

SELLER DISCLOSURE FOR COMMERCIAL OPERATION

Parcel 1
US Survey 3350

1. Legal: PARCEL 2 SURVEY 4951, Recording Dist.: Chitina; Size: 16.907 ACRES
PARCEL 3 SURVEY 4266

2. Zoning: O, Current Property Taxes O

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 X No , Size 15 KW

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 X

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? Any violation, such as: set back, sewer, water, electrical and if corrected. Yes No X

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?

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

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 X No _____
Boat: Yes _____ No X. This is legal access to the property and does cross private lands. Yes X No X
19. Does the Seller know of any defects or other pertinent information affecting the sale of this property; such as burn area, flooding, etc. Explain. Yes X 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 X
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. *Total: 9,049 sq.ft*
23. Bldg. 1 sq.ft. X, Bldg. 2 sq.ft. _____, Bldg. 3 sq.ft. _____, Bldg. 4 sq.ft. _____
* Please list any additional buildings and their size and use on an additional sheet of paper.
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:

Available upon proof of financial capability, as bank loans on these type of properties are unually not available.

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.

Elena Beck

SELLER

TITLE

DATE