

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: Hiline Lake AK, Lot M, SIZE: 2600, LAKE/CREEK FRT (apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 848.92 2022 year

EXISTING LOANS: Assumable Non Assumable

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

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

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

ZONING: Unzoned or Unrestricted or (explain) _____

BUYER WARRANTIES: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary _____

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; \$ NA

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or _____

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

Above ground Under ground Size _____ Age _____

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

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

HOW TO LOCATE (explain): _____

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

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

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

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

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

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

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

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 1990's, Bedrooms, 2, Bathrooms, 1

2nd Building: log sq. ft. 200, Two Story or No Year Built 1990's

Bedrooms, _____, Bathrooms, _____

3rd Building: Stick frame sq. ft. 200, Two Story or No Year Built 1990's

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

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

Roof (Metal, Asphalt or): Metal Insulation (Floor, Ceiling, Walls) _____

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

Metal Roofing

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. 2 propane stoves, propane refridge, wood stove

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 1 14' boat w/motor, 3 beds, dining table, bar stools

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: Charr, Salmon (Tolachinta River) Mosse, Bear

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

[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).