

Improved Property Fact Sheet

*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

Maridian: Copper River Township 69S. Range

LEGAL: 78E Section 12, SIZE: _____, LAKE/CREEK FRT (appr. feet): _____

TAX ACCOUNT #: none (Mandatory) TAXES (Yearly): \$ _____ 20 _____ year

EXISTING LOANS: Assumable Non Assumable

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

none

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

ANY LIENS (recorded or unrecorded) or any payoffs to be made: none

ZONING: Unzoned or Unrestricted or _____ (explain) _____

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hip Restrictions, or: (please list) none

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ none

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

FUEL TANK(S) Or Hazardous Waste: _____ Are you aware of any fuel spills? no

Above ground Under ground Size 1.1000 gal. 2.2000 gal. Age 1.? 2.16 years

TREES: _____, VIEWS: _____, OTHER AMENITIES: _____

ACCESS: (road or boat/float plane), MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): GPS Lat 55°54'18"N Long 133°22'19"W

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

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

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

Generator 25, KW 21, Diesel X, Gas _____ Type of heat: Wood Stove, Monitor, etc. propane heater
KW20 Diesel

WELL: no or OTHER SOURCE OF WATER, creek ELECTRIC? yes : How Far? _____

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

Cell: yes, Internet: yes, TV: yes, Satellite Dish, TV or Internet, yes

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

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

Year Built _____, Bedrooms, _____, Bathrooms, _____

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

Bedrooms, _____, Bathrooms, _____

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 logs

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.

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

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : negotiable

General Condition of Improvements: good

black bear deer wolves

SPECIES OF FISH AND GAME IN THE AREA: salmon halibut rockfish steelhead

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).

Electric:

4 refrigerators

1 walk in

4 freezers

2 washers

2 dishwashers

2 vacuum sealers

Propane:

all hot water

1 dryer

1 stove

1 heater