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.



Lega	Des	script	ion: Tracts F, G & J South Shore Trapper Lake
Real	Prop	erty	Tax ID Number: 3370000T00F, 3370000T00G & 3370000T00J
Owne	er's l	Name	e(s) (please print): Equity Trust Co Custodian FBO Acct #58245 & Acct #64577
closir not re matic	ng ki equil on c	nown reas or ex	in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is defects or other conditions in the real property or the real property being transferred. Disclosure search of public records nor does it require a professional inspection of the property. If additional planation is necessary, use Section 16, or attach an Unimproved Property Disclosure Adent (UPDA) form and/or other appropriate documentation to this form.
YES	NO		septic system? (If "Yes," explain in Section 16.)
John Se-	Mil E		How long have you owned the property? TRJ 10 gens TRF 6 9 4rs years
		2. 7	ENCROACHMENTS/EASEMENTS. (e.g. fences, buildings, rockeries, driveways, garden, septic, vetc.)
		į	 A. Does anything on your property extend onto (encroach on) an adjacent lot? B. Does anything on an adjacent lot extend onto (encroach on) your property? 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.
		23	ACCESS. Shield boot in short basis basis believed a nebelieved (heaping self at 3
		, 0.	A. Is there a road or easement for access to the property?
		10 [13]	B. If your answer to A is "Yes," is there a recorded document?C. If the road or access is shared with any other property, is there a written agreement
	0	1	for sharing the maintenance and repair costs? 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, that affects use of the access during any time of the year? If "Yes", explain in Section 16.
		4	SURVEY.
XI O		ivo).	A. Has the property ever been surveyed?B. If your answer to A is "Yes," is a copy of the survey attached?
		7 5.	stakes, rockery, etc.)
			North line:
			South line: Tew entire mosters as accompanies you to enaw a upy enA R R R D D
			East line:
			Most line: Sylvagore and of these days of policy of the all A T L D
			Typegong sof or these jos so no seg la sulan al a Lu Lu
	e:00	_₹ 6.	ZONING & RESTRICTIONS. The present zoning of the property is A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?
8		v _a lo	 A. Are you aware of any covenants, codes, or restrictions regarding the use of the property? B. Are you aware of any proposed covenants, codes or restrictions, including future construction.

Buyer(s)

Seller's Real Estate Disclosure Statement for Unimproved Property Described As: Address: Trapper Creek Legal (the Property): Tracts F. G & J South Shore Trapper Lake This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc. YES NO SOIL STABILITY, STORAGE TANKS & CONTAMINATION. 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. G. 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. 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: D public sewer main D septic tank system D other disposal system 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-or 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.

42 43 44 45 A. Is electricity on or adjacent to the property? 46 47 B. Is natural gas on or adjacent to the property? 712. **NEIGHBORHOOD.** 48 49 A. Are you aware of any waste dumps, disposal sites or landfills within one mile of the property? 50 B. Are you aware of any manufacturing, agricultural, quarrying or other uses or conditions within one

fille 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?

Form 7083. Revised 10/19.
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This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc. 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 noise sources 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, rivers, streams, etc.) included in the purchase or property? If "Yes", explain in Section 16. Are you aware if there is water access (lakes, rivers, streams, etc.) included in the purchase or property? If "Yes", explain in Section 16. A GREMENTS 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 (rand/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, phone, electrical, gas and/or other utilities? If "Yes", explain in Section 16. 1. 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 Sewer Date Source Public Sewer Date Source Public Sewer Date Source Public Sewer Date Source Street Lights Date Source Source Public Sewer Date Source 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 loans or liens tied to this property? If "Yes", explain in Section 16. D. Is there a burial site led to this property? If "Yes", explain in Section 16. C. Are there any loans or liens tis	ANEL	egal (the P	operty): <u>Tra</u>	cts F, G & J South Sho	re Trapper Lake	a Propodyl Freder C. E. I. Scur	ALASK
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Sollar(e)					rice, 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: Trapper Creek

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

Legal (the Property): Tracts F. G & J South Shore Trapper Lake

Address: Trapper Creek