

Seller's Real Estate Disclosure Statement for Unimproved Property

(To be completed by Seller when property is listed)

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



In the Property Address or Location:
Tract A Horseshoe Lake Road, Big Lake, AK 99652

Legal Description: Two Lakes Tract A

Real Property Tax ID Number: 58539000T00A

Owner's Name(s) (please print): Bar W Ranch Trust

All disclosures in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is disclosing known defects or other conditions in the real property or the real property being transferred. Disclosure need not require a search of public records nor does it require a professional inspection of the property. If additional information or explanation is necessary, use Section 16, or attach an Unimproved Property Disclosure Addendum/Amendment (UPDA) form and/or other appropriate documentation to this form.

YES NO

1. How long have you owned the property? 4 years years

2. **ENCROACHMENTS/EASEMENTS.**(e.g. fences, buildings, rockeries, driveways, garden, septic, well, etc.)

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A. Does anything on your property extend onto (encroach on) an adjacent lot?

B. Does anything on an adjacent lot extend onto (encroach on) your property?

C. Are you aware of any easements or other's rights affecting the property?

If you marked "Yes" on any of the above, explain in Section 16.

3. **ACCESS.**

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A. Is there a road or easement for access to the property?

B. If your answer to A is "Yes," is there a recorded document?

C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?

D. If your answer to C is "Yes," is a copy attached to this form?

E. If the road or other access is improved, is there any standing or running water, flooding, mud, etc., that affects use of the access during any time of the year? If "Yes", explain in Section 16.

4. **SURVEY.**

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A. Has the property ever been surveyed?

B. If your answer to A is "Yes," is a copy of the survey attached?

5. **PROPERTY BOUNDARIES.** If known, describe the property boundaries: (e.g. fence, hedge, survey stakes, rockery, etc.)

North line: _____

South line: _____

East line: _____

West line: _____

6. **ZONING & RESTRICTIONS.**

The present zoning of the property is _____.

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A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?

B. Are you aware of any proposed covenants, codes or restrictions, including future construction?

C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche area, wetlands, erosion zone or environmentally sensitive area?

Seller's Real Estate Disclosure Statement for Unimproved Property Described As:Address: Tract A Horseshoe Lake Road, Big Lake, AK 99652Legal (the Property): Two Lakes Tract A

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**YES NO**

- ☐ ☒ D. Are you aware of any street or utility improvements planned that may affect and/or be assessed against the property?
- ☐ ☒ E. Are you aware of any zoning or land use changes planned or being considered that may affect the Property.
- ☐ ☒ F. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc.? If "Yes", explain in Section 16.
- ☐ ☒ G. Are you aware if there is water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes", explain in Section 16 how or where these rights are defined?

13. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.

- ☐ ☒ Are you aware if there are any covenants or any recorded/unrecorded agreements requiring owners of the property to pay for (and/or waiving the right to protest) future public improvements including, but not limited to: roads or streets; flood and/or storm water control, street lighting; sewer, water, telephone, electrical, gas and/or other utilities? If "Yes", explain in Section 16.

14. DEVELOPER INFORMATION.

If this information relates to a development where the owner plans to install utilities as a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for installation on the following:

Electric	Date _____	Source _____
Natural Gas	Date _____	Source _____
Public Water	Date _____	Source _____
Public Sewer	Date _____	Source _____
Paved Streets	Date _____	Source _____
Street Lights	Date _____	Source _____
Storm Drains	Date _____	Source _____
Other: _____	Date _____	Source _____

15. OTHER.

- ☐ ☒ A. Are you aware of anything else which could affect the value or desirability of the property? If "Yes", explain in Section 16.
- ☐ ☒ B. Are there any government protected or declared endangered wildlife on or within one mile of the property? If "Yes", in Section 16.
- ☐ ☒ C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16.
- ☐ ☒ D. Is there a burial site tied to this property? If "Yes", explain in Section 16.

16. COMMENTS. Reference Item Number (i.e. #3E). If additional space is needed, use the attached UPDA.

Attached Addenda:

- ☒ Unimproved Property Disclosure Addendum/Amendment (UPDA)



Unimproved Property Disclosure Addendum or Amendment

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Date 2/3/2026 | 9:13 PM PST

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Property Address or Location: Tract A Horseshoe Lake Road, Big Lake, AK 99652

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Legal Description: Two Lakes Tract A

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Real Property Tax ID Number: 58539000T00A

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Owner's Name(s) (please print): Bar W Ranch Trust

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In Reference to the Seller's Real Estate Disclosure Statement for Unimproved Property dated: 2/3/2026 | 9:13 PM PST

7

the undersigned Buyer(s) and Seller(s) hereby agree to the following (check only one):

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☒ **Addendum** – to be used for additional information to the original Seller's Disclosure for Unimproved Property.

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☐ **Amendment** – to be used to update information on the existing Seller's Disclosure for Unimproved Property.

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Reference Item Number from the Seller's Real Estate Disclosure Statement for Unimproved Property (i.e. #2B). Use

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additional Addendum/Amendments if necessary.

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Property was surveyed during creation of Plat 2024-95

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Copy of the Covenants are attached.

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water levels of the lake/creek fluctuate affecting the lakeside of the property.

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To the extent any statement in this Addendum/Amendment is inconsistent with the statements in the Seller's Real Estate

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Disclosure Statement for Unimproved Property, the statements of this Addendum/Amendment shall supersede.

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Seller Signature(s)

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Seller 1: *[Signature]*

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Date: 2/3/2026 | 9:13 PM PST

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Seller 2: _____

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Date: _____

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Seller 3: _____

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Date: _____

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Buyer(s) acknowledge receipt of copy:

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Buyer Signature(s)

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Buyer 1: _____

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Date: _____

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Buyer 2: _____

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Date: _____

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Buyer 3: _____

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Date: _____