

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: Tract 9 + 10 Block 1 ASLS 78-93, SIZE: 10 acres +/-, LAKE/CREEK FRT (appr. feet): _____

TAX ACCOUNT #: N/A No borough (Mandatory) TAXES (Yearly): \$ _____ 2010 _____ year

EXISTING LOANS: Assumable Non Assumable

NONE 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 KNOWN

ZONING: Unzoned or Unrestricted or (explain) No Borough - (Unrestricted as far as I know)

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

None known of
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ N/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or None known

FUEL TANK(S) Or Hazardous Waste: 300 gallon elevated oil tank for heaters

Above ground Under ground Size 300 gallon Age ?

TREES: Aspen Spruce, VIEWS: Mtn's to the South, OTHER AMENITIES: _____
Birch Willow

ACCESS: (road or..) Road, MAINTAINED: Yes, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): At mile 1403 on AK Hwy go N. on Sawmill Creek Rd
Approx. 2.5 miles, turn Right (East) on Barley Way 1.75 miles on Left (North) Side

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

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. Wood Stove + Toyota's Coil

WELL: , (DEC approved); Yes _____, No _____, ELECTRIC? GVEA : How Far? To Home

TELEPHONE AVAILABLE: Yes, How Far To Home, Natural Gas _____, How Far _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Bldg. Size: 2608 sq. ft. Two Story or Loft (circle one) Size _____ Year Built *

2nd Building: 384 sq. ft. _____, Two Story or Two Lofts Year Built 2009

3rd Building: _____ sq. ft. _____, Two Story or _____ Year Built _____

Outbuilding (describe): _____ sq. ft. _____ Year Built _____

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other concrete piers

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know. milled logs of spruce / metal roof

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Propane Stove / Wood Stove

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : None

General Condition of Improvements: Good to excellent

SPECIES OF FISH AND GAME IN THE AREA: Moose / Buffalo / Grouse / Hare / Fox / etc.

This information is to the best of my knowledge: Jay D. McTate
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).

* year built: original 20x24 cabin 1980? / 1st addition 2 story
Part on east end 2005 / 2nd addition West end and garage 2008