

Unimproved Property Fact Sheet

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

LEGAL: ASLS 79-098 Tract G, SIZE: 4.64, LAKE/CREEK FRT(apr): 250 ft

TAX ACCOUNT #: 52123000T00G (Mandatory) TAXES (Yearly): \$ 171.50 200 2021 year

EXISTING LOANS: Assumable ☐ Non Assumable ☒

1st D/T (apr. bal.) \$ _____, monthly pmt \$ _____ including % rate _____

2nd 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 or otherwise, please explain:

none

ZONING: Unzoned or Unrestricted or _____ (explain)

SUB. DIV. Covenants & Restrictions: (please list) none

RESTRICTIONS: On motor boats (Hp), time restrictions, etc. Please explain: _____

FUEL TANK(S) Or Hazardous Waste: none

TREES: Cotton Woods, VIEWS: Mts. Rivers, OTHER AMENITIES: _____
Type of Trees Mts. River Lake etc.

ACCESS: (road or...) dirt Rd, part way, MAINTAINED: yes - part of yr, LEGAL TRAIL: Type of access _____
Paved Gravel Dirt etc. Year round Part of year etc.

FLY IN ONLY: _____, BOAT ACCESS: yes, ATV, SNOWMACHINE ACCESS: ATV - Snowmachine

HOW TO LOCATE (Nearest town — how many miles — direction): Trapper Crk. 16 mi

UTILITIES: Public Sewer none : How Far? _____, ELECTRIC? _____ : How Far? _____

Well none, DEC Approved _____ (yes — no) How Far? _____

Telephone Avail?: yes, How Far _____, Natural Gas none, How Far _____

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY i.e. Flooding, Avalanches, Erosion, Access Problems or other natural Hazards. (Please explain in detail)
possible flooding in spring. Its remote access, Rd about 1 mi. from property must cross river.

This information is to the best of my knowledge:

Larry Ohio
Seller/Owner(s)

REMOTE PROPERTIES LLC