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.



1	In the Pro	perty	Address or Location:	I YES NO
2			ersville Road ATMAN ATMOD & SMMAT SDAROTE ATMISATE AND TO SERVICE ATMINISTRATION OF THE PROPERTY OF THE PROPER	
3	Legal Des	cripti	ion: ASLS #83-027	-160) has
4	Real Prop	erty	Tax ID Number: N/A and add to the good epidelyout for bed add at 8	Q- D 3
5	Owner's N	lame	e(s) (please print):Eleazar Baker	
6 7	All disclos	uros	in this statement are made in good faith and to the best of the Seller's knowledge. Th	e Seller is dis-
8			defects or other conditions in the real property or the real property being transferred. D	
9			search of public records nor does it require a professional inspection of the property. If a	
0			planation is necessary, use Section 16, or attach an Unimproved Property Discl	
1			ent (UPDA) form and/or other appropriate documentation to this form.	Tadon
2	dain/ ario	idille	The state of the s	and the same of
3	YES NO		OTO VIVICE POCK	ET FROM
4	a Demilion		1092 SIAKING /17-1	2 . 1041
5		1.	How long have you owned the property? 1982 STATE years OF	HZHSNY.
6		2	ENCROACHMENTS/EASEMENTS.(e.g. fences, buildings, rockeries, driveways, garden	sentic well
8		5	etc.)	, coptio, well,
9	D 187		A. Does anything on your property extend onto (encroach on) an adjacent lot?	
0	0 8		B. Does anything on an adjacent lot extend onto (encroach on) your property?	n nd n
1	0 8		C. Are you aware of any easements or other's rights affecting the property?	
2			If you marked "Yes" on any of the above, explain in Section 16.	
3			C. Is the arcoparty located to a designated thoor varie or thorn along	• 0
4		3.	ACCESS.	-
5	7		A. Is there a road or easement for access to the property?	
6	0 7		B. If your answer to A is "Yes," is there a recorded document?	Qer 10 8
7			C. If the road or access is shared with any other property, is there a written agreement	
8			for sharing the maintenance and repair costs?	DET D
9			D. If your answer to C is "Yes," is a copy attached to this form?	DOM D
0	XX O		E. If the road or other access is improved, is there any standing or running water, floodi	
1			that affects use of the access during any time of the year? If "Yes", explain in Section	on 16.
2			IO WATER.	
3		4.	SURVEY. Spread by a global control of the property served by a globa	
4			A. Has the property ever been surveyed?	CIRC II I
3	×		B. If your answer to A is "Yes," is a copy of the survey attached?	
6 7		5.	PROPERTY BOUNDARIES. If known, describe the property boundaries: (e.g. fence, h	edge survey
8		٥.	stakes, rockery, etc.)	cage, salvey
9			voo s rhalls "sa" I Sinemsonigeno	
0			North line:	950
1			South line: Source of any yelf-ciencies or defects in the residence of the source of t	4540
2			East line:	
3			West line: Vynegong arti of head ab no no percent at A	000 9
4				
5		6.	ZONING & RESTRICTIONS	
6	Tyrrogan		The present zoning of the property is and	D X
7	DX		A. Are you aware of any covenants, codes, or restrictions regarding the use of the prop	
8	0 1		B. Are you aware of any proposed covenants, codes or restrictions, including future con	
9			C. Is the property, or any part of it, in a designated shoreline master plan, slide area, av	alanche area,
0			wetlands, erosion zone or environmentally sensitive area?	
1	4/ 0	-34		
		23/5	11000	9. 2020
	Form 7083.		sed 10/19. fultiple Listing Service, Inc. (AK MLS) All rights reserved. Page 1 of 4 Buyer(s)	Seller(s)
	W ZUIS AIS	WI BAG	TURBUS LIGHTED DELVICE, THE LAN MILES AND HURIS LESELVEU. 1990 1917 DAYS (3)	201101 [0]

Seller's Real Estate Disclosure Statement for Unimproved Property Described As: Address: 1891 W. Petersville Road Legal (the Property): ASLS #83-027 This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc. 7. SOIL STABILITY, STORAGE TANKS & CONTAMINATION. XI. A. Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar problems affecting the property? B. To the best of your knowledge has any part of the property been built-up, dug-out or altered, in any way, including but not limited to: fill dirt; waste; toxic waste; organic or off-site material; used for a landfill; or legal/illegal dumping? C. Has the property ever been used for commercial or industrial purposes, including but not limited to: a service station; auto repair shop; dry cleaners; printing shop; manufacturing facility; or any other use which might have contaminated the soil? D. Are you aware of any soil contamination or has the property been tested for hazardous waste contamination? (If "tested" attach a copy of the inspection report.) E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If "Yes," explain in Section 16.) F. Does the property currently have a storage tank that was used to store anything that is defined as fuel, toxic and/or hazardous. Are you aware of the property previously having a storage tank? If "Yes", the storage tank was removed on or about: H. If the answer to G is "Yes", is a copy of the removal report and soils report attached? FLOODING OR SEEPAGE. The color briefly a ybiogorig took no printly is alocal A. Has there been, or is there currently, standing water on the property during any time of the year? If "Yes", explain in Section 16. B. If your answer to A is "Yes," has anything been done to mitigate? Explain in Section 16. C. Is the property located in a designated flood zone or flood plain? SEWAGE. A. Is the property served by: □ public sewer main □ septic tank system □ other disposal system (describe): B. Is public sewer on or adjacent to the property? 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? 10. WATER. A. Is the property served by a public water main? B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide documentation: C. Does the well provide water to any other properties or entities? D. If your answer to C is "Yes," is there a written maintenance agreement for sharing costs of repair or replacement? If "Yes", attach a copy. E. Has the water been tested? (attach any report(s)) F. Are you aware of any deficiencies or defects in the well system? 11. ELECTRICITY & GAS. A. Is electricity on or adjacent to the property? B. Is natural gas on or adjacent to the property? 12. NEIGHBORHOOD.

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A. Are you aware of any waste dumps, disposal sites or landfills within one mile of the property?

B. Are you aware of any manufacturing, agricultural, quarrying or other uses or conditions within one mile of the property, which cause smoke, smell, noise or pollution?

C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the property?

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Page 2 of 4

		391 W. Peters Property): ASI			na Proparty) ASIS #83-027	ALASKA
Thi	s form auth	orized for use ON	ILY by active Real Estate Licer	nsee Subscribers of Alas	ska Multiple Listing Service, Inc.	
YES	S NO			to the best of mylo		
	X				planned that may affect and/or l	oe assessed
	X		aware of any zoning or		planned or being considered that	
1		F. Are you	aware of any noise sour		the property, including airplanes	s, trains, dogs,
6	A 1		ace tracks, neighbors, ef aware if there is water a		n in Section 16. s, streams, etc.) included in the p	ourchase of this
					ere these rights are defined?	
	13	. AGREEME	NTS TO PAY FOR FUT	TURE PUBLIC IMP	ROVEMENTS.	
	A	Are you awa	are if there are any cove	enants or any record	ded/unrecorded agreements requ	uiring owners
					rotest) future public improvement water control, street lighting; sew	
			ctrical, gas and/or other			or, water, tele-
		DEVELOP	ED INFORMATION	•		
	14		ER INFORMATION. nation relates to a devel	lopment where the	owner plans to install utilities as	a part of the
		purchase p	rice and/or a part of the		the property, include the projecte	
		stallation or	n the following:			
			Electric	Date	Source	roupsensu
			Natural Gas	Date	Source	
			Public Water	Date	Source	Tine State
			Public Sewer	Date	Source Mark of Co	properties
			Paved Streets	Date	Source	WA TOYUÜ
			Street Lights	Date		
			Storm Drains	Date	Source	eration that moitaged
			Other:	Date	Source	anditalego
	X	If "Yes	s", explain in Section 16	tected or declared of 16.	endangered wildlife on or within	ningapragata
0 0 0 0	DE DESCRIPTION OF THE PERSON O	proper C. Are th	ere any loans or liens tiere a burial site tied to thi			
_	COMMEN	proper C. Are th D. Is ther	e a burial site tied to thi	s property? If "Yes"		PDA.
16.		proper C. Are th D. Is ther	re a burial site tied to thi	s property? If "Yes"	", explain in Section 16.	PDA. AREAS.
16. (TH	IS PR	proper C. Are the D. Is then ITS. Reference PERTY	re a burial site tied to this ce Item Number (i.e. #3E)	s property? If "Yes" If additional space OFFICE RELY	e is needed, use the attached UI	AREAS,
16. (TH		proper C. Are the D. Is then ITS. Reference PERTY	re a burial site tied to this ce Item Number (i.e. #3E)	s property? If "Yes" If additional space COERRELY MOSS. 7	e is needed, use the attached UI	PDA. AREAS, US SOO AR + TRU
16. (TH	IS PR	proper C. Are the D. Is then ITS. Reference Populary Y A Lo	Te a burial site tied to this ce Item Number (i.e. #3E) HAS CONS OF PEF GATE CREE	s property? If "Yes" If additional space COERABLY TOMOSS. TO K RD/PETE	", explain in Section 16. e is needed, use the attached UI WET SWAMPY THIS PROPERTY ER'S VILLE RD. CF	AREAS, US SOO AR + TRU
16. (TH	IS PR	proper C. Are the D. Is then ITS. Reference Populary Y A Lo	Te a burial site tied to this ce Item Number (i.e. #3E) HAS CONS OF PEF GATE CREE	s property? If "Yes" If additional space I MOSS. TO K RD/PETE ED WIRE	", explain in Section 16. e is needed, use the attached UI WET SWAMPY THIS PROPERTY ER'S VILLE R.D. CF FENCE ON SOL	AREAS, US 500 AR + TRU

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

Address: 1891 W. Petersville Road

Legal (the Property): ASLS #83-027

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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 harm-

Seller 2:	Seller Signature(s)								0.4
Seller 3:	00	arn	P. D.	if [Yes] exclu			NEC	89	000
Seller 3:	Seller 1: Lean	par 1	sone	s (laker of	s water acces	Date:	DEC	01	aux
Buyer's Notice and Receipt of Copy Buyer Awareness Notice: Buyer is independently responsible for determining whether a person who has bee victed of a sex offense resides in the vicinity of the property that is the subject of the Buyer's potential real transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Policipartments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us. The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agenciallegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of properties, go to http://www.dec.state.ak.us. Buyer Awareness Notice: Buyer is independently responsible for determining whether, in the vicinity of the properties to the transferee's potential real estate transaction, there is an agricultural facility or agriculture action that might produce odor, furnes, dust, blowing snow, smoke, burning, vibrations, noise, insects, roden operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agric operations. The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. understands that there are aspects of the property of which the Seller may not have knowledge and the disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has reareceived a signed copy of this statement from the Seller or any licensee involved or participating it transaction. Buyer Signature(s) Buyer 1: Date:	Eleazar Baker	ana elegan							
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illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of 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 agriculture ration that might produce odor, furnes, dust, blowing snow, smoke, burning, vibrations, noise, insects, roden operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agric operations. The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. understands that there are aspects of the property of which the Seller may not have knowledge and the disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has rear received a signed copy of this statement from the Seller or any licensee involved or participating in transaction. Buyer Signature(s) Buyer 1: Date:						Natural Gal			
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