

\*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

Richardna

LEGAL: ASLS 83-142 TRACT A, SIZE: 1.6 ACRES, LAKE/CREEK FRT (apr. feet): RIVER

TAX ACCOUNT #: 53061000T00A (Mandatory) TAXES (Yearly): \$ 506.46 20 22 year

EXISTING LOANS: Assumable  Non Assumable

1st D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

2nd D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

ANY LIENS (recorded or unrecorded) or any payoffs to be made: NONE

ZONING: Unzoned or Unrestricted or ..... (explain) \_\_\_\_\_

BUYER WARRANTIES: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary BEST OF KNOWLEDGE; NO AS BUILT SURVEY

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

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ N/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... BUILDINGS HAVE NEVER FLOODED, VENTA HAS CRESTED BANK ONCE IN 18 YRS

FUEL TANK(S) Or Hazardous Waste: NONE Are you aware of any fuel spills? \_\_\_\_\_

Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: MOSTLY COTONWOOD, VENTNA RIVER VIEWS: DENALI, OTHER AMENITIES: \_\_\_\_\_

LEGAL ACCESS: (road or..) \_\_\_\_\_, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): SOUTH OF JOHNSON CREEK, WEST SIDE VENTNA RIVER

FLOATS, WHEELS & SKIS - DEPENDING ON CONDITIONS  
FLY IN ONLY: YES, BOAT ACCESS: YES, ATV, SNOWMACHINE ACCESS: YES  
(INSIDE GRAVEL BAR)

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System X, (DEC approved); Yes \_\_\_\_\_, No X Outhouse on site: X

Propane Lights X, 110 Lights X, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator 7000 KW, Diesel \_\_\_\_\_, Gas X Type of heat: Wood Stove, Monitor, etc. WOOD STOVE W/ GLASS

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WELL: X or OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC? \_\_\_\_\_ : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

Cell: VZW, Internet: \_\_\_\_\_, TV: \_\_\_\_\_, Satellite Dish, TV or Internet, \_\_\_\_\_

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: \_\_\_\_\_

IMPROVEMENT(S): Main Building Size: 1200 sq. ft., Two Story or Loft (circle one) Size \_\_\_\_\_

PREVIOUS OWNERS BUILT  
Year Built 1991-2004, Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

2<sup>nd</sup> Building: 450 sq. ft. TOOL SHED, Two Story or LOFT STORAGE PREVIOUS OWNER Year Built 2002-2004

Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

3<sup>rd</sup> Building: 512+ sq. ft. BOAT HOUSE, Two Story or LOFT STORAGE PREVIOUS OWNER Year Built 2003

Outbuilding (describe): 132 sq. ft. WOOD SHED Year Built \_\_\_\_\_

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other POST

Roof (Metal, Asphalt or): METAL Insulation (Floor, Ceiling, Walls) FIBERGLAS - CEILING/WALLS

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know. BLUE FOAM BOARD - FLOOR

4 - new glue Lam Beam + Steel bracket to be installed Spring 2024 - replace for paper + screws on Roof 2024

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. PROPANE OVEN STOVE,

PROPANE/ELECTRIC REFRIGERATOR, ELECTRIC CHEST FREEZER

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: SEE ITEMIZED LIST

General Condition of Improvements: VERY GOOD TO EXCELLENT

SPECIES OF FISH AND GAME IN THE AREA: MOOSE, BLACK & BROWN BEARS, DUCKS, GROUSE

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer SALMON & TROUT

[Signature]  
Seller/Owner(s)

Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

**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).**

REMOTE PROPERTIES LLC

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