

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

Address: 160 Acres off Burma Road

Legal (the Property): Parcels B2, B3, C6 & C7 of Section 26 T16N R04W



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YES NO

- D. Are you aware of any street or utility improvements planned that may affect and/or be assessed against the property?
- E. Are you aware of any zoning or land use changes planned or being considered that may affect the Property.
- F. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, 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 of this 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 owners 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, telephone, 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 installation on the following:

Electric	Date _____	Source _____
Natural Gas	Date _____	Source _____
Public Water	Date _____	Source _____
Public Sewer	Date _____	Source _____
Paved Streets	Date _____	Source _____
Street Lights	Date _____	Source _____
Storm Drains	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 the property? If "Yes", 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 tied to this property? If "Yes", explain in Section 16.

16. COMMENTS. Reference Item Number (i.e. #3E). If additional space is needed, use the attached UPDA.

There is limited lake frontage on the property. Seller has inherited the property and has limited knowledge of the property since it has been 63 years since seller has seen the property.

Attached Addenda:

- Unimproved Property Disclosure Addendum/Amendment (UPDA)

Form 7083. Revised 10/19.

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Page 3 of 4

Buyer(s)

D.P.

Seller(s)



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1 The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of
2 the questions. I/We understand that representations will be made to prospective buyers based on the foregoing
3 information, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harmless
4 the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing information
5 is incorrect.
6

7 **Seller Signature(s)**

8 **Seller 1:** D. L. Pettis, Trustee
9 **David Pettis**

Date: February 8, 2024

11 Seller 2: _____

Date: _____

13 Seller 3: _____

Date: _____

14
15 **Buyer's Notice and Receipt of Copy**

16 **Buyer Awareness Notice:** Buyer is independently responsible for determining whether a person who has been con-
17 victed of a sex offense resides in the vicinity of the property that is the subject of the Buyer's potential real estate
18 transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police De-
19 partments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.
20

21 The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agencies as
22 illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these
23 properties, go to <http://www.dec.state.ak.us>.
24

25 **Buyer Awareness Notice:** Buyer is independently responsible for determining whether, in the vicinity of the property
26 that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural
27 operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the
28 operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural
29 operations.
30

31 **The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer**
32 **understands that there are aspects of the property of which the Seller may not have knowledge and that this**
33 **disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and**
34 **received a signed copy of this statement from the Seller or any licensee involved or participating in this trans-**
35 **action.**
36

37
38 **Buyer Signature(s)**

39 Buyer 1: _____

Date: _____

41 Buyer 2: _____

Date: _____

42 Buyer 3: _____

Date: _____