

SELLER DISCLOSURE FOR COMMERCIAL OPERATION

- US Survey 4016
1. Legal: Lots 3A + 3B of Lot 3, Recording Dist.: Chitina; Size: 5 acres
 2. Zoning: N/A, Current Property Taxes N/A
 3. Are there any subd. covenants prohibiting its present use; Yes ___ No
 4. Utilities Available: Electric; Yes No ___, Water; Yes ___ No ___
 Sewer; Yes ~~___~~ ^{ell} No ___, On site generator(s); Yes No ___, Size ___
 On site well; Yes No ___, On site septic system; Yes No ___
 Other (explain): APAT power is on-site; however we use our own generators
 Phone; Yes No ___, Natural gas; Yes ___ No , Propane; Yes No ___
 5. Does the current water & septic system meet State & D.E.C. regulations? Yes No ___
 (Attach explanation if the answer is no.) 5 yr inspection scheduled for this summer
 6. Has there been any citation of code violation? Yes ___ No ,
 If so have they been corrected? Yes ___ No ___
 7. Are there any lease hold interests in the property or the equipment? Yes ___ No
 8. Are there any liens or pending liens against the real or personal property? Yes No ___
 9. Does the facility have the property permits and licenses for its present use? Yes No ___
 10. Are there any agreements with 3rd parties to use this property's access, docks, equipment, or land?
 Yes ___ No
 11. Are there any contracts with employees, or former employees affecting the sale of this property?
 Yes ___ No
 12. Do any special use permits, licenses, etc. go with the sale of this property? Yes No ___
 13. Does the facility meet construction code applicable to the area? Yes ___ No ___ N/A
 14. Does any Right To Use someone else's property go with this property? No
 i.e. air strip, road, interest in other real estate or use of such? Yes ___ No
 15. Is the property surveyed? Yes No ___, Can the markers be readily found? Yes No ___

SELLER DISCLOSURE CONT..

16. Does the property have any road easements or any other easements crossing the property?
 Yes _____ No X
17. Are there any encroachments from the surrounding neighbors on the property? Yes _____ No X
18. Specify access to the property. Road; Yes X No _____, Plane; Yes _____ No _____
 Boat; Yes _____ No _____. This is legal access to the property and does cross private lands. Yes X No _____
19. Does the Seller know of any defects or other pertinent information affecting the sale of this property?
 Yes _____ No X
20. Are there any underground fuel tanks, hazardous materials, fuel spills, lead paint, mold, etc. Please disclose of any hazardous materials you are aware of that could affect the sale of this property. Yes X No _____
 UST DGC approved - 3 yr inspection scheduled this summer
21. Has the property ever been involved in a major crime scene? Yes _____ No X. Is the property known to be haunted? Yes _____ No X
22. Please include a small sketch of the building(s), including approximate dimensions and square footage; bedrooms, bath rooms, kitchen, work shop, shed(s), etc.
23. Bldg. 1 sq.ft. See attached, Bldg. 2 sq.ft. _____, Bldg. 3 sq.ft. _____, Bldg. 4 sq.ft. _____
 * Please list the buildings and their size and if there are more Bldgs. Please note that as well.
24. Existing Loans, Liens or Payoffs to be made: 1st D/T (apr. Bal. \$ 900M, mo. Pmt \$ _____, incl. % rate _____,
 Bank/Escrow location _____, Account number _____
 2nd D/T (apr. Bal. \$ 600M, mo. Pmt \$ _____, including % rate _____
 Loans are: Assumable, Non Assumable, Or Explain Unknown

25. Please provide last 3 years income and expenses:

INCOME		EXPENSES	
Current	<u>Coming soon</u>	Current	<u>Coming soon</u>
Last Year	_____	Last Year	_____
Previous Year	_____	Previous Year	_____

Please Use A Separate Sheet Of Paper If Further Explanation Would Be Helpful For Any Of the Above Items.

Please include a brief description of your property and its merits and present use, including your insurance carrier.

Mentasta Lodge LLC
Sydia K. Gyster Pres, Member 6/22/10
 SELLER TITLE DATE