

SELLER DISCLOSURE FOR COMMERCIAL OPERATION

Meridian: Copper River Township 695. Range 78 E. Section 12

- 1. Legal: 7, Recording Dist.: _____; Size: _____
- 2. Zoning: _____, Current Property Taxes 0
- 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 _____
 On site well; Yes ___ 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? _____
 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 ___ 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. \$ None, mo. Pmt \$ _____, incl. % rate _____,

Bank/Escrow location BANK, 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
Current	_____
Last Year	_____
Previous Year	_____

	EXPENSES
Current	<u>are on average 44%</u>
Last Year	_____
Previous Year	_____

12 groups of 6 @ \$3150 each Total \$226,000

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.

Richard [Signature] owner 06-08-2016
SELLER TITLE DATE