



Land - Notice of Disclosure

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



State Trooper Post or Municipal Police Department near you for more information or obtain information on the State of Alaska Information Center Internet Site: www.state.ak.us under Hot Topics for the Registry of Sex Offenders.

Affiliated Business Relationship:

(The Real Estate Brokerage for the Buyer)

The Real Estate Brokerage and the following named company have an affiliated business relationship. You are not required to use the services of the aforementioned company(s) in the purchase of property. If you choose to utilize the aforementioned company(s), you should sign an affiliated business arrangement disclosure.

(The Real Estate Brokerage for the Seller)

The Real Estate Brokerage and the following named company have an affiliated business relationship. You are not required to use the services of the aforementioned company(s) in the purchase of property. If you choose to utilize the aforementioned company(s), you should sign an affiliated business arrangement disclosure.

Miscellaneous Disclosures:

- The Property may be subject to restrictions contained on a Plat of the Property or in covenants, conditions, and restrictions or other documents noted in the preliminary title report.
Mineral rights may not pass with title to the Property.
All property is subject to erosion.
Buyer is responsible for researching whether the property is in a 'fire service' area.
Buyer is responsible for researching possible utility service to the property and the cost thereof.
Property may be subject to restrictions on lot access and/or driveway permits.
Property may have well and septic regulations; buyer is to research and verify independently.
The property may be subject to pending assessments or to a local improvement district. The Buyer should make inquiries of the local government.
Neither Seller nor Seller's licensee makes any representation as to the location of the lot corners or boundary lines. Buyer accepts sole responsibility for identifying and locating the corners and boundary lines of the lot.
Broker(s) and Licensee(s) make no representations or warranties of any kind regarding the Property, and assume no duty to investigate or verify any disclosures made by Seller.

Additional Disclosures:

ROADS & ELECTRICAL SERVICE TO BE COMPLETED FALL 2011.
BUDGET CURRENTLY BEING COMPLETED TO DETERMINE FEES THAT WILL APPLY WHEN FIRST LOT IS SOLD.
THERE ARE RESIDENTIAL & NON-RESIDENTIAL LOTS AVAILABLE, (DWELLING) (NON-DWELLING)
DISCOUNT APPLIES FOR NON-DWELLING UNITS.

Dated:
Buyer 1:
Buyer 2:
Buyer 3:
Selling Licensee(s)
Selling Brokerage

Dated: 8/22/10
Seller 1: [Signature]
Seller 2: [Signature]
Seller 3:
Listing Licensee(s) Vicki Westphal
Listing Brokerage Dynamic Properties