

Unimproved Property Fact Sheet

(In order to comply with Disclosure of Real Property Sales as prepared by the Seller)

LEGAL: ASLS 81-168 Block 2 Lot 8, SIZE: 4.996 acres, LAKE/CREEK FRT (apr): Lake Minchumina

TAX ACCOUNT #: Fairbanks Recording District, State of Alaska TAXES (Yearly): \$ _____ 202____ year

EXISTING LOANS: Assumable Non Assumable
1st D/T (apr. bal.) \$ _____, monthly pmt \$ _____ including % rate _____
Bank or Escrow Co. & Loan No. (s) _____

ANY LIENS (recorded or unrecorded) or any payoffs to be made: _____

ANY 3rd PARTY AGREEMENTS TO USE THE LAND FOR; Access, Trail Crossings, Camping, 1st Right of Refusal, Lease/Rent or anything along that nature: Please Explain: _____

ZONING: Unzoned or Unrestricted or _____

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) _____

FUEL TANK(S) Or Hazardous Waste Or Contamination: _____

TREES: _____, VIEWS: _____, OTHER AMENITIES: _____
Type of Trees Mts. River Lake etc.

LEGAL ACCESS: (road or..) _____, MAINTAINED: _____, LEGAL TRAIL: Type of access _____
Paved Gravel Dirt etc. Year round Part of year etc.

FLY IN ONLY: X, BOAT ACCESS: _____, ATV: _____, SNOWMACHINE ACCESS: X

HOW TO LOCATE (Nearest town — how many miles — direction): _____

UTILITIES: Public Sewer _____ : How Far? _____, Electric? _____ : How Far? _____
Telephone Avail?: _____, How Far _____, Natural Gas? _____ : How Far? _____
Water Source: _____, How Far _____, Well _____ Or _____

WETLANDS on Property: _____%, Permafrost? _____, Flooding? _____, Explain _____

SPECIES OF FISH & GAME IN AREA: _____

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).

This information is to the best of my knowledge: Shelley H. Smith
Seller/Owner(s) REMOTE PROPERTIES LLC