

SELLER DISCLOSURE FOR COMMERCIAL PROPERTY

1. Legal Description: _____
2. Recording District: _____ Size: _____
3. Zoning: _____ Current Property Taxes: ~~3~~ \$3,729.66
4. Are there any known zoning restrictions prohibiting the property's present use..... Yes ___ No ___
5. Are there any known subdivision covenants prohibiting the property's present use... Yes ___ No X
6. Does the property have proper permits and licenses for its current use..... Yes X No ___
7. Are any assessments outstanding..... Yes ___ No ___
Are any assessments pending..... Yes ___ No ___
8. How long have you owned the property 2004
9. What is the age of the building(s) _____
Type of roof(s) SHINGLE Condition EXCELLENT Age 10 YRS (35 YRS SHINGLES)
Type of foundation(s) CONCRETE
Type of construction (wood, metal, etc.) WOOD
10. Are there any known code violations..... Yes ___ No X
11. Total SqFt of Land _____ Total SqFt of Improvements _____
12. Do you have a plot plan of the property (please attach)..... Yes ___ No ___
13. Is the property surveyed..... Yes ___ No ___
Can the markers be readily found..... Yes ___ No ___
14. Utilities Available:

	Annual Cost
Electric Yes <u>X</u> No ___	
Water Yes <u>X</u> No ___	
Sewer Yes <u>X</u> No ___	<u>\$16,720.74</u>
Phone Yes ___ No ___	
Propane Yes ___ No <u>X</u>	
On site well Yes <u>X</u> No ___ Depth _____	
On site septic Yes ___ No <u>X</u> Tank Size _____ DEC approved _____	
On site generator/s Yes ___ No <u>X</u> Size _____	
Heat source Oil <u>X</u> Gas _____ Tank/Size <u>1000 GAL</u> Other _____	<u>\$7625.70</u>
Insurance Carrier Yes <u>X</u> No ___ Who <u>STAT FARM Jim Kelly</u>	<u>2565.00</u>
Other _____	
15. Has there been any citation of code violation..... Yes ___ No X
If so, have they been corrected..... Yes ___ No ___
16. Are there any known liens or pending liens against the real or personal property..... Yes ___ No X

SELLER INT John BUYER INT _____

17. Do any special use permits, licenses, etc. go with the sale of the property.....Yes No
18. Are there any lease hold interests in the property or equipment.....Yes No
19. Are there any known economic or pending economic events that would materially affect the value of the property as it is currently being used.....Yes No
20. 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
21. Are there any agreements with third parties to use this property's access, docks, equipment or land.....Yes No
22. Are there any known road easements or any other easements crossing the property.....Yes No
23. Are there any known encroachments from the surrounding neighbors on the property. Yes No
24. Specify access to the property:
 Road..... Yes No Plane..... Yes No Boat..... Yes No
 Is the road maintained..... Yes No By whom _____
25. Does the Seller know of any defects of the property.....Yes No
26. Are there any underground fuel tanks on the property.....Yes No
27. Are there any known hazardous materials or fuel spills on the property.....Yes No
28. Have there been any site assessments on the property for hazardous waste (attach).....Yes No
29. Are there any known dump sites/known contaminated sites within 1 mile of property. Yes No
30. Are there any contracts with employees or former employees affecting the sale of this property.....Yes No
31. Has the property ever been involved in a major crime scene.....Yes No
32. Is the property known to be haunted.....Yes No
33. Does the Seller know of any other pertinent information or facts affecting the sale of this property.....Yes No
34. If a Trade Name is involved in this transaction, has it been filed.....Yes No
 Are all filings current.....Yes No
35. Do you have a current Engineer's Report (please attach copy).....Yes No
36. Do you have a Flood Evaluation Certificate (please attach).....Yes No
37. Is the property located in a flood plain.....Yes No
37. Are you aware of any permafrost problems on the property.....Yes No
38. Has there been any repair work to the property in the last two years.....Yes No
 Please give description 2 NEW WATER TANKS
NEW ASPHALT DRIVEWAY

SELLER INT [Signature] BUYER INT _____

Golden heart Utilities
City Trash
GVEA
Alaska Fuel Distributors
State Farm Ins.
Fairbanks North star Borough Taxes

YEARLY

\$3,962.87

\$378.00

\$6,770.74

\$7,625.70

\$2,565.00

\$3,729.66

GCI = INTERNET | FAX LINE

\$3000.76

39. Please include a small sketch of the building(s) including approximate dimensions, square footage and layout.

SELLER INT _____ BUYER INT _____

40. Please give a brief description of your property, its merits and current use.

Please use a separate sheet of paper if further explanation of the above questions is necessary.

SELLER TITLE DATE

SELLER TITLE DATE

BUYER DATE

BUYER DATE