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SELLER'S DISCLOSURE FORM - UNIMPROVED PROPERTY

Seller's Name: ABCO Northwest c/o Damon Arnett Date: November 12, 2007

Legal Description of Property: Lot 7 Jo's South Shore at Garfield Bay 21-56N-R1W BM Bonner County, ID

PURPOSE OF STATEMENT: This is a statement of the conditions and information concerning the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architectural, engineering or any other specific areas related to the property. Other than owning the property, the Seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. This is not a warranty of any kind by the Seller or by any agent representing any seller in the transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his/ her own professional inspections.

THE FOLLOWING ARE THE CONDITIONS ON THE ABOVE PROPERTY AS INDICATED BY THE SELLER:

YES	NO	DO NOT KNOW	N/A
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ANNEXATION

- Is the property located in an area of the city impact, adjacent or contiguous to city limits, and thus legally subject to annexation by the city?
- Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city?
- Does the property have a written consent to annex recorded in the county recorder's office, thus making it legally subject to annexation by the city?

		X	
	X		
		X	

WATER

- In the subject property served by a public or community water system?
 - Are there any problems with the system?
 - Hook-up fees paid?
 - Usury fee paid?
 - Monthly water fee:
- Is the subject property served by a private water system?

Source: Drilled Well?
 Spring Well?
 Other? _____

 - Can you provide for our files a copy of:
 - Well Driller's Report?
 - Water Quality Tests?
 - Any problems with the system?
- Are the rights to the well shared with a neighbor?
 - Do you have a written water well agreement?
 - Do you have an oral agreement?
- Are there any year-round streams, lakes, springs or ponds on the property?
 - Were water rights filed?

	X		
X			
			X
X			
X			
		X	
			X
	X		
			X

DSA 11-12-07
 Seller's Initials/ Date

 Buyer's Initials/ Date

Property Description

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WATER (continued)

- B Will water rights be transferred?
- C Does anyone else have water rights to your property?
- D Do you have any water rights "off site" that need to be transferred with the property?

YES	NO	DO NOT KNOW	N/A
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			X
	X		
			X

SEWER/ SEPTIC

- 1 Is the property served by a city/ municipal sewer system?
 - A Hook up fees paid?
 - B Usury fees paid?
 - C Monthly fees?
 - D Any problems?
- 2 Is the property served by a community drainfield site?
 - A Hook-up fees paid?
 - B Monthly fees? \$ _____
 - C Do you have a septic tank?
 - D When was the last time the septic was pumped? _____
 - E Is an effluent pump required?
 - F Any problems with the system?
- 3 Is the property served by a private septic system?
 - A Type of leach Field?
 - Standard?
 - Mound?
 - Pond?
 - B Is the leachfield on site?
 - If NO, do you have a written easement for your site?
 - C Is a effluent pump required?
 - D When was the last time your system was pumped? _____
 - E Any problems?
- 4 Does the property have a "Septic Site Evaluation" from Panhandle Health?
 - A Date approved _____ Date expires _____
 - B Type of Drainfield:
 - Standard?
 - Mound?
 - Pond?
 - C Is the drainfield on site?
 - D Does the permit restrict the size of the home/ building?

X			
X			
			X
X			
	X		

	X		
			X
			X
			X

			X
			X

	X		
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			X
			X
			X
			X
			X

			X
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			X
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			X
			X
			X
			X
			X

OTHER DISCLOSURES

- 1 Have any of the following been installed to the property lines/ boundaries?
 - A Electricity?
 - B Telephone?
 - C Natural gas?
 - D Cable TV?
- 2 Is the property within the boundaried of a fire district?
- 3 Are timber rights owned by the seller?
- 4 Are mineral rights owned by the seller?
- 5 Does the property have a legal recorded easement (access) to a county or public road?
- 6 If a private road, is there a written road maintenance agreement?
 - Width of easement: 100 feet

X			
X			
		X	
		X	
X			
		X	
		X	

X			
X			

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OTHER DISCLOSURES (continued)

- 7 Any easements of licenses granted across your property?
- 8 Any variances or special permits issued by a governmental agency?
- 9 Any known wetlands?
- 10 Has the property been surveyed?
 - A Can you identify the locations of the property corners?
 - B Are you aware of any boundary or fence line disputes?
- 11 Are you aware of any buried fuel tanks and/ or hazardous materials on the property?
- 12 Have you received a notice from any agency affecting the property? (i.e. pending zoning changes, pending lawsuit, pending anything?)
- 13 Does the property meet size and use requirements for the current zoning?
- 14 Any other problems or situations affecting the property not listed above?

X			
	X		
	X		
X			
X			
	X		

	X		
	X		

X			
X			

If so, describe GARFIELD BAY SENIOR DISTRICT
LID PENDING

REMARKS AND/ OR EXPLANATIONS

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller. The Seller is familiar with the property and each disclosure of an item is made and performed in good faith.

Seller & Purchaser understand that Century 21 On The Lake in no way warrants or guarantees the above information on the property.

Seller hereby acknowledges receipt of a copy of this report:
[Signature] Pres. 11-12-07
Seller ABCO NW INC. Date

Purchaser hereby acknowledges review and receipt of a copy of this report:

Purchaser Date

Seller Date

Purchaser Date

UPDATE

Seller initial update Date

Purchaser initial update Date