

SELLER DISCLOSURE FOR COMMERCIAL OPERATION

1. Legal: Lot 12 Bursick Estates, Recording Dist.: Chitina; Size: 4.97 ac

2. Zoning: NMA, Current Property Taxes NMA

3. Are there any subd. covenants prohibiting its present use; Yes ___ No X

4. Utilities Available: Electric; Yes X No ___, Water; Yes X No ___

Sewer; Yes X No ___, On site generator(s); Yes ___ No X, Size ___

On site well; Yes X No ___, On site septic system; Yes X No ___

Other (explain); _____

Phone; Yes X No ___, Natural gas; Yes ___ No X, Propane; Yes X No ___

5. Does the current water & septic system meet State & D.E.C. regulations? Yes X No ___
(Attach explanation if the answer is no.)

6. Has there been any citation of code violation? Yes ___ No X,

If so have they been corrected? Yes ___ No ___

7. Are there any lease hold interests in the property or the equipment? Yes ___ No X

8. Are there any liens or pending liens against the real or personal property? Yes ___ No X

9. Does the facility have the property permits and licenses for its present use? Yes X No ___

10. Are there any agreements with 3rd parties to use this property's access, docks, equipment, or land?
Yes ___ No X

11. Are there any contracts with employees, or former employees affecting the sale of this property?
Yes ___ No X

12. Do any special use permits, licenses, etc. go with the sale of this property? Yes X No ___

13. Does the facility meet construction code applicable to the area? Yes X No ___

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 X

15. Is the property surveyed? Yes X No ___, Can the markers be readily found? Yes X No X

SELLER DISCLOSURE CONT..

- 16. Does the property have any road easements or any other easements crossing the property?
Yes No
- 17. Are there any encroachments from the surrounding neighbors on the property? Yes No
- 18. Specify access to the property. Road; Yes No , Plane; Yes No
Boat; Yes No . This is legal access to the property and does cross private lands. Yes No
- 19. Does the Seller know of any defects or other pertinent information affecting the sale of this property?
Yes No
- 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 No
- 21. Has the property ever been involved in a major crime scene? Yes No . Is the property known to be haunted? Yes No
- 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. _____, 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. \$ _____, mo. Pmt \$ _____, incl. % rate _____,
Bank/Escrow location _____, Account number _____
2nd D/T (apr. Bal. \$ _____, mo. Pmt \$ _____, including % rate _____
Loans are: Assumable, Non Assumable, Or Explain _____

25. Please provide last 3 years income and expenses:

INCOME		EXPENSES	
Current	_____	Current	_____
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.

Paul Wilson Julie Wilson owner 4/20/15
SELLER TITLE DATE