

Improved Property Fact Sheet

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

Approximately
500-600 ft

LEGAL: U.S. Survey No. 5381, Kotzebue, SIZE: 4.99 acres, LAKE/CREEK FRT (apr. feet): river frontage
Record:ing District, State of Alaska

TAX ACCOUNT #: N/A (Mandatory) TAXES (Yearly): \$ NONE 20 24
year

EXISTING LOANS: Assumable Non Assumable No existing loans.

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) Unzoned

BUYER WARRANTS: 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 In compliance with above.

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

NONE

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

PROPERTY Owners Assoc.: Yearly Fee; \$ NONE

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or The two cabins and other property are on an approximately 50ft river bank, above potential high water.

FUEL TANK(S) Or Hazardous Waste: 25 gal stove oil tank
100 gal propane tank Are you aware of any fuel spills? NO

Above ground Under ground Size _____ Age 25 years

Cab:u sits in an open white Kobuk River + Lockwood Hills to the south. Great blueberry + cranberry picking in
TREES: and Black Spruce, VIEWS: Schwatka Mountains, OTHER AMENITIES: the fall; excellent sheep fishing nearby
wood land. to the north. in summer + fall; excellent wild life viewing.

LEGAL ACCESS: (road or..) No road access, MAINTAINED: N/A, LEGAL TRAIL ACC.: N/A

HOW TO LOCATE (explain): N 66. ^{3234°} ~~81°~~ W 156. ^{17799°} ~~17°~~ On northbank of Kobuk River, approx. 18 miles
up river from village of Kobuk.
WGS Datum -> 66° 49.840' N Both coordinate sets
156° 10.680' W from our plane's GPS.

FLY IN ONLY: YES, BOAT ACCESS: YES, ATV, SNOWMACHINE ACCESS: YES

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

Propane Lights YES, 110 Lights No, 12 Volt Lights No, Solar Panel No, Other _____

Generator 3000, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. Wood stove in each cabin.

Natural spring at base of hill below main cabin

(approximately)

WELL: No or OTHER SOURCE OF WATER, ↑ ELECTRIC? No : How Far? 1/8 mile

TELEPHONE AVAILABLE: No , How Far _____ , Natural Gas No , How Far _____

Cell: No , Internet: No , TV: No , Satellite Dish, TV or Internet, No

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: No restrictions.

IMPROVEMENT(S): Main Building Size: 20 x 24 ft sq. ft., Two Story or Loft (circle one) Size _____

Year Built early 1980's , Bedrooms, Open interiors, 1st + 2nd floors , Bathrooms, No

2nd Building : 14 x 16 ft sq. ft. _____ , Two Story or _____ Year Built 1980's ^{wid}

Bedrooms, Open interiors, 1st + 2nd floors , Bathrooms, _____

3rd Building : _____ sq. ft. _____ , Two Story or _____ Year Built 1980's ^{wid}

Outbuilding (describe): 16 x 20 shed (primitive) with earth floor sq. ft. _____ Year Built early 1980's

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

Roof (Metal, Asphalt or): corrugated metal roofing Insulation (Floor, Ceiling, Walls) Fiberglass 4"

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

Stick frame with commercial lumber and materials. Entryway has big windows with screens, plus plywood protective covers on hinges that can be secured up or down. Screens on main cabin windows.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Main cabin: propane stove/oven, small propane refrigerator, wood stove, old-fashioned but electric wringer/washer. Small cabin: wood stove.

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: 14 ft aluminium boat, hand tools, pots/pans/silverware/plates/bowls/glasses. In both cabins two single bed frames with old mattress sets.

General Condition of Improvements: Interior of 2nd floor main cabin not finished. Stove pipe in main cabin should be replaced (we have all parts). Bear and squirrel damage to T-111 on main cabin. Main cabin: front steps and screen door need to be replaced.

SPECIES OF FISH AND GAME IN THE AREA: Moose, caribou, brown and black bears, all Alaska furbearers. Sheefish, grayling, lake trout and Dolly Varden.

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

Jim Dan

Cynthia R. Meyer

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)
↳ See attached sheet.

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).

These 4.99 acres are surrounded by state lands of vibrant tundra and spruce woodlands, encircled by distant mountains and closer foothills, with a river flowing through.

REMOTE PROPERTIES LLC