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 | I Descripti | ion: Parcels B2, B3, C6 & C7 of Section 26 T16N R04W |
|------------------------|---|--|
| Real | Property 7 | Tax ID Number: 216N04w26B002,B003,C006 &C007 |
| Owne | er's Name | e(s) (please print): Tony Pettis David Pettis |
| know a sea expla | n defects arch of pu anation is OA) form a | in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is discleder or other conditions in the real property or the real property being transferred. Disclosure need not recublic records nor does it require a professional inspection of the property. If additional information necessary, use Section 16, or attach an Unimproved Property Disclosure Addendum/Amendand/or other appropriate documentation to this form. |
| YES | NO | How long have you owned the property? Just inherited Jan. 20, 2024 years |
| | 1. | How long have you owned the property? Just Inherited years |
| | | |
| | 2. | ENCROACHMENTS/EASEMENTS. (e.g. fences, buildings, rockeries, driveways, garden, septic, w etc.) |
| | | 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? |
| ш | 14 | 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. |
| | | |
| | 3. | 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? |
| | | C. If the road or access is shared with any other property, is there a written agreement |
| | | 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, etc. |
| | | that affects use of the access during any time of the year? If "Yes", explain in Section 16. |
| | 4 | SURVEY. |
| | W. | 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, sur stakes, rockery, etc.) |
| | | North line: |
| | | South line: |
| | | East line: |
| | | West line: |
| | 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? B. Are you aware of any proposed covenants, codes or restrictions, including future construction? C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche a wetlands, erosion zone or environmentally sensitive area? |
| | | |
| | | (1) (1) |

| This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc. YES NO 7. 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 drit; waste, toxic waste, organic or off-site material; used for a landfill; or legal/lillegal 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. C. 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? 8. 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. C. Is the property served by: public sewer main septic tank system other disposal system (fescribe) B. Is your answer to a 's "Yes," has anything been done to mitigate? Explain in Section 16. C. Dest he well provide water to any other properties or entities? D. If your answer to a 's "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? 1. ELECTRI | | | | Property): Parcels B2, B3, C6 & C7 of Section 26 T16N R04W ALASKA |
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| 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. 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? 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. | | | 10. | WATER. |
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| 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. 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? 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. | | | M | |
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| 52 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. | | J | | |
| Form 7083. Revised 10/19. | 52 | | | C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the |
| | | 3 <u></u> 3 | | ρ/ρ |
| C EVER A MODING TRUBUNG LIGHT OF THE TAIL WILL CAR TRUBB LESCIPED. 1 DUC 2 18 4 DIMPERST. SMILLERS | | | | |

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

Address: 160 Acres off Burma Road



| | ddress: | Parcels B2, B3, C6 & | | | | | |
|-------------|-----------------------|--|--|---|-------------------|--|--|
| | | | | laska Multiple Listing Service, Inc. | ALASK | | |
| | | | | audia marapio albang bottles, mo. | | | |
| 'ES | NO | | | | | | |
| ì | | | utility improvements | s planned that may affect and/or | be assessed | | |
| 1 | | t the property? | land use changes | nlanned or heing considered tha | at may affect the | | |
| | | E. Are you aware of any zoning or land use changes planned or being considered that may affect the Property. | | | | | |
| 1 | | 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. | | | | | |
| / | | | | rs, streams, etc.) included in the | purchase of this | | |
| | proper | ty? If "Yes", explain in Se | ection 16 how or wi | here these rights are defined? | | | |
| | 13. AGREEN | IENTS TO PAY FOR FU | TURE PUBLIC IMP | PROVEMENTS. | | | |
| 1 | | | | rded/unrecorded agreements red | | | |
| | | | | protest) future public improvement water control, street lighting; sev | | | |
| | | ectrical, gas and/or other | | | | | |
| | 14 DEVELO | PER INFORMATION. | | | | | |
| | If this info | rmation relates to a deve | | owner plans to install utilities as | | | |
| | | price and/or a part of the on the following: | marketing plan for | the property, include the project | ted date for in- | | |
| | Stallation | on the following. | | | | | |
| | | Electric | | Source | | | |
| | | Natural Gas | Date | Source | - | | |
| | | Public Water | | Source | | | |
| | | Public Sewer | | Source | | | |
| | | Paved Streets | Date | Source | | | |
| | | Street Lights | Date | Source | | | |
| | | Storm Drains | Date | Source | | | |
| | | Other: | Date | Source | | | |
| | B. Are prop C. Are | you aware of anything els es", explain in Section 16 there any government pro erty? If "Yes", in Section | i. otected or declared 16. ed to this property? | ct the value or desirability of the endangered wildlife on or within ? If "Yes", explain in Section 16. s", explain in Section 16. | one mile of the | | |
| 3. C | OMMENTS. Refere | nce Item Number (i.e. #3E | i). If additional space | ce is needed, use the attached L | JPDA. | | |
| | | 1 1 1 6 | | n the property. | Sollow | | |
| in | ere is itm | 0 | | | - I | | |
| no | is inherite | ed the proper | rty and l | ras limited know | u ledge | | |
| 0- | f the pr | operty sine | e it ha | s been 63 years | since | | |
| 50 | ller has s | een the pro | perty. | | | | |
| 36 | cie. vacs | ecre (ne pro | FC. / | | | | |
| | ned Addenda: | | | (UDDA) | | | |
| | Unimproved F | Property Disclosure Adder | ndum/Amendment | (UPDA) | | | |
| | | | | / | / # N | | |



| The foregoing information is furnished to the best of my/our labels the questions. I/We understand that representations will be mainformation, and I/we authorize copies of this to be given to p | de to prospective buyers bas | ed on the fore |
|---|--|--------------------------------------|
| the Brokers and Licensees of Alaska Multiple Listing Service, I is incorrect. | | |
| Seller Signature(s) Seller 1: L. | Date: Februar | y 8, Zoz |
| Seller 2: | Date: | |
| Seller 3: | Date: | |
| Buyer's Notice and Rec | eipt of Copy | |
| Buyer Awareness Notice: Buyer is independently responsible for victed of a sex offense resides in the vicinity of the property that transaction. This information is available at the following locations partments, and on the State of Alaska, Department of Public Safet | t is the subject of the Buyer's Alaska State Trooper Posts, | potential real of Municipal Polic |
| The State of Alaska maintains a list of properties that have beer illegal drug manufacturing sites, including meth labs. For more interproperties, go to http://www.dec.state.ak.us. | | |
| Buyer Awareness Notice: Buyer is independently responsible for that is the subject of the transferee's potential real estate transa operation that might produce odor, fumes, dust, blowing snow, sm operation of machinery including aircraft, and other inconvenience operations. | action, there is an agricultural foke, burning, vibrations, noise, | acility or agriculinsects, rodent |
| The Buyer is urged to inspect the property carefully and to I understands that there are aspects of the property of which a disclosure statement does not encompass those aspects. Bu received a signed copy of this statement from the Seller or an action. | the Seller may not have know yer also acknowledges that h | ledge and tha e/she has read |
| Buyer Signature(s) | | |
| Buyer 1: | Date: | |
| Buyer 2: | Date: | |
| Buyer 3: | Date: | |

Page 4 of 4

Buyer(s)

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Seller(s)