

SELLER DISCLOSURE FOR COMMERCIAL OPERATION

- 18465 Sterling Hwy
 1. Legal: L1 B1 Towne Subd #6, Recording Dist.: Seward; Size: 1.86 acre
2. Zoning: _____, Current Property Taxes \$2642-
3. Are there any subd. covenants prohibiting its present use: Yes _____ No X
4. Utilities Available: Electric: Yes X No _____, Water: Yes _____ No X
 Sewer: Yes _____ No X, On site generator(s): Yes X No _____, Size ?
 On site well: Yes X No _____, On site septic system: Yes X No _____
 Other (explain): _____
- Phone: Yes X No _____, Natural gas: Yes _____ No X, Propane: Yes X No _____
5. Does the current water & septic system meet State & D.E.C. regulations? Yes X No _____
 (Attach explanation if the answer is no.)
6. Has there been any citation of code violation? Yes _____ No X,
 If so have they been corrected? Yes _____ No _____
7. Are there any lease hold interests in the property or the equipment? Yes _____ No X
8. Are there any liens or pending liens against the real or personal property? Yes _____ No X
9. Does the facility have the property permits and licenses for its present use? Yes X No _____
10. Are there any agreements with 3rd parties to use this property's access, docks, equipment, or land?
 Yes _____ No X * possible lease of office area pending
11. Are there any contracts with employees, or former employees affecting the sale of this property?
 Yes _____ No X
12. Do any special use permits, licenses, etc. go with the sale of this property? Yes _____ No X
13. Does the facility meet construction code applicable to the area? Yes X No _____
 * office bldg sold 'as is'
14. 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 X
15. Is the property surveyed? Yes X No _____, Can the markers be readily found? Yes X No _____

SELLER DISCLOSURE CONT.

16. Does the property have any road easements or any other easements crossing the property?
 Yes X No *utility easement along Hwy*
17. Are there any encroachments from the surrounding neighbors on the property? Yes No X
18. Specify access to the property. Road; Yes X No , Plane; Yes No X
 Boat; Yes No X. This is legal access to the property and does cross private lands, Yes X No
driveways are legal *boat only?*
19. Does the Seller know of any defects or other pertinent information affecting the sale of this property?
 Yes No X
20. Are there any underground fuel tanks, hazardous materials, fuel spills, lead paint, mold, etc. Please disclose of any hazardous materials you are aware of that could affect the sale of this property. Yes No X
21. Has the property ever been involved in a major crime scene? Yes No X. Is the property known to be haunted? Yes No X
22. Please include a small sketch of the building(s), including approximate dimensions and square footage; bedrooms, bath rooms, kitchen, work shop, shed(s), etc.
motel
23. Bldg. 1 sq.ft. Apr 4500, Bldg. 2 sq.ft. Office 2144, Bldg. 3 sq.ft. , Bldg. 4 sq.ft.
 * Please list the buildings and their size and if there are more Bldgs. Please note that as well.
24. Existing Loans, Liens or Payoffs to be made: 1st D/T (apr. Bal. \$ 190,000, mo. Pmt \$ 2762, incl. % rate 6,
 Bank/Escrow location Wells Fargo, Account number 01-22486136
 2nd D/T (apr. Bal. \$, mo. Pmt \$, including % rate
 Loans are: Assumable, Non Assumable, Or Explain

25. Please provide last 3 years income and expenses:

	INCOME		EXPENSES	
2010	Current	<u>28,400*</u>	Current	<u>48,982*</u>
2009	Last Year	<u>54,000</u>	Last Year	<u>38,405</u> Leased
2008	Previous Year	<u>54,000</u>	Previous Year	<u>48,533**</u> Leased

Please Use A Separate Sheet Of Paper If Further Explanation Would Be Helpful For Any Of the Above Items.

Please include a brief description of your property and its merits and present use, including your insurance carrier.

Jody Muse Partner 8-18-10
 SELLER TITLE DATE

REMOTE PROPERTIES LLC

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 * Mid Season Totals / Expenses include start up costs, Replaced all linens + Office Bldg Remodel.
 ** Motel Remodel - Carpets, vinyl, beds + bedding