

Improved Property Fact Sheet

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

T: 6N R:17W Sect:30 Seward Meridian
AN 0900030 Alaska State Land Survey
LEGAL: 87-152- Tract A, SIZE: 11.63, LAKE/CREEK/FRT (apr. feet): 1100 lake front

TAX ACCOUNT #: P.I.N. # 22111403 (Mandatory) TAXES (Yearly): \$ 178.38 20 16 year

EXISTING LOANS: Assumable Non Assumable

1st D/T (approx. bal. \$ N/A, monthly pmt \$ N/A including % rate N/A)

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

ANY LIENS (recorded or unrecorded) or any payoffs to be made: No liens or payoffs

ZONING: Unzoned or Unrestricted or (explain) unzoned, unrestricted, (I believe). Property was acquired (bought) from state of Alaska and is in the Cannery Creek Homestead, near Mt. Redoubt

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 Flooding or natural hazards.

FUEL TANK(S) Or Hazardous Waste: None Are you aware of any fuel spills? None

Above ground Under ground Size N/A Age N/A

TREES: yes, scattered, VIEWS: above lake, great views, OTHER AMENITIES: spacious outhouse

ACCESS: (~~road~~ or..) mostly floatplane, MAINTAINED: N/A, LEGAL TRAIL ACC.: N/A

HOW TO LOCATE (explain): Locate 1/2 mile long lake with 4 tiny islands in it. Lake is about 4 miles west of Drift River Tank Facility on west side of Cook Inlet. Lake stream feeds (navigable) Little Jack Slough.

FLY IN ONLY: mostly floatplane, BOAT ACCESS: accessible with 1 1/2 mile trail, ATV, SNOWMACHINE ACCESS: N/A

UTILITIES: Public Sewer N/A, Private Septic System N/A, (DEC approved); Yes N/A, No Outhouse on site: Wood, large

Propane Lights 110 Lights ^{Generator}, 12 Volt Lights _____, Solar Panel _____, Other _____

Generator Honda, KW 5000, Diesel _____, Gas 8 H.P. Type of heat: Wood Stove, Monitor, etc. 30 gall. barrel stove