

# Unimproved Property Fact Sheet

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

Bob's Lake  
450 feet frontage

LEGAL: ASLS 92-19 Tract A Chitina Recording District, SIZE: 5.40 acres, LAKE/CREEK FRT(apr): 450 feet frontage

TAX ACCOUNT #: N/A, TAXES (Yearly): \$ 0.00 2021 year

EXISTING LOANS: NONE Assumable  Non Assumable   
1<sup>st</sup> 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: NONE

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

ZONING: Unzoned or Unrestricted or \_\_\_\_\_

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) \_\_\_\_\_  
NONE

FUEL TANK(S) Or Hazardous Waste Or Contamination: NONE

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. ATV or Snowmachine

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: \_\_\_\_\_, ATV, SNOWMACHINE ACCESS: YES  
Approximately 2 miles west of Lake Louise Road

HOW TO LOCATE (Nearest town — how many miles — direction): Lat.Lon.: 62.207028, -146.581222

UTILITIES: Public Sewer NONE : How Far? \_\_\_\_\_, Electric? \_\_\_\_\_ : How Far? \_\_\_\_\_  
Telephone Avail?: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas? NONE : How Far? \_\_\_\_\_  
Water Source: NONE, 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).

As Personal Representative for the Estate of John S. French I have never been to the property and have limited knowledge of the condition or access to the property

This information is to the best of my knowledge:  6/15/2022  
Seller/Owner(s) REMOTE PROPERTIES LLC