

Unimproved Property Fact Sheet

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

LEGAL: Lot Seven (7), SIZE: Approx 4.5 AC., LAKE/CREEK FRT (apr): 250'
BLOCK SEVENTEEN (17) NATION PRESERVE

TAX ACCOUNT #: N/A, TAXES (Yearly): \$ - 0 - 201 year

EXISTING LOANS: NONE Assumable ☐ Non Assumable ☐
1st D/T (apr. bal.) \$ N/A, monthly pmt \$ N/A including % rate N/A
Bank or Escrow Co. & Loan No. (s) N/A

ANY LIENS (recorded or unrecorded) or any payoffs to be made: N/A

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: N/A

ZONING: Unzoned or Unrestricted or SEE BELOW

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) PROPERTY
KEYES POINT OWNERS ASSOCIATION, INC

FUEL TANK(S) Or Hazardous Waste Or Contamination: N/A

TUNDRA / SPRUCE
TREES: CONIFER/BLACK, VIEWS: LAKE VIEW, OTHER AMENITIES: TOP SIDE OF PROPERTY COULD
Type of Trees Mts. River Lake etc. BE A CUB LANDING STRIP

LEGAL ACCESS: (road or..) N/A, MAINTAINED: N/A, LEGAL TRAIL: Type of access WALKING TRAILS
Paved Gravel Dirt etc. Year round Part of year etc.

FLY IN ONLY: YES, BOAT ACCESS: YES, ATV, SNOWMACHINE ACCESS: YES
ATV WHEN LAKE DOWN

HOW TO LOCATE (Nearest town — how many miles — direction): Port Aisworth 10-12 Miles N
NDN DALTON 10 MILES S

UTILITIES: Public Sewer N/A: How Far? N/A, Electric? N/A: How Far? N/A

Telephone Avail?: YES, How Far? 1 MILE, Natural Gas? N/A: How Far? N/A
CARE TAKERS CABIN

WETLANDS on Property: - 0 - %, Permafrost? N/A, Flooding? N/A, Explain RAIN BOW TROUT, SOCKEYE SALMON, GRAYLING, PKE, CHAR, WHITEFISH, LAKE TROUT

SPECIES OF FISH & GAME IN AREA: BEAR, MOOSE, CARIBOU, WOLF, WOLVERINE, FOX, LYNX, TRAPPING

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).

Portage Bay is generally good float plane access. OUR LAND SITS ON PORTAGE BAY. - OUR LOT IS ON THE REMOTE SIDE OF THE KEYES POINT PROJECT. NO 4 WHEELERS OR TRUCKS ZOOMING BY. PRIVATE. WHEN WE BOUGHT IN 1986 THERE WAS AN OPEN ROAD ON TOP OF OUR PROPERTY. A CHAIN SAW COULD MAKE IT BACK TO A CUB STRIP. (OVER.)

This information is to the best of my knowledge: Roger P. Seymour Richard Seymour
Seller/Owner(s) REMOTE PROPERTIES INC

POTABLE WATER CAN COME FROM LAKE, NDN DALTON GETS THEIR H₂O FROM LAKE.