

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: Hewitt-Wiskey Lk-Sub 422 SIZE 13-8 ACS., LAKE/CREEK FRT (apr. feet): 635

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 696 2012
year

EXISTING LOANS: Assumable Non Assumable
1st D/T (approx. bal. \$ N/A, monthly pmt \$ _____ including % rate _____
2nd D/T (approx. bal. \$ N/A, monthly pmt \$ _____ 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/hp 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 NEVER FLOODED

FUEL TANK(S) Or Hazardous Waste: NONE Are you aware of any fuel spills? NO

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

TREES: Birch + Spruce, VIEWS: Small Hills Mt. Yando, OTHER AMENITIES: Nice Lake View/Air Strip

ACCESS: (road or..) NONE, MAINTAINED: N/A, LEGAL TRAIL ACC.: NO

HOW TO LOCATE (explain): Six Miles West of Skwentna Alaska
wheel. Flats

FLY IN ONLY: SKIS, BOAT ACCESS: YES, ATV, SNOWMACHINE ACCESS: YES

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

Propane Lights YES, 110 Lights YES, 12 Volt Lights NO, Solar Panel YES, Other _____

Generator YES, KW 5.5, Diesel YES, Gas _____ Type of heat: Wood Stove, Monitor, etc. Wood Stoves

WELL: Yes or OTHER SOURCE OF WATER, _____ ELECTRIC? Generator How Far? _____

TELEPHONE AVAILABLE: NO, How Far NO, Natural Gas NO, How Far 4/10

Cell: YES, Internet: _____, TV: YES, Satellite Dish, TV or internet, _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NONE

IMPROVEMENT(S): Main Building Size: 1216 ^{THREE} sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1990, Bedrooms, 3, Bathrooms, NONE

2nd Building: 320 ~~1973~~ sq. ft. 320, Two Story or SINGLE LEVEL Year Built _____

Bedrooms, _____, Bathrooms, _____

3rd Building: 144 sq. ft. _____, Two Story or _____ Year Built 1985

Outbuilding (describe): SHOP 510 / Tractor Shed ²⁰⁰ sq. ft. Year Built 1985

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.
MAIN CABIN IS POST & BEAM WITH 6" WALLS
SOME DOUBLE GLAZED WINDOWS

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. 1 RITE WAY WOOD STOVE, 1 PROPANE 30" RANGE

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

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: PIKE IN LAKE, SALMON IN CREEK, BEARS ^{Black & Brown}

This information is to the best of my knowledge: Robert W. Lind ^{MORTG}
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).