

Improved Property Fact Sheet

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

LEGAL: U.S. Survey 6444 AK, SIZE: 5 ACRE, LAKE/CREEK FRT (appr. feet): 1500 FT.

TAX ACCOUNT #: — (Mandatory) TAXES (Yearly): \$ 0 20 — year

EXISTING LOANS: Assumable ☐ Non Assumable ☐ NA
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: NA

ZONING: Unzoned or Unrestricted or (explain) NA

SELLER 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 NA

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

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

PROPERTY Owners Assoc.: Yearly Fee; \$ NA

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or BUSH AK UNKNOWN

FUEL TANK(S) Or Hazardous Waste: NA Are you aware of any fuel spills? NO

☐ Above ground ☐ Under ground Size NA Age —

TREES: ✓, VIEWS: NULATO HILLS, OTHER AMENITIES: ALL 5 SPECIES SALMON

LEGAL ACCESS: (road or..) RIVER, MAINTAINED: —, LEGAL TRAIL ACC.: —
+ GRAVEL BAR

HOW TO LOCATE (explain): SEVERAL MILES UPSTREAM FROM YELLOW RIVER
SOUTH SIDE OF RIVER

FLY IN ONLY: ✓, BOAT ACCESS: ✓, ATV, SNOWMACHINE ACCESS: —

UTILITIES: Public Sewer —, Private Septic System —, (DEC approved); Yes —, No — Outhouse on site: ✓

Propane Lights NA, 110 Lights —, 12 Volt Lights —, Solar Panel —, Other —

Generator 1, KW —, Diesel —, Gas ✓ Type of heat: Wood Stove, Monitor, etc. WOOD HEAT

WELL: _____ or OTHER SOURCE OF WATER, RIVER ELECTRIC? _____ : How Far? _____

TELEPHONE AVAILABLE: SATELLITE How Far _____, Natural Gas _____, How Far _____

Cell: _____, Internet: _____, TV: _____, Satellite Dish, TV or Internet, _____

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

IMPROVEMENT(S): Main Building Size: 16x22' sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1970's, Bedrooms, _____, Bathrooms, _____

2nd Building : 17x23 sq. ft. 3/4 BUILT, Two Story or LOFT Year Built 2016

Bedrooms, _____, Bathrooms, _____

3rd Building : _____ sq. ft. _____, Two Story or _____ Year Built _____

Outbuilding (describe): _____ sq. ft. _____ Year Built _____

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☐ Other SPRUCE PADS

Roof (Metal, Asphalt or): _____ Insulation (Floor, 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.

ROOFING MATERIAL ON SITE FOR NEW CABIN

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. 2^{WOOD} STOVES, GAS
LANTERNS

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 16' FT JET BOAT,
OLDER 45 h.p. ENGINE, 2 16' CATARAFTS W/ALL GEAR
BOXES, 3 CHAINSAWS, CHAINSAW WINCH, MANY TOOLS

General Condition of Improvements: NEEDS SOME UPDATING

SPECIES OF FISH AND GAME IN THE AREA: 5 SPECIES SALMON, CHAR, DOLLY'S, GRAYLING
WHITEFISH, SHEEPFISH

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

John M. Walsh

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