

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: Byers Creek Landing, SIZE: .92 acre, LAKE/CREEK FRT (apr. feet): yes
Block 3, Lot 1
TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 400 ²⁰ 15 _{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: 0

ZONING: Unzoned or Unrestricted or (explain) Commercial / UP To 8 Structures

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) _____
In Denali State Park
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ _____

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or NO

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

Above ground Under ground Size _____ Age _____

TREES: Birch/cottonwood VIEWS: Stream / McKinley OTHER AMENITIES: _____

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

HOW TO LOCATE (explain): Byers Creek / Hwy / corner lot

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

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

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

Generator , KW _____, Diesel _____, Gas Type of heat: Wood Stove, Monitor, etc. Propane

WELL: NO or OTHER SOURCE OF WATER, _____ ELECTRIC? NO : How Far? _____

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

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: Denali Park /

IMPROVEMENT(S): Main Building Size: 1,200 sq. ft., Two Story or Loft (circle one) Size _____

Year Built 2008 , Bedrooms, 2 , Bathrooms, 0

2nd Building : 250 sq. ft. _____ , Two Story or Single Cabin Year Built 2008

Bedrooms, 1 , Bathrooms, 0

3rd Building : 250 sq. ft. _____ , Two Story or Single Cabin Year Built 2008

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

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

Type of Roof: Shingle

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. Some / Microwave,

Small Generator / Gas Stove / Frig

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

Misc Building Materials

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: All Five Salmon Species / Rainbow

Black Bear, Moose

This information is to the best of my knowledge: _____
Seller/Owner(s) Don Thomas

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).