Seller's Real Estate Disclosure Statement for Unimproved Property (To be completed by Seller when property is listed) This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



ena	I Descri	otion: Lot 3-1 Block 7 Amber Lakes North; ASLS #80-152
_		/ Tax IC Number: 52384B07L003-1
		ne(s) (please print): AUDR LLC
OWIN	ci s ivaii	ie(s) (please plint).
closii not n matic	ng know equire a on or e	es in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is displayed in defects or other conditions in the real property or the real property being transferred. Disclosure new search of public records nor does it require a professional inspection of the property. If additional information is necessary, use Section 16, or attach an Unimproved Property Disclosure Addednent (UPDA) form and/or other appropriate documentation to this form.
YES	NO	
	1	How long have you owned the property? Less than one years
	2	ENCROACHMENTS/EASEMENTS.(e.g. fences, buildings, rockeries, driveways, garden, septic, well,
	24	etc.) A. Does anything on your property extend onto (encroach on) an adjacent lot?
	2	B. Does anything on an adjacent lot extend onto (encroach on) your property?
	M	C. Are you aware of any easements or other's rights affecting the property? If you marked "Yes" on any of the above, explain in Section 16.
A	a 3	ACCESS.
	_ 3	A. Is there a road or easement for access to the property? B. If your answer to A is "Yes," is there a recorded document?
	03	C. If the road or access is shared with any other property, is there a written agreement
	of	for sharing the maintenance and repair costs?
DX :		D. If your answer to C is "Yes," is a copy attached to this form?E. If the road or other access is improved, is there any standing or running water, flooding, mud, etc.
_		that affects use of the access during any time of the year? If "Yes", explain in Section 16.
		SURVEY.
	□ ²	A. Has the property ever been surveyed?
	M	B. If your answer to A is "Yes," is a copy of the survey attached?
	5	 PROPERTY BOUNDARIES. If known, describe the property boundaries: (e.g. fence, hedge, survey stakes, rockery, etc.)
		North line:
		South line:
		East line
		West line:
	6	ZONING & RESTRICTIONS. The present regime of the preparty is
	M	The present zoning of the property is A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?
	SI.	B. Are you aware of any proposed covenants, codes or restrictions, including future construction?
	ΒŚ	C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche area
		wetlands, erosion zone or environmentally sensitive area?
_		
Form	7083. Re	visec 10/19.

Seller's Real Estate Disclosure Statement for Unimproved Property Described As:

Address: Oilwell Road

Legal (the Property): Lot 3-1 Block 7 Amber Lakes North; ASLS #80-152

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Seller(s)

1	YES	S NO					
2			7	SOIL STABILITY, STORAGE TANKS & CONTAMINATION.			
3		5		A. Are you aware of any settlement and mountain.			
4				A. Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar problems affecting the property?			
5		4		problems are string the property?			
6	-	-qua-		B. To the best of your knowledge has any part of the property been built-up, dug-out or altered, in			
7				way, including bu. Not limited to: fill diff. waster toxic waster organic or off site meterial.			
		r-h		discussion a landing of legal/fillegal dumping?			
8		A		C. Has the property ever been used for commercial or industrial purposes, including but not limit at			
9				to: a service station; auto repair shop; dry cleaners; printing shop; manufacturing facility; or any			
10				other use which might have contaminated the soil?			
11		1		D Are you gware of any acil contaminated the soil?			
12	_	7		D. Are you aware of any soil contamination or has the property been tested for hazardous waste			
13		1		ostricination: (ii tested attach a copy of the inspection report)			
	_	pint.		L. bo you have any reason to believe that the soils may not be acceptable for the installation of a			
14	-			ooptio system: (It les. explain in Section 16.)			
15		A		F. Does the property currently have a storage tank that was used to store anything that is defined as			
16		1		fuel, toxic and/or hazardous.			
17		ब्र		G Are you aware of the property was in a			
18		7		G. Are you aware of the property previously having a storage tank? If "Yes", the storage tank was			
19		M.		Territored of of about			
	-	944		H. If the answer to G is "Yes", is a copy of the removal report and soils report attached?			
20			-				
21	-		8.	FLOODING OR SEEPAGE.			
22		D.		A. Has there been, or is there currently, standing water on the property during any time of the year?			
23				If 'Yes", explain in Section 16.			
24		数		B. If your appears to A is "You" be a set of			
25	ō	1		B. If your answer to A is "Yes," has anything been done to mitigate? Explain in Section 16.			
26	_	des-		C. Is the property located in a designated flood zone or flood plain?			
		1					
27	_4	(408)	9.	SEWAGE.			
28	15	20		A. Is the property served by: □ public sewer main □ septic tank system other disposal system			
29				(describe): outhouse			
30		2		B. Is public sewer on or adjacent to the property?			
31		XX		C. If there is a sever main correct the property?			
32		1		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			
33				charge payable before the property can be connected to the sewer?			
34			40				
	_	Aus	10.	WATER.			
35		M		A. Is the property served by a public water main?			
36		M		B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide			
37				documentation:			
38							
39		M		C Does the well provide and the			
40		N		C. Does the well provide water to any other properties or entities?			
41	wed			L. If your allswer to C is "Yes." is there a written maintenance agreement for all and			
				The state of the s			
42		PG.		E. Has the water been tested? (attach any report(s))			
43		S.		F. Are you aware of any deficiencies or defects in the well system?			
44				defects in the well system?			
45			11.	ELECTRICITY & GAS.			
46		X					
47		Ø		A. Is electricity on or adjacent to the property?			
17	-	A		B. Is ratural gas on or adjacent to the property?			
40							
48				NEIGHBORHOOD.			
49							
50							
51	The fed aware of any manufacturing, approximately quarrying or other uses or conditions with						
52		X					
53	_	~		C Are you aware of any abandoned coal or other mine shafts under or within one mile of the			
55				property?			
	Earn.	7000 -					
				ed 10/19.			
	© 201	9 Alask	a Mu	tiple Listing Service, Inc. (AK MLS) All rights reserved. Page 2 of 4 Buyer(s) Seller(s)			
				Jenetia)			

E. Are you aware of any zoning or land use changes planned or being considered that may affee Property. F. Are you aware of any noise sources that may affect the property, including airplanes, trains, or traffic, race tracks, neighbors, etc.? If "Yes", explain in Section 16. Are you aware if there is water access (lakes, rvers, streams, etc.) included in the purchase of croperty? If "Yes", explain in Section 16 how or where these rights are defined? 13. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS. Are you aware if there are any covenants or any recorded/unrecorded agreements requiring own 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, phore, electrical, gas and/or other utilities? If "Yes", explain in Section 16. 14. DEVELOPER INFORMATION. If this information relates to a development where the owner plans to install utilities as a part of the current plans for the property, include the projected date for stallation on the following: Electric Date Source Public Water Date Source Public Sewer Date Source Public Sewer Date Source Public Sewer Date Source Public Sewer Date Source 15. OTHER. A Are you aware of anything else which could affect the value or desirability of the property? If "Yes", explain in Section 16. C. Are there any government protected or declared endangered wildlife on or within one mile of property? If "Yes", explain in Section 16. C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16. C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16. C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16. C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16. C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16. C. Are there any loans or liens tied to this propert	YES NO D. Are you aware of any street or utility improvements planned that may affect and/or be assess against the property? E. Are you aware of any zoning or land use changes planned or being considered that may affect property. F. Are you aware of any zoning or land use changes planned or being considered that may affect the property, including airplanes, trains, of traffic, race tracks, neighbors, etc.? If "Yes", explain in Section 16. G. Are you aware if there is water access (lakes, rvers, streams, etc.) included in the purchase of any property? If "Yes", explain in Section 16 how or where these rights are defined? 13. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS. Are you aware if there are any covenants or any recorded/unrecorded agreements requiring own of the property to pey 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, phore, electrical, gas and/or other utilities? If "Yes", explain in Section 16. 14. DEVELOPER INFORMATION. If this information relates to a development where the owner plans to install utilities as a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for stallation on the following: Electric Date Source Public Vater Date Source Public Sewer Date Source Public Sewer Date Source Paved Streets Date Source Street Lights Date Source Other: Date Source 15. OTHER. A Are you aware of anything else which could affect the value or desirability of the property? If "Yes", explain in Section 16. B. Are there any government protected or declared endangered wildlife on or within one mile of property? If "Yes", in section 16. C. Are there any loans or lens tied to this property? If "Yes", explain in Section 16. C. Are there any loans or lens tied to this property? If "Yes", explain in Section 16. C. Are there any loans or lens tied to the property in the property in the property in the pro	1.		ne Droporti				- 14 VIII		
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Unimproved Property Cisclosure Addendum/Amendment (UPDA)	Unimproved Property Cisclosure Addendum/Amendment (UPDA) Form 7083. Revised 10/19. © 2019 Alaska Muting Listing Service, Inc. (AK MLC) All sixty.									
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	© 2019 Alaska Muttiple Listing Service, Inc. (AK MLS) All rights reserved. Page 3 of 4 Buyer(s) Seller(s)							, ,		

Seller's Real Estate Disclosure Statement for Unimproved Property Described As:

Address: Oilwell Road

Seller's Real Estate Disclosure Statement for Unimproved Property Described As: Address: Oilwell Road Legal (the Property): Lot 3-1 Block 7 Amber Lakes North; ASLS #80-152 This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc. The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of the questions. I/We understand that representations will be made to prospective buyers based on the foregoing information, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harmless the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing information is incorrect. Seller Signature(s) Seller 1: Two of C Date: 6/24/22 Seller 2:_____ Date: Seller 3:_____ Date: ____ Buyer's Notice and Receipt of Copy Buyer Awareness Notice: Buyer is independently responsible for determining whether a person who has been convicted of a sex offerse resides in the vicinity of the property that is the subject of the Buyer's potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us. The State of Alaska mantains a list of properties that have been identified by Alaska law enforcement agencies as illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these properties, go to http://www.dec.state.ak.us. Buyer Awareness Notice: Buyer is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations. The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

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