

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: ASLS86-132 Tract B, SIZE: _____, LAKE/CREEK FRT (appr. feet): none

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

EXISTING LOANS: Assumable Non Assumable

NONE 1st D/T (approx. bal. \$ _____, monthly pay \$ _____ including % rate _____)

2nd D/T (approx. bal. \$ _____, monthly pay \$ _____ 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) _____

(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: none Are you aware of any fuel spills? NO

Above ground Under ground Size _____ Age _____

TREES: many Spruce, VIEWS: Mountains, OTHER AMENITIES: _____

ACCESS: (road or...) Air or Snow, MAINTAINED: _____, LEGAL TRAIL ACC: _____
machine

HOW TO LOCATE (explain): approx 5 miles up S Fork Kuskokwam from Hell's Gate on (R) SIDE of River

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

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

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

Generator NO, KW _____, Diesel _____, Gas _____, Type of heat: Wood Stove, Monitor, etc. Wood stove

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

TELEPHONE AVAILABLE: No , How Far _____, Natural Gas No , How Far _____

Cell: _____, Internet: _____, TV: _____, Satellite Dish, TV or Internet, No

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

IMPROVEMENT(S): Main Building Size: 16x16 with 8x10 Bedroom Addition sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1985 , Bedrooms, one , Bathrooms, _____

2nd Building: 524 sq. ft. + SHED 8x16' , Two Story or _____ Year Built 1995

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): Generator shed + outhouse 4x8' Year Built 1995

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

Type of Roof: roll roofing New Roof 2010

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

Frame Construction main Cabin built by Custom Home builder.

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. propane stove elec refrigerator

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

2 snow machines - skidoo Tundras

VARIOUS TOOLS 2 burner propane cook top

General Condition of Improvements: good condition

SPECIES OF FISH AND GAME IN THE AREA: Moose Caribou Sheep Brown + Black Bear

This information is to the best of my knowledge: Butterfly

Seller/Owner: _____

Please draw a floor plan of your cabin layout of Bldgs. & other pertinent facts a Buyer should know about property. (see 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).

