAIL



Asking Price \$1,800,000

Building: 12,000+/- Square Feet

Lot: 669,517+/- Square Feet (15.37 Acres)

Call or email for a full marketing package

Paul L. Schilling, Broker: Direct (907) 792-5585 Email [paul@schillingak.com](mailto:paul@schillingak.com)

Schilling Commercial Real Estate, LLC.



# Schilling Commercial Real Estate, LLC

## SUMMARY

Schilling Commercial Real Estate, LLC is proud to present 7877 W. Douglas Lane, Wasilla, Alaska. The building was constructed in 2018 and is a one-story, clear-span commercial retail space located on South Knik Goose Bay Road. The property offers approximately 12,000+/- square feet of retail, receiving, and storage. The current configuration of space consists of 9,600 +/- square feet of retail space, 2,400+/- square feet of receiving/storage, and a small office area. The building is located on a 15.37-acre site.

To arrange a tour of the property, please call Paul L Schilling, Broker at (907) 229-0738 or email [paul@schillingak.com](mailto:paul@schillingak.com)

## **Salient Facts**

**MLS #:** 21-7556

**SITE:** Wasilla, Alaska

**STREET ADDRESS:** 77877 West Douglas Drive.

**TAX PARCEL:** 5741000L001

**ZONING:** Un-zoned

**LEGAL DESCRIPTION:** Patricia Lot 1

**OWNER:** First National Bank Alaska

**PROPERTY USE:** Retail (Current use hardware store)

**SITE DATA:** The subject site kidney shaped, the property is level,

**AGE:** Built 2018

**LOT SIZE:** 669,517+/- (15.37-acres)

**BUILDING SQUARE FOOTAGE:** 12,000+/-

**UTILITIES:** Electricity, phone and natural gas are on-site. The property has on site well and septic system.

**SALE PRICE:** \$1,800,000

**ACCESS:** The property is located at mile 9 just off South Knik Goose Bay Road in Wasilla, Alaska.

**BUILDING TYPE:** Commercial.

**STRUCTURE:** Steel framed, covered with prefinished vertical metal siding.

**ROOF:** Metal sloped roof.

**CEILING HEIGHT:** 16+/- ft.

**OVER HEAD DOORS:** One (10 x 10).

**MECHANICAL:** The building has two gas fired rooftop RTU's.

**ELECTRIC:** Three phase power.

**PARKING:** 43 spaces, paved parking lot.

**AMERICAN WITH  
DISABILITIES AMENDMENT:** Building is ADA Compliant.

**ASSESSED VALUE 2021**

**LAND:** \$ 167,300

**BUILDING:** \$ 872,800

**TOTAL:** \$1,040,100

**PROPERTY TAXES  
2020:** \$ 16,963.00

**BUILDING STATUS:** Vacant

**LEGEND**

- These standard symbols will be found in the drawing.
- (M) MEASURED DATA
  - (R) RECORD DATA
  - EX. EXISTING
  - FOUND 5/8" REBAR
- ALL OTHER CORNERS ARE 1/4" REBAR + 30" CONC. W/ RED CAP. \*DCCAMP 2071-S\*



**CERTIFICATE OF MEMBERSHIP & DEROGATION**  
 I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREIN IS THE PROPERTY OF THE SUBDIVISION BY THE USE OF WHICH THE MATANGA-SUSTINA SUBDIVISION AND GRANT ARE TO THE USE SHOWN.

**NOTARY'S ACKNOWLEDGMENT**  
 SUBSCRIBED AND SIGNED TO RETURN ME THIS 11th DAY OF JULY 2004 AT WASILLA, ALASKA.

**NOTARY FOR THE STATE OF ALASKA**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID TO THE SATISFACTION OF THE SUBDIVISION RECORDING DISTRICT, WHICH THIS PLAN IS LOCATED IN.

**PLANNING AND LAND USE DIRECTOR'S CERTIFIC**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID TO THE SATISFACTION OF THE SUBDIVISION RECORDING DISTRICT, WHICH THIS PLAN IS LOCATED IN.

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID TO THE SATISFACTION OF THE SUBDIVISION RECORDING DISTRICT, WHICH THIS PLAN IS LOCATED IN.

**PLANNING AND LAND USE DIRECTOR'S CERTIFIC**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID TO THE SATISFACTION OF THE SUBDIVISION RECORDING DISTRICT, WHICH THIS PLAN IS LOCATED IN.

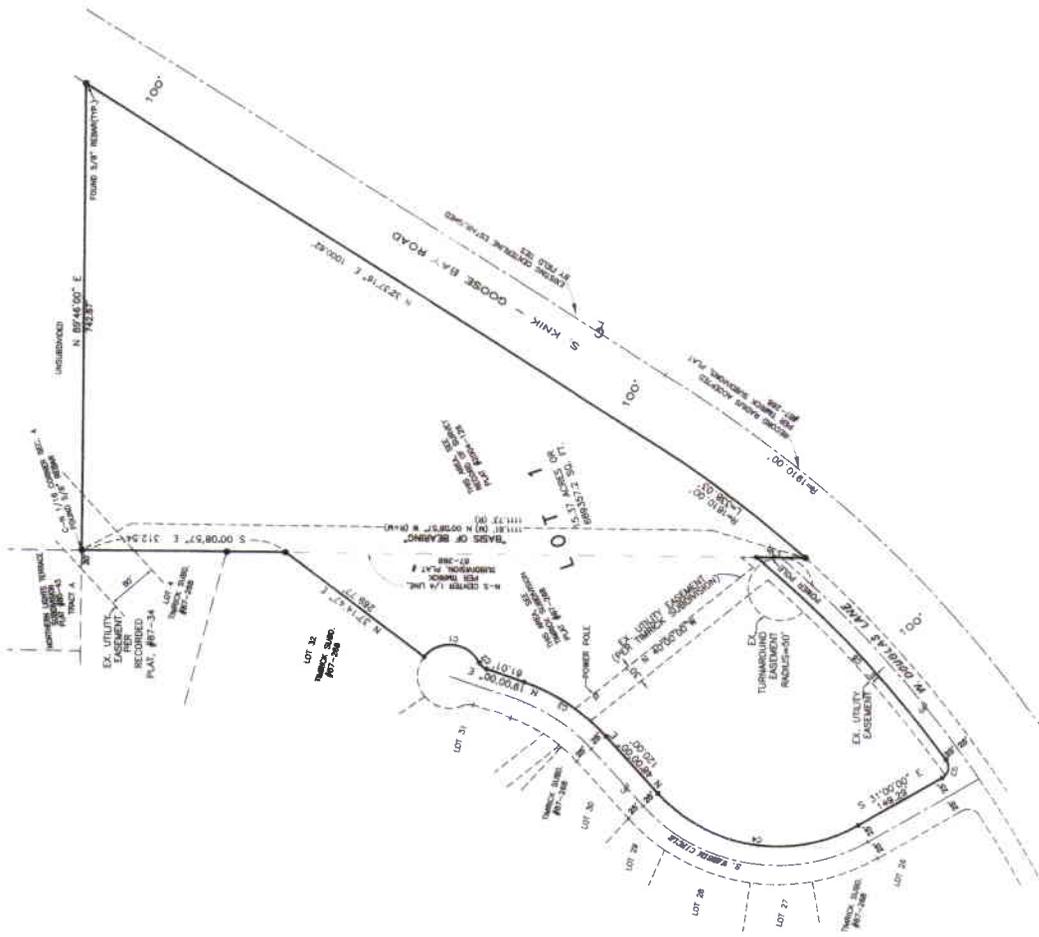
**NOTES:**  
 1) THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LANDOWNER TO OBTAIN A DETERMINATION OF THE APPLICABLE REQUIREMENTS THAT APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

2) NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE TREATMENT SYSTEM HAS BEEN LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THE DEVELOPMENT OF THIS SUBDIVISION. PLAT AND RECORDING DISTRICT, WHICH THIS PLAN IS LOCATED IN.

3) ALL DISTANCES ARE RECORDED AND MEASURED EXCEPT WHERE NOTED.

4) COMMENTS, CONDITIONS, AND RESTRICTIONS REGARDING THE TERMS AND PROVISIONS THEREOF ARE SET FORTH ON PAGE 11/13/97.

5) THIS PLAN IS SUBJECT TO THE TERMS AND PROVISIONS OF THE DEEDS AND INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THE DEVELOPMENT OF THIS SUBDIVISION. PLAT AND RECORDING DISTRICT, WHICH THIS PLAN IS LOCATED IN.



**SURVYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT ALL PROPERTY SHOWN AND LOCATED TO PRACTICE HEREON IS THE PROPERTY OF THE SUBDIVISION BY THE USE OF WHICH THE MATANGA-SUSTINA SUBDIVISION AND GRANT ARE TO THE USE SHOWN. I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID TO THE SATISFACTION OF THE SUBDIVISION RECORDING DISTRICT, WHICH THIS PLAN IS LOCATED IN.

**LINE TABLE**

LINE	BORING	DEPTH
1	1	10.0'
2	2	12.0'
3	3	14.0'
4	4	16.0'
5	5	18.0'
6	6	20.0'
7	7	22.0'
8	8	24.0'
9	9	26.0'
10	10	28.0'
11	11	30.0'
12	12	32.0'
13	13	34.0'
14	14	36.0'
15	15	38.0'
16	16	40.0'
17	17	42.0'
18	18	44.0'
19	19	46.0'
20	20	48.0'
21	21	50.0'
22	22	52.0'
23	23	54.0'
24	24	56.0'
25	25	58.0'
26	26	60.0'
27	27	62.0'
28	28	64.0'
29	29	66.0'
30	30	68.0'
31	31	70.0'
32	32	72.0'
33	33	74.0'
34	34	76.0'
35	35	78.0'
36	36	80.0'
37	37	82.0'
38	38	84.0'
39	39	86.0'
40	40	88.0'
41	41	90.0'
42	42	92.0'
43	43	94.0'
44	44	96.0'
45	45	98.0'
46	46	100.0'

**LINE TABLE**

LINE	BORING	DEPTH
1	1	10.0'
2	2	12.0'
3	3	14.0'
4	4	16.0'
5	5	18.0'
6	6	20.0'
7	7	22.0'
8	8	24.0'
9	9	26.0'
10	10	28.0'
11	11	30.0'
12	12	32.0'
13	13	34.0'
14	14	36.0'
15	15	38.0'
16	16	40.0'
17	17	42.0'
18	18	44.0'
19	19	46.0'
20	20	48.0'
21	21	50.0'
22	22	52.0'
23	23	54.0'
24	24	56.0'
25	25	58.0'
26	26	60.0'
27	27	62.0'
28	28	64.0'
29	29	66.0'
30	30	68.0'
31	31	70.0'
32	32	72.0'
33	33	74.0'
34	34	76.0'
35	35	78.0'
36	36	80.0'
37	37	82.0'
38	38	84.0'
39	39	86.0'
40	40	88.0'
41	41	90.0'
42	42	92.0'
43	43	94.0'
44	44	96.0'
45	45	98.0'
46	46	100.0'

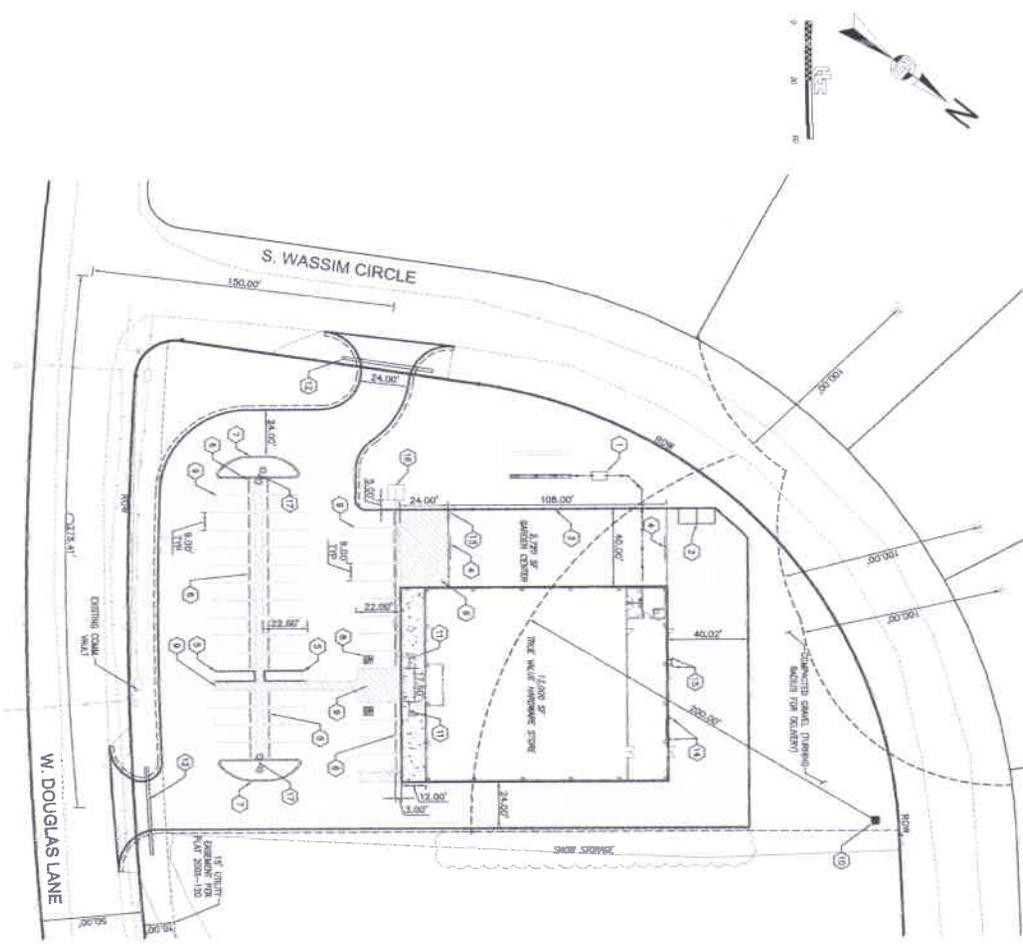
**2071-S RICHARD K. D'COMP 07-11-05**  
 MEASURED LAND SURVEY

**A PLAT OF PATRICIA SUBDIVISION**  
 A REPLAT OF LOTS 33, 34, 35, 4 TRUCK SUBDIVISION, PLAT # 87-264 THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW 1/4 OF SECTION 2, T24N, R10E, S4E) RECORDING DISTRICT, THIRD JUDICIAL DISTRICT OF ALASKA, EXCEPTING THEREFROM THE NORTHWESTERLY LINE OF GOOSE BAY RIGHT-OF-WAY.

CONTAINING 15.37 ACRES, MORE OR LESS.

**KEY DCCAMP - LAND SURVEY**  
 P.O. BOX 875914, WASILLA, ALASKA 99701  
 PHONE: (907) 378-3208

DRAWN BY: RCO, JR. DATE: DECEMBER 2004  
 CHECKED BY: RCO DRAWING SCALE: 1" = 100'



**PARKING**

STANDARD SPACES (CUSTOMERS)	34
STANDARD SPACES (EMPLOYEES)	7
ACCESSIBLE SPACES	2
<b>TOTAL SPACES</b>	<b>43</b>

**IMPROVEMENT NOTES**

- 1- CONSTRUCT 1.000 GAL SEPTIC TANK AND DRAIN FIELD
- 2- FENCE RESTRICTED ACCESS BY OTHERS (MCL)
- 3- CONSTRUCT 6'-FOOT HIGH CHAIN LINK FENCE W/ 3 STANDARD BARRIER GATES TO OUTSIDE OF PERMITS
- 4- CONSTRUCT 12'-FOOT HIGH CHAIN LINK FENCE (MANUAL) W/ 3 STANDARD BARRIER GATES TO ROLL TOWARDS BUILDING
- 5- FURNISH AND INSTALL CONCRETE NUMBER 8M-1 (COLOR RED) CURB CORNER, GR EQUAL
- 6- CONSTRUCT TACK DOWN EXPOSED CONCRETE REINFORCING BARS
- 7- CONSTRUCT TACK DOWN EXPOSED CONCRETE REINFORCING BARS
- 8- ACCESSIBLE MARKING SYMBOL (72X72)
- 9- TRAFFIC MARKINGS AS SHOWN (3-INCH YELLOW PAINT)
- 10- CONSTRUCT PORTABLE WASTE WHEEL PER CLASS A STANDARDS (MIN 5 GPM)
- 11- FURNISH AND INSTALL 67-24 AND 67-24-5000
- 12- FURNISH AND INSTALL 1/2" CAP OVERFLOW COLLECTOR
- 13- CONSTRUCT 2'-FOOT WIDE WALK GATE W/ 3 STANDING MARKINGS
- 14- CONSTRUCT STEEL BOLTS/BARS EACH SIDE OF OVERHEAD DOOR
- 15- CONSTRUCT STEEL BOLTS/BARS EACH SIDE OF GARAGE DOOR, SEE REVISIONS, 2-SETS FOR METEOR LOCATION
- 16- CONSTRUCT SIGNWALL
- 17- FURNISH LOT LIGHTING, SEE ELECTRICAL DRAWINGS



625 S COBB ST  
PALMER, AK  
T: 907.746.6670  
F: 907.746.6680  
wolfarchitecture.com

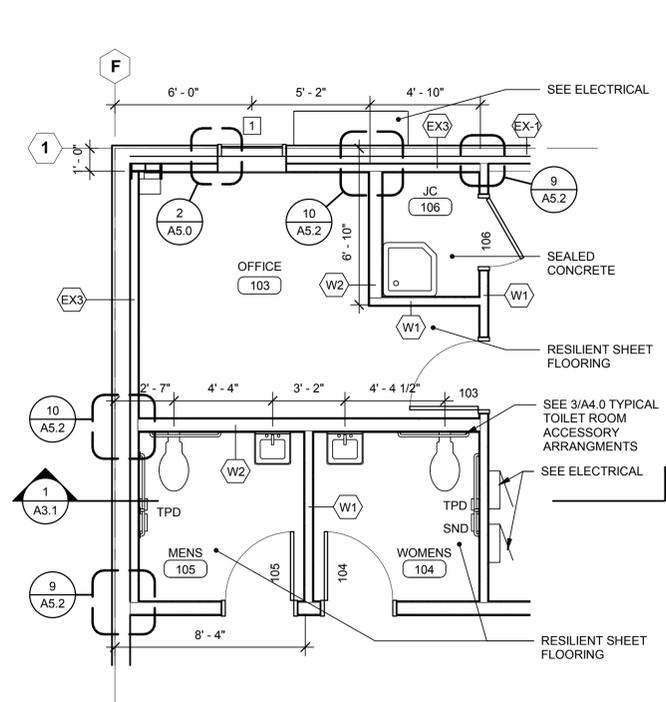


TRUE VALUE HARDWARE  
CONSTRUCTION DOCUMENTS  
BRIDGE MANAGEMENT SERVICES  
1071 LYNNCH BLDG WASSIM, PALMER, ALASKA 99664



1075 Check St. Ste 211  
Wasilla, AK 99654  
Ph. 907-357-6770  
Fax. 907-357-6750  
License No. AECC957

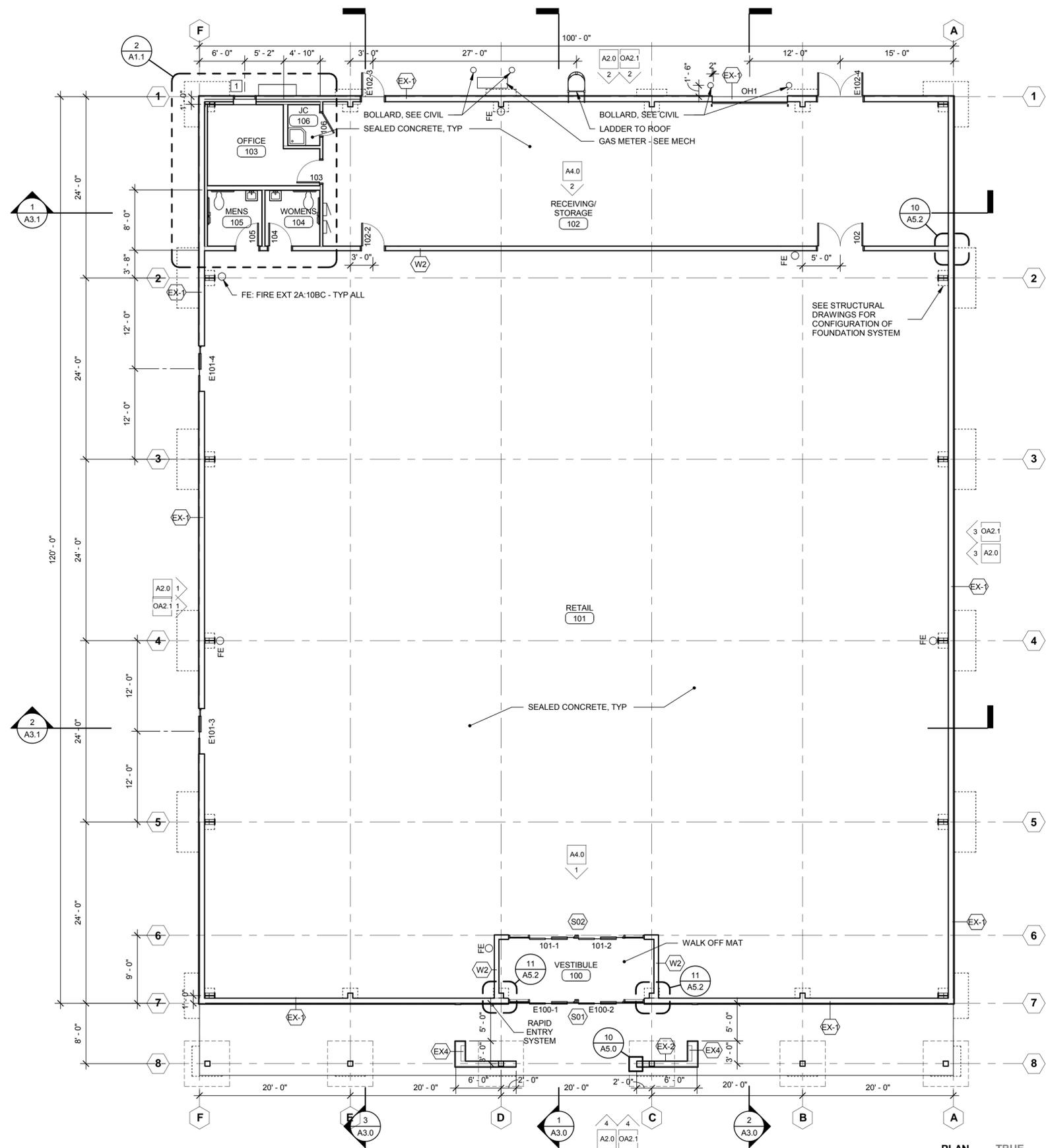
PROJECT	1730
DATE	10/1
CLIENT	TJA
SCALE	1/2" = 1'-0"
DATE	12-11-2017
FILE	1730-1730-01



**2 FIRST FLOOR ENLARGED PLAN**  
Scale: 1/4" = 1'-0"

**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DRAWINGS, DIMENSIONS, SPECIFICATIONS AND SCHEDULES PRIOR TO PROCEEDING WITH ANY WORK OF FABRICATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY UNCERTAINTY OR DISCREPANCY.
2. DRAWINGS SHALL NOT BE SCALED.
3. WHERE NOTES ON THE DRAWINGS INDICATE A CONDITION AT ONE LOCATION, WHETHER INDICATED AS TYPICAL OR NOT, THE NOTE SHALL APPLY TO ALL SIMILAR LOCATIONS UNO.
4. SEE SHEET G0.02 FOR SYMBOLS, & ABBREVIATIONS, ETC.
5. SEE SHEET G1.02 FOR CODE PLAN
6. SEE REFLECTED CEILING PLAN A1.3
7. DIMENSIONS ARE TYPICALLY TAKEN TO GRID LINE, CENTERLINE OF STRUCTURAL COLUMN, OR FACE OF STUD UNLESS NOTED OTHERWISE OR INDICATED ON DETAILS.
8. ALL BUILDING SIGNAGE AND IDENTIFYING DEVICES TO COMPLY WITH THE REQUIREMENTS OF THE ADA (AMERICANS WITH DISABILITIES ACT).
9. EXTERIOR METAL STUD SIZES ARE AS SPECIFIED IN STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL SPECIFIC REQUIREMENTS.
10. ALL GYPSUM BOARD PRODUCTS TO BE TYPE 'X' GYPSUM BOARD UNLESS NOTED OTHERWISE.
11. REFER TO ENLARGED PLANS FOR DIMENSIONS & NOTES. SEE ALSO DOOR/RELITE SCHEDULE AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
12. REFER TO LANDSCAPE AND CIVIL PLANS FOR INFORMATION OUTSIDE THE BUILDING, INCLUDING WALKS, DRIVES, CURBS, ETC.
13. PROVIDE SOLID BLOCKING AT ALL CASEWORK AT TOP AND BOTTOM OF UPPERS AND AT TOP OF COUNTERS AND LOWER CABINETS. ALSO PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED/SUPPORTED ITEMS INCLUDING TV BRACKETS, SHELVES, MARKER BOARDS, ETC..
14. PROVIDE FIRE EXTINGUISHER WHERE INDICATED AS 'FE' ON CODE PLANS.
15. COORDINATE WITH ELECTRICAL AND STRUCTURAL FOR LOCATION OF FLOOR OUTLETS. INSTALL PER ELECTRICAL/STRUCTURAL REQUIREMENTS AND PER DETAILS.



**FIRST FLOOR PLAN**  
Scale: 1/8" = 1'-0"  
PLAN TRUE NORTH

PROJECT NO 1730  
DRAWN LR  
CHECKED GW  
DATE 12-04-2017  
FULL SIZE DRAWINGS: 22" x 34"

**TRUE VALUE HARDWARE**  
CONSTRUCTION DOCUMENTS  
BRIDGE MANAGEMENT SERVICES  
LOT 1, PATRICIA SUBDIVISION, WASILLA, ALASKA 99654



625 S COBB ST  
PALMIR, AK  
T: 907.746.6670  
F: 907.746.6680  
wolfarchitecture.com

**Wolf**  
ARCHITECTURE

SHEET CONTENTS  
FIRST FLOOR PLAN

**A1.1**



Looking northerly at subject from W Douglas Lane; Wassim Circle is on the left.



Looking northeasterly along W Douglas Lane; subject is on the left.



Looking westerly at subject from W Douglas Lane.



Looking northerly at subject building.



Looking at rear of building; well is on the right.



Rear of building.



Fenced storage yard located on the west side of building.



Rear of building.



Looking NE at excess land.



Looking easterly at excess land (left); KGB Rd. is in the background.



Looking NE along W Douglas Lane; subject excess land is on the left. KGB Rd. is on the right.



Looking northerly at subject excess land from W Douglas Lane.



Fenced storage yard located on the west side of building.



Rear of building.



Looking NE at excess land.



Looking easterly at excess land (left); KGB Rd. is in the background.



Store Entrance



Building Electric



Interior – rear, 20' wide partitioned area.



Small office / security room.



Interior; looking at the entrance.



Interior retail space.



Overhead Door for receiving.



Looking at subject from KGB Rd.



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 5741000L001

**Site Information**

Account Number	5741000L001	Subdivision	PATRICIA
Parcel ID	71092	City	None
TRS	S16N02W04	Map	OC04
Abbreviated Description (Not for Conveyance)	PATRICIA LOT 1		

Site Address: 7877 W DOUGLAS LN

**Ownership**

Owners	BRIDGE PROPERTY SERVICES	Buyers	
Primary Owner's Address	PO BOX 520050 BIG LAKE AK 99652	Primary Buyer's Address	

**Appraisal Information**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2021	\$167,300.00	\$872,800.00	\$1,040,100.00	2021	\$167,300.00	\$872,800.00	\$1,040,100.00
2020	\$167,300.00	\$899,400.00	\$1,066,700.00	2020	\$167,300.00	\$899,400.00	\$1,066,700.00
2019	\$167,300.00	\$894,000.00	\$1,061,300.00	2019	\$167,300.00	\$894,000.00	\$1,061,300.00

**Building Information**

Structure 0 of 1						
Residential Units	0	Use		Retail Bldg Material		
Condition	Standard	Design		Commercial		
Basement	None	Construction Type		Metal		
Year Built		2018 Grade		None		
Foundation	Poured Concrete	Building Appraisal		\$872800		
Well	Well 1 - Drilled Well	Septic		Septic - 1 - Septic Tank		

**Building Item Details**

Building Number	Description	Area	Percent Complete

Tax/Billing Information				Recorded Documents		Recording Info (offsite link to DNR)
Year	Certified	Zone	Mill	Date	Type	
2021	No	0030	::	4/27/2018	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2018-008216-0</a>
2020	Yes	0030	15.903			
2019	Yes	0030	16.029			

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

**Land and Miscellaneous**

Gross Acreage	15.37	Taxable Acreage	15.37	Assembly District	005	Precinct	08-140	Fire Service Area	130 Central Mat-Su	Road Service Area	017 Knik RSA
---------------	-------	-----------------	-------	-------------------	-----	----------	--------	-------------------	--------------------	-------------------	--------------

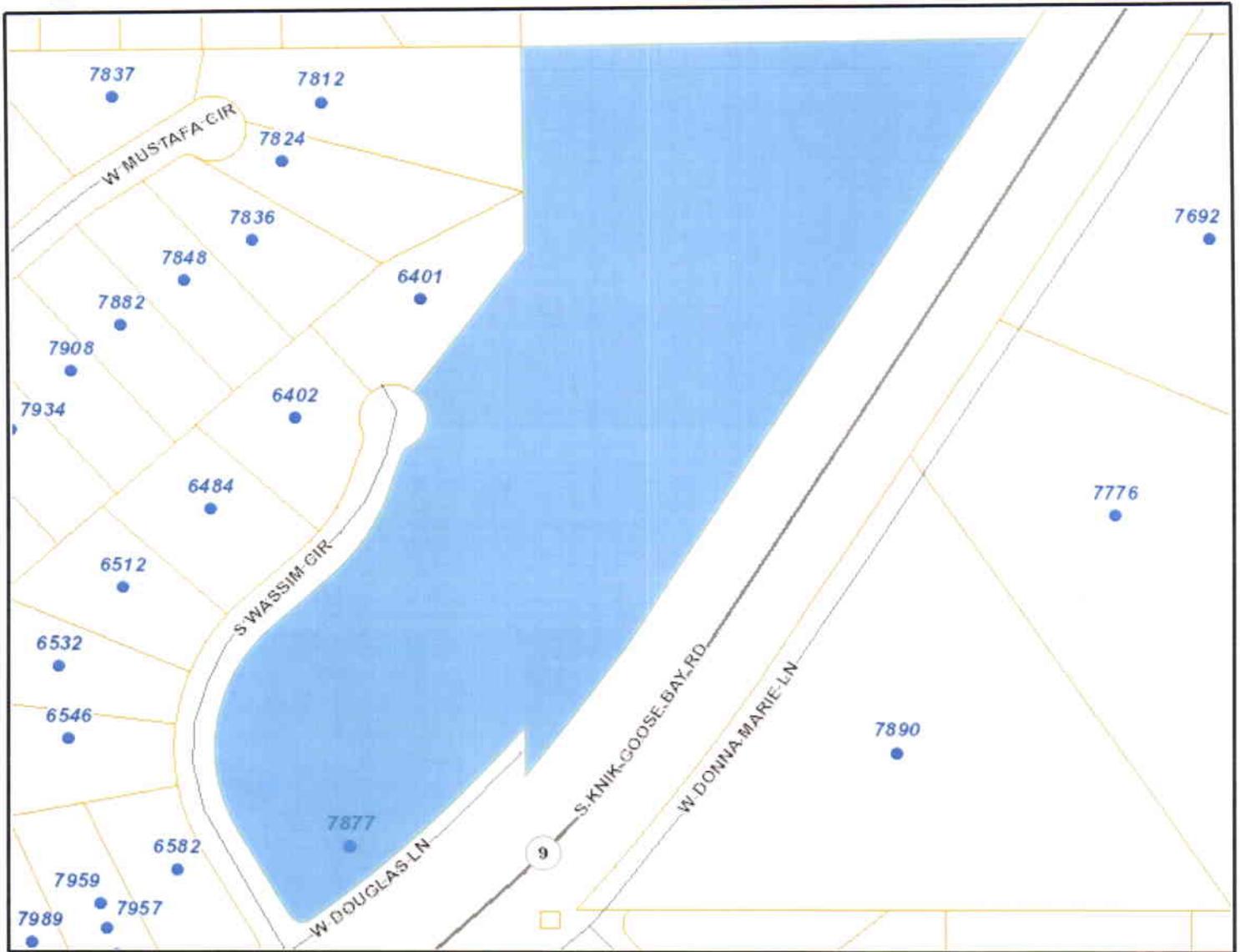
<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

Last Updated: 5/12/2021 12:00:18 AM



# Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

**Account ID:** 5741000L001

**Owner(s):** BRIDGE PROPERTY SERVICES INC

**General Owner:** PRIVATE

**Legal Description:** PATRICIA LOT 1



Parcel location within Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Report generated  
5/12/2021 4:10:53 PM

## DISCLAIMER

The information contained herein was obtained from the owners, their representatives or public information sources. While Schilling Commercial Real Estate, LLC. believes the information presented herein is deemed reliable, it is not guaranteed and Schilling Commercial, LLC makes no representations for the materials being provided. The reader is hereby encouraged to verify all information presented in this package for accuracy. The reader is also encouraged to check with their CPA and or attorney for any tax liability or legal implications.



# ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

## Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

***Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.***

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

## Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

## Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

## Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

**ACKNOWLEDGEMENT:**

I/We, \_\_\_\_\_ have read the information provided in this Alaska Real Estate  
*(print consumer's name(s))*

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that Paul L Schilling of Schilling Commercial Real Estate, LLC  
*(licensee name)* *(brokerage name)*

will be working with me/us under the relationship(s) selected below.

**(Initial)**

\_\_\_\_\_ **Specific assistance without representation.**

**Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

\_\_\_\_\_ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

\_\_\_\_\_ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: \_\_\_\_\_ Signature: Paul L Schilling  
*(Licensee)*

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
*(Consumer)*

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
*(Consumer)*

**THIS CONSUMER DISCLOSURE IS NOT A CONTRACT**