

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: North Klutina Bluff Subdivision, SIZE: 12,640 sq. ft. , LAKE/CREEK FRT (apr. feet): Approx. 743'
Klutina River frontage
Lots 1-5; Plat 2020-8, Chitina Recording Dist. per plat *Varies with river movement year to year*
TAX ACCOUNT #: NA (Mandatory) TAXES (Yearly): \$ 0 ²⁰ - ^{yr.}
No property tax

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: No liens

ZONING: Unzoned or Unrestricted or (explain) No zoning

BUYER 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 No encroachments of improvements; NA to State, Borough or City regulations

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; \$ NA

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or River floods and erodes from time to time. Improvements are elevated 120+ ft. above river level. No flooding.

FUEL TANK(S) Or Hazardous Waste: 3 tanks on Lot 3 Are you aware of any fuel spills? NO
 Above ground Under ground Size Oil-500 Gas-500 Age age unkno not used *Oil-300 -29 yrs. approx.*

TREES: Spruce, Aspen, VIEWS: Chugach Mts., Mt. Blackburn, Klutina River, OTHER AMENITIES: Views into Wrangell-St. Elias Nat. Park

LEGAL ACCESS: (road or..) Road, MAINTAINED: Public-State Drive - Owner, LEGAL TRAIL ACC.: NA

HOW TO LOCATE (explain): Private drive off Brenwick-Craig Rd, east of Richardson Hwy

FLY IN ONLY: NA, BOAT ACCESS: NA, ATV, SNOWMACHINE ACCESS: NA
State-maintained airstrip approx. 1 mile from property

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

Propane Lights _____, 110 Lights , 12 Volt Lights _____, Solar Panel _____, Other _____

Generator _____, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. Forced air furnace Toy stoves Wood stoves

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

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

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: None

Sq. Ft. IMPROVEMENT(S): Main Building Size: Home/Garage/Shop 36' x 72' sq. ft., Two Story or Loft (circle one) Size Home portion
Home/Gar./Shop 2592' Estimate Garage portion is 36' x 48' is 36 x 24' per level
 Year Built 1980-81, Bedrooms, one, Bathrooms, 2 (1 in house, 1 in garage/shop)
 - Home 3641/level
 - Garage/Shop 1728'
 2nd Building: South Wing sq. ft. 24' x 48' (1152 sq. ft.), Two Story or single Year Built 1980-91 Estimate
attached by hallway to garage
 Bedrooms, 2, Bathrooms, 0

3rd Building: Detached Storage Bldg sq. ft. 28 x 49' (1344 sq. ft.), Two Story or single - High Ceiling Year Built 1994 Estimate

Outbuilding (describe): Cabin - 12 x 16' (192 sq. ft.) sq. ft. 192 Year Built 1986 Estimate
 Additional: Shed (30 x 30); Wood shed; Greenhouse, Garden shed

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

Roof (Metal, Asphalt or): Metal Insulation (Floor, Ceiling, Walls) Varies by building

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

Home/garage/shop built on good cement slab on very stable ground. Home has 12" thick walls, so well-insulated and heats easily year round.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Propane range/oven, electric refrigerator, Dishwasher, Microwave, Compacter, Washing Machine, Propane dryer, chest freezer

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. :
Negotiable - Turn key sale is possible.

General Condition of Improvements: Good condition

SPECIES OF FISH AND GAME IN THE AREA: Fish: King, sockeye salmon, dolly varden, grayling in Klutina R.
Game: Black and Grizzly bear, moose, caribou (in region), spruce/ruffed/sharptail grouse; fur-bearers
 This information is to the best of my knowledge and is/will be provided to assist a potential Buyer Common

Brodley A. Hempeter Armon J. Hempeter
 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).