

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: BLOCK 1, LOT 6, KENNICOTT, SIZE: 0.325 ACRES LAKE/CREEK FRT (apr. feet): 0
MILL SITE UNIT SUBDIVISION

TAX ACCOUNT #: N/A (Mandatory) TAXES (Yearly): \$ -0- 20 24 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

ZONING: Unzoned or Unrestricted or (explain) N/A

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 _____

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

ARCHITECTURAL CONTROL COMMITTEE, PLAT #76-12 CHITINA
(Please include any Covenants, CC&Rs, etc. with the listing agreement)
RECORDING DISTRICT

PROPERTY Owners Assoc.: Yearly Fee; \$ -0-

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or N/A

FUEL TANK(S) Or Hazardous Waste: EMPTY 300 gal Are you aware of any fuel spills? NONE

☒ Above ground ☐ Under ground Size 300 gal LAST USED 1 YEAR AGO
Age AGE UNKNOWN

TREES: BIRCH, SPRUCE, VIEWS: GLACIER MOUNTAINS OTHER AMENITIES: _____

LEGAL ACCESS: (road or..) ROAD BY LOCAL LANDOWNERS ON VOLUNTARY BASIS
MAINTAINED: _____, LEGAL TRAIL ACC.: YES

HOW TO LOCATE (explain): SEE MAPS

FLY IN ~~ONLY~~: YES, BOAT ACCESS: NO, ATV, SNOWMACHINE ACCESS: YES, VEHICLE

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

Propane Lights NO, 110 Lights YES, 12 Volt Lights NO, Solar Panel YES, Other 500gal propane tank LEASED & FILLED BY CROWLEY FUELS, GLENNANGLA

Generator _____, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. PROPANE
EMPIRE-4 UNITS

STATE OF ALASKA WATER PERMIT
SEASONAL SURFACE WATER LINE FROM NATIONAL CREEK

WELL: NO or OTHER SOURCE OF WATER: A ELECTRIC? SELF - GENERATOR + SOLAR

TELEPHONE AVAILABLE: YES, How Far CELL, Natural Gas NO, How Far _____

Cell: YES, Internet: YES, TV: NO, Satellite Dish, TV or Internet

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: FOOT BRIDGE + TOLL BRIDGE

IMPROVEMENT(S): Main Building Size: 2040 sq. ft. Two Story or Loft (circle one) Size 30' x 34' FOOT PRINT

Year Built 97, 99, 05, Bedrooms, 2, Bathrooms, 2

2nd Building: 96 sq. ft. 8' x 12', Two Story or SINGLE Year Built 2002

Bedrooms, 0, Bathrooms, 0 (WATER TREATMENT, SOLAR)

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

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

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☒ Other 20EA - 36" x 36" x 10" CONCRETE PADS w/ 12" x 12" FIR POSTS

Roof (Metal, Asphalt or): METAL Insulation (Floor, Ceiling, Walls) FLOOR/CEILING/WALLS

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

2X6 FRAME, OSB, 2X6 PINE SIDING, METAL ROOF

5/8" SHEET ROCK, FIR WAINSCOT, FIR FLOOR APTS

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. 2EA - PROPANE STOVES, 2EA - PROPANE REFRIGERATORS, 4EA PROPANE WALL HEATERS, WASHER, DRYER

List Other Items included in Sale, i.e. Motors, Boats, Furniture, Beds, Tools, etc.: 2EA - LIVING APARTMENTS COMPLETELY FURNISHED: TOILETS, SHOWERS, VANITIES, KITCHEN COUNTERS + SHELVES, SINKS, TABLES, CHAIRS, FUTONS, BEDS - SEE "ITEM INCLUDED LIST"

General Condition of Improvements: EXCELLENT

SPECIES OF FISH AND GAME IN THE AREA: MOOSE, BEAR, SALMON DIPNETTING, ATCHITNA

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Richard Ljung
 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).

REMOTE PROPERTIES LLC