## 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.

ALASKA

Lega	l Des	cripti	on: Lot 14-1 Block 2 Canyon Lake; ASLS #80-139	A.	
			Fax ID Number:	11	
			(s) (please print): Andrew Elliott & Logan Elliott		
closi not r matie	ng kn equire on or	own e a s exp	in this statement are made in good faith and to the best of the Seller's knowledge. T defects or other conditions in the real property or the real property being transferred. earch of public records nor does it require a professional inspection of the property. If planation is necessary, use Section 16, or attach an Unimproved Property Dis ent (UPDA) form and/or other appropriate documentation to this form.	Disclos additic	sure ne
			<ul> <li>Lo you nave any reason to beneve that the sats may not be acceptable (prone section system? (# "Yes." explain in Section 16.)</li> </ul>		
YES	NO		F. Boes the property currently have platent that was used to store unothing		
		1.	How long have you owned the property? 1 C years		
		2.	ENCROACHMENTS/EASEMENTS.(e.g. fences, buildings, rockeries, driveways, garde etc.)	en, sep	tic, we
			<ul> <li>A. Does anything on your property extend onto (encroach on) an adjacent lot?</li> <li>B. Does anything on an adjacent lot extend onto (encroach on) your property?</li> <li>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.</li> </ul>		0
		4,50	6. Is the unperty located in a designated flood zone or flood plain?	- 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100	
		3. NA	ACCESS. 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?		
	N		<ul> <li>C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?</li> </ul>	nt	
	12		<ul> <li>D. If your answer to C is "Yes," is a copy attached to this form?</li> <li>E. If the road or other access is improved, is there any standing or running water, floor that affects use of the access during any time of the year? If "Yes", explain in Sectors</li> </ul>		
		4.	SURVEY.		
			A. Has the property ever been surveyed?		
	9		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	, surve
			stakes, rockery, etc.)		
)			North line:	-	
			South line: low on the top appropriate you to ename upy or a R	17	6
			East line:		
			West line:	127	Q
			B. Is natural gas on or adjacent to the property?	0	
		6.	ZONING & RESTRICTIONS.		
D.	10		The present zoning of the property is A. Are you aware of any covenants, codes, or restrictions regarding the use of the pro	norty?	
	1		B. Are you aware of any proposed covenants, codes or restrictions, including future co		
	5		C. Is the property, or any part of it, in a designated shoreline master plan, slide area, a	avalanc	he are
			wetlands, erosion zone or environmentally sensitive area?	EA	+F

## Seller's Real Estate Disclosure Statement for Unimproved Property Described As: Address:\_\_\_\_\_\_

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ALASKA	-	Contraction of the local division of the loc	DISTRICT OF	
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Legal (the Property):	Lot 14-1 Block 2 Canyon Lake; ASLS #80-139	
This form authorized for us	e ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service. Inc.	

<ul> <li>charge payable before the property can be connected to the sewer?</li> <li>10. WATER.</li> <li>A. Is the property served by a public water main?</li> <li>B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide documentation:</li> <li>C. Does the well provide water to any other properties or entities?</li> <li>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.</li> <li>E. Has the water been tested? (attach any report(s))</li> <li>F. Are you aware of any deficiencies or defects in the well system?</li> <li>I. ELECTRICITY &amp; GAS.</li> <li>A. Is electricity on or adjacent to the property?</li> <li>B. Is natural gas on or adjacent to the property?</li> <li>A. 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?</li> <li>C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the</li> </ul>		Thi	s torm	autho	INZED TO USE ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.
<ul> <li>A Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar problems affecting the property?</li> <li>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: flid rift, waste, toxic waste, organic or off-site material; used for a landfill; or legal/lilegal dumping?</li> <li>C. Hate the property ver 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 sol?</li> <li>D. Are you aware of any soli contamination or has the property been tested for hazardous waste contamination? (If 'tested' attach a copy of the inspection report.)</li> <li>E. Do you have any reason to believe that the solis may not be acceptable for the installation of a septic system? (If 'Yes' explain in Section 16.)</li> <li>F. Does the property previously having a storage tank? If 'Yes', the storage tank was removed on or about:</li></ul>	1	YES	NO		
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	o no	neta Filina				ing information is furnished. .e.s. tiltle understand fürfiret	
	2	igrae tr	against	the property?	witel Labeltinker Latin	planned that may affect and/or	iness this R.
			E. Are you Propert		land use changes p	planned or being considered that	at may affect th
	A		F. Are you			the property, including airplane n in Section 16	es, trains, dogs
			G. Are you	aware if there is water	access (lakes, river	s, streams, etc.) included in the ere these rights are defined?	purchase of th
		10		ENTS TO PAY FOR FU		DOVEMENTS	
	Þ <b>a</b>	13.	Are you aw of the prop but not limit	are if there are any cove erty to pay for (and/or w	enants or any record aiving the right to p flood and/or storm	ded/unrecorded agreements rec rotest) future public improveme water control, street lighting; se	nts including,
		14.	If this inform purchase p			owner plans to install utilities as the property, include the projec	
				Electric	Date	Source	
				Natural Gas	Date	and on the State of Alaska Dec	partments,
				Public Water	Date	and the second second second	The Shile c
				Public Sewer	Date	Source	puno legelli
				Paved Streets	Date	Source	i sanaqord
				Street Lights	Date	Source	Bayer Awa
		n V men		Storm Drains	Date	Source	teril noitere
					and other inconvin	machiery including aircraft	o noderego
				Other:	Date	Source	- ceacaligner
	ð Þ		If "Ye B. Are th prope	s", explain in Section 16 here any government pro rty? If "Yes", in Section	5. otected or declared 16.	t the value or desirability of the endangered wildlife on or withir	n one mile of th
				nere any loans or liens ti re a burial site tied to thi		If "Yes", explain in Section 16. ", explain in Section 16.	
16. (	COMN	IEN	<b>rs.</b> Referen	ce Item Number (i.e. #3E	). If additional spac	e is needed, use the attached l	JPDA.
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Attac							
Attac		Uni	improved Pr	operty Disclosure Adder	ndum/Amendment (	UPDA)	

	Seller's Real Estate Disclosure Statement for Unimproved Property Described As: Address:	
	Legal (the Property): Lot 14-1 Block 2 Canyon Lake; ASLS #80-139	ALASKA
	This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service,	Inc. MLS
1 2 3 4	The foregoing information is furnished to the best of my/our knowledge, after careful of the questions. I/We understand that representations will be made to prospective buyer ing information, and I/we authorize copies of this to be given to prospective buyers. I/ less the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any clair	rs based on the forego- We agree to hold harm-
5	formation is incorrect.	
6	nopeny	
7 8	Seller Signature(s)	
9	Seller 1: AL John Date: 8/28/	2610 -
	Andrew Elliott	
10 11	Seller 2: Jogun weiht Date: 8/29/	7020
12	Logan Elliott	31/1 M M
	la property to pay for (budder waiving the uppt to prote diructo public chordemants including	
13	Seller 3: Date:	CA 82
14		
15	NOT AMPORING AND	
16 17	Buyer's Notice and Receipt of Copy	
18	Buyer Awareness Notice: Buyer is independently responsible for determining whether a pe	erson who has been con-
19	victed of a sex offense resides in the vicinity of the property that is the subject of the Buy	ver's potential real estate
20	transaction. This information is available at the following locations: Alaska State Trooper Po	
21	partments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.st	ate.ak.us.
22 23	The State of Alaska maintains a list of properties that have been identified by Alaska law	enforcement agencies as
24	illegal drug manufacturing sites, including meth labs. For more information on this subject ar	
25	properties, go to http://www.dec.state.ak.us.	
26	Paved Streats Date Source	
27	Buyer Awareness Notice: Buyer is independently responsible for determining whether, in t	
28 29	that is the subject of the transferee's potential real estate transaction, there is an agricultural eration that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, no	
30	operation of machinery including aircraft, and other inconveniences or discomforts as a re	
31	operations.	9
32		. 15 .01
33	The Buyer is urged to inspect the property carefully and to have the property inspec	
34 35	understands that there are aspects of the property of which the Seller may not have l disclosure statement does not encompass those aspects. Buyer also acknowledges the	
36	received a signed copy of this statement from the Seller or any licensee involved	
37	transaction.	
38		
39	Puwer Signature(a)	
40 41	Buyer Signature(s)	
42	Buyer 1: Date:	
43		
44	Buyer 2: Date:	
45		
46	Buyer 3: Date:	
	ved Property Disclosure Addendum/Americana (1970)	
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