

**SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY**

SELLER: Chopot Lands, LLC

Seller

Seller

To be used in transfers of unimproved residential real property, including property zoned for residential use that is not improved by one or more residential dwelling units, a residential condominium, a residential timeshare or a mobile or manufactured home. Unimproved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as "timber land" under RCW 84.34.020. See RCW Chapter 64.06 for further information.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between a Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT Quinns Meadow Rd 12 parcels See EX A, CITY Colville, STATE WA, ZIP 99114, COUNTY Stevens ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller [] is/ [] is not occupying the Property.

I. SELLER'S DISCLOSURES:

If you answer "Yes" to a question with an asterisk (), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

1. TITLE

- | | YES | NO | DON'T KNOW | N/A |
|--|-----|-----|------------|-----|
| A. Do you have legal authority to sell the property? If no, please explain | [] | [] | [] | [] |
| *B. Is title to the property subject to any of the following? | | | | |
| (1) First right of refusal | [] | [] | [] | [] |
| (2) Option | [] | [] | [] | [] |
| (3) Lease or rental agreement | [] | [] | [] | [] |
| (4) Life estate? | [] | [] | [] | [] |
| *C. Are there any encroachments, boundary agreements, or boundary disputes? | [] | [] | [] | [] |
| *D. Is there a private road or easement agreement for access to the property? | [] | [] | [] | [] |
| *E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property? | [] | [] | [] | [] |

SELLER'S INITIALS _____ Date _____ SELLER'S INITIALS _____ Date _____

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(Continued)

	YES	NO	DON'T KNOW	N/A	
					94
					95
* (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? [] [] [] []					96
If so, please identify the entity that supplies irrigation water to the property:					97
_____					98
C. Outdoor Sprinkler System					99
(1) Is there an outdoor sprinkler system for the property? [] [] [] []					100
*(2) If yes, are there any defects in the system? [] [] [] []					101
*(3) If yes, is the sprinkler system connected to irrigation water? [] [] [] []					102
3. SEWER/SEPTIC SYSTEM					103
A. The property is served by:					104
[] Public sewer system					105
[] On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					106
[] Other disposal system					107
Please describe: _____					108
B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service? [] [] [] []					109
					110
C. If the property is connected to an on-site sewage system:					111
*(1) Was a permit issued for its construction? [] [] [] []					112
*(2) Was it approved by the local health department or district following its construction? [] [] [] []					113
(3) Is the septic system a pressurized system? [] [] [] []					114
(4) Is the septic system a gravity system? [] [] [] []					115
*(5) Have there been any changes or repairs to the on-site sewage system? [] [] [] []					116
(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? [] [] [] []					117
					118
If no, please explain: _____					119
*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? [] [] [] []					120
					121
4. ELECTRICAL/GAS					122
A. Is the property served by natural gas? [] [] [] []					123
B. Is there a connection charge for gas? [] [] [] []					124
C. Is the property served by electricity? [] [] [] []					125
D. Is there a connection charge for electricity? [] [] [] []					126
*E. Are there any electrical problems on the property? [] [] [] []					127
5. FLOODING					128
A. Is the property located in a government designated flood zone or floodplain? [] [] [] []					129

SELLER'S INITIALS Date SELLER'S INITIALS Date

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	YES	NO	DON'T KNOW	N/A	
6. SOIL STABILITY					130
*A. Are there any settlement, earth movement, slides, or similar soil problems on the property?	☐	☐	☐	☐	132
7. ENVIRONMENTAL					133
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	☐	☐	☐	☐	134
*B. Does any part of the property contain fill dirt, waste, or other fill material?	☐	☐	☐	☐	135
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	☐	☐	☐	☐	136
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	☐	☐	☐	☐	137
*E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?	☐	☐	☐	☐	138
*F. Has the property been used for commercial or industrial purposes?	☐	☐	☐	☐	139
*G. Is there any soil or groundwater contamination?	☐	☐	☐	☐	140
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?	☐	☐	☐	☐	141
*I. Has the property been used as a legal or illegal dumping site?	☐	☐	☐	☐	142
*J. Has the property been used as an illegal drug manufacturing site?	☐	☐	☐	☐	143
*K. Are there any radio towers that cause interference with cellular telephone reception?	☐	☐	☐	☐	144
8. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					150
A. Is there a homeowners' association?	☐	☐	☐	☐	151
Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available: _____					152
B. Are there regular periodic assessments?	☐	☐	☐	☐	153
\$ _____ per ☐ month ☐ year					154
☐ Other: _____					155
*C. Are there any pending special assessments?	☐	☐	☐	☐	156
*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?	☐	☐	☐	☐	157
9. OTHER FACTS					162
*A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property?	☐	☐	☐	☐	163
*B. Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government?	☐	☐	☐	☐	164
					165

SELLER'S INITIALS _____ Date _____ SELLER'S INITIALS _____ Date _____

Form 17C
Seller Disclosure Statement - Unimproved
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(Continued)

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ALL RIGHTS RESERVED

	YES	NO	DON'T KNOW	N/A	
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					167
*C. Is the property classified or designated as forest land or open space?	[]	[]	[]	[]	168
D. Do you have a forest management plan? If yes, attach.	[]	[]	[]	[]	169
*E. Have any development-related permit applications been submitted to any government agencies? . .	[]	[]	[]	[]	170
If the answer to E is "yes," what is the status or outcome of those applications?					171
					172
F. Is the property located within a city, county, or district or within a department of natural resources					173
fire protection zone that provides fire protection services?	[]	[]	[]	[]	174
10. FULL DISCLOSURE BY SELLERS					175
A. Other conditions or defects:					176
*Are there any other existing material defects affecting the property that a prospective					177
buyer should know about?	[]	[]	[]	[]	178
B. Verification					179
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and					180
Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and					181
against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a					182
copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					183
					184
Seller _____ Date _____ Seller _____ Date _____					185
Chopot Lands, LLC					

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

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II. NOTICES TO THE BUYER 213

1. SEX OFFENDER REGISTRATION 214

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT 215
 AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT 216
 AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS. 217

2. PROXIMITY TO FARMING/WORKING FOREST 218

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN 219
 CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST 220
 INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED 221
 UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT. 222

3. OIL TANK INSURANCE 223

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES 224
 AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY 225
 INSURANCE AGENCY. 226

III. BUYER'S ACKNOWLEDGEMENT 227

1. BUYER HEREBY ACKNOWLEDGES THAT: 228

- A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by 229
 utilizing diligent attention and observation. 230
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and 231
 not by any real estate licensee or other party. 232
- C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information 233
 provided by Seller, except to the extent that real estate licensees know of such inaccurate information. 234
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller. 235
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has 236
 received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s). 237

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S 238
 ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER 239
 AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY 240
 SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY 241
 DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU 242
 MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT. 243

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES 244
 THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE 245
 LICENSEE OR OTHER PARTY. 246

 Buyer Date Buyer Date 247
 248

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER 249

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and 250
 waives Buyer's right to revoke Buyer's offer based on this disclosure. 251

 Buyer Date Buyer Date 252
 253

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT 254

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. 255
 However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive 256
 the receipt of the "Environmental" section of the Seller Disclosure Statement. 257

 Buyer Date Buyer Date 258
 259

SELLER'S INITIALS Date SELLER'S INITIALS Date

To be attached to Form 17 -

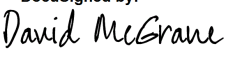
The subject property is being sold by Chopot Lands, LLC, a Washington state limited liability company. The property was acquired as timberland by Frances Loan and Donald Loan, the owners and operators of the John Chopot Lumber Company, a lumber milling company that ceased operations in the 1990s. Frances and Donald Loan subsequently transferred the bulk of their timberland holdings into Chopot Lands LLC after the lumber mill shut down. Eventually, they sold one percent of the Chopot Lands LLC to their long time accountant, Dale Hice. Don and Frances retained 99% of the company, with each owning 49.5%.

Don Loan passed away on February 24, 2016 . Frances Loan passed away on September 18, 2020. Dale Hice has been appointed as personal representative of their respective estates, and is the trustee of the Don Loan Testamentary Trust..

The three members of Chopot Lands are Dale Hice personally as to a 1% interest, the Estate of Frances Loan, as to a 49.5% interest, and the Don Loan trust, as to a 49.5% interest. By company action Dale Hice in all his capacities has appointed David McGrane, the attorney for the personal representatives, to be fully authorized to sign "all listing agreements, offers, counter offers, purchase and sale agreements, and all other sale documents necessary for and in furtherance of the sale of real estate owned by Chopot Lands, LLC".

All of the land listed for sale by Chopot Lands LLC is unimproved timberland, without any structures or known improvements. Neither Dale Hice nor David McGrane has any personal knowledge as to the real property being sold, and both are acting on behalf of the estates of Frances and Don Loan, who can provide no information as to the property.

The property is being listed and sold "AS IS", without representations or warranties of any kind. Buyer is expected to perform due diligence investigations as to any aspects of the property about which the buyer may have concerns.

DocuSigned by:

 F51BAE65D0A544B 11/6/2025

Seller

Dated

Buyer

Dated

Buyer

Dated

COMPENSATION - Buyer Brokerage Firm

This Compensation Agreement is made by and between

Chopot Lands, LLC

("Seller") and

RE/MAX Select Associates, Inc. ("Firm") with regard to the real property commonly known as

XXX Quinns Meadow Rd 12 parcels 310AC

City Colville, County Stevens, WA, Zip 99114

BUYER BROKERAGE FIRM COMPENSATION: Seller acknowledges that offering Buyer Brokerage Compensation to a Buyer Brokerage Firm is not required. Seller also acknowledges that there are no standard compensation rates and the compensation in this Agreement is fully negotiable and not set by law.

DM

11/6/2025

Seller Initials

Date

Seller Initials

Date

☒ **Seller's Offer of Compensation.** Seller offers Buyer Brokerage Compensation as follows:

i: 2 % of the sales price, \$ _____; or other _____ to Buyer Brokerage Firm, which includes another broker affiliated with Listing Firm who represents the buyer; or

ii: If the Listing Broker is a limited dual agent and represents both Seller and the buyer, 1 % of the sale price; \$ _____; or other _____ to be paid to Listing Firm as Buyer Brokerage Compensation.

iii: Buyer Brokerage Compensation shall be paid as set forth above, unless modified by the buyer in a mutually accepted purchase and sale agreement. The offer of compensation may not be withdrawn with respect to a buyer after that buyer or the Buyer Brokerage Firm has notified the Listing Firm or Seller of that buyer's intent to submit an offer (and for three calendar days thereafter). Buyer Brokerage Firm is an intended third-party beneficiary of this Agreement.

iv. If checked, ☒ the offer to pay Buyer Brokerage Compensation shall extend to licensed brokerage firms that are not members of the MLS.

☐ **Buyer to Request Compensation in Offer.** In lieu of offering a specific compensation amount, Seller invites the buyer to include in the buyer's offer, the amount that the buyer requests Seller to compensate the Buyer Brokerage Firm, which amount must be agreed to by the parties as part of the Purchase & Sale Agreement.

☐ **No Offer of Compensation.** Seller declines to offer and does not intend to pay Buyer Brokerage Compensation. Seller acknowledges that a buyer may still submit an offer that includes an amount that the buyer requests Seller to compensate the Buyer Brokerage Firm, which amount must be agreed to by all parties. Seller may choose to accept, reject or counter a purchase and sale agreement with Seller paid Buyer Brokerage Compensation.

DocuSigned by:

David McGrane

11/6/2025

Seller Signature

Date

Seller Signature

Date

DocuSigned by:

Bob Anderson

11/5/2025

Listing Broker Signature

Date