

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: Lot 3A, Plat 98-3 District 411, SIZE: 10,000ft2, LAKE/CREEK FRT(apr. feet): 300

TAX ACCOUNT #: 920164264 (Mandatory) TAXES (Yearly): \$ 0 20 22
year

EXISTING LOANS: Assumable Non Assumable

1st D/T (approx. bal. \$ 0, monthly pmt \$ _____ including % rate _____

2nd D/T (approx. bal. \$ _____, monthly pmt \$ _____ including % rate _____

ANY LIENS (recorded or unrecorded) or any payoffs to be made: N/A

ZONING: Unzoned or Unrestricted or (explain) Unzoned

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

(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 No

FUEL TANK(S) Or Hazardous Waste: 500 gal above ground Are you aware of any fuel spills? No

Above ground Under ground Size 500 gal Age 10

TREES: 1 birch tree, VIEWS: mountain/river, OTHER AMENITIES: _____

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

HOW TO LOCATE (explain): 610 McGuires drive, McGrath Alaska 99627

FLY IN ONLY: no, BOAT ACCESS: yes, ATV, SNOWMACHINE ACCESS: yes

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

Propane Lights no, 110 Lights yes, 12 Volt Lights no, Solar Panel no, Other _____

Generator no, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. waste heat/diesel

WELL: no or OTHER SOURCE OF WATER, public ELECTRIC? yes : How Far? hooked up

TELEPHONE AVAILABLE: yes, How Far hooked up, Natural Gas no, How Far _____

Cell: yes, Internet: yes, TV: yes, Satellite Dish, TV or Internet, satellite tv & internet

RESTRITCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: none

IMPROVEMENT(S): Main Building Size: 5000 sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1938/remod 2005, Bedrooms, 6, Bathrooms, 8

2nd Building : 1000 sq. ft. one story, Two Story or _____ Year Built 2010

Bedrooms, 0, Bathrooms, 0

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

Outbuilding (describe): 1000 ft2 garage on ramp sq. ft. _____ Year Built _____

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

Type of Roof: Metal

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

Building was completely remodeled, reinsulated, new roof, all new windows, new wiring, all new appliances, lighting and furnishings.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc.

Commercial kitchen includes all appliances , 2- 5 burner stove, dishwasher, 2-stand up freezers, fridge/freezer, suppression system

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : All furnishings included. 10 beds, 3 couches, 18 seat dining room. espresso machine, room full of tools and parts to maintain building, 2 toyo stoves, 2000 f-150 truck, 1998 chevy astro van.

General Condition of Improvements: The building is in good shape and is currently being run as a B&B. The garage on the ramp is currently being used as a mail room and shop to turn airplanes.

SPECIES OF FISH AND GAME IN THE AREA: Salmon, Pike, Grayling, Burbot, Shee fish, white fish, trout.

This information is to the best of my knowledge: [Signature]
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).