

# Unimproved Property Fact Sheet

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

LEGAL: L7A5 + L7A7 20N R24WS31, SIZE: 530c, LAKE/CREEK FRT(apr): \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_, TAXES (Yearly): \$ 2011 2010 Apr 650.-  
year

EXISTING LOANS:  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: \_\_\_\_\_

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: \_\_\_\_\_

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

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

FUEL TANK(S) Or Hazardous Waste Or Contamination: \_\_\_\_\_

TREES:  , VIEWS:  , OTHER AMENITIES: \_\_\_\_\_  
Type of Trees \_\_\_\_\_ Mts. River Lake etc. \_\_\_\_\_

ACCESS: (road or..) \_\_\_\_\_, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL: Type of access \_\_\_\_\_  
Paved Gravel Dirt etc. Year round Part of year etc.

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: \_\_\_\_\_, ATV, SNOWMACHINE ACCESS: \_\_\_\_\_

HOW TO LOCATE (Nearest town — how many miles — direction): See Maps

UTILITIES: Public Sewer None : How Far? \_\_\_\_\_, Electric? \_\_\_\_\_ : How Far? \_\_\_\_\_  
Telephone Avail?: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas? \_\_\_\_\_ : How Far? \_\_\_\_\_

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).

INSTITUTIONAL SELLER, HAS NEVER BEEN TO PROPERTY

This information is to the best of my knowledge: [Signature] VP Trustee  
Seller/Owner(s) and PoA REMOTE PROPERTIES LLC