

# 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: mile on Talachukwa River, SIZE: 1/2 Acres, LAKE/CREEK FRT (appr. feet): \_\_\_\_\_

TAX ACCOUNT #: 52259000000 (Mandatory) TAXES (Yearly): \$ 800.00 20 24 year

EXISTING LOANS: Assumable  Non Assumable  None  
1st D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

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

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

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; \$ N/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... Yes it floods in

The spring during breakup normally dry by first week of June or earlier depending on spring breakup

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

Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: \_\_\_\_\_, VIEWS: River, OTHER AMENITIES: \_\_\_\_\_

LEGAL ACCESS: (road or..) N/A, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): Down river on Susitna to get up river to SEVENTH upriver to the Talachukwa, first Lodge on right about a mile up

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: X, ATV, SNOWMACHINE ACCESS: X

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System Y, (DEC approved); Yes Y, No \_\_\_\_\_ Bathhouse 3 stools and showers Outhouse on site: Y

Propane Lights \_\_\_\_\_, 110 Lights Y, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator YES, KW 15, Diesel X, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. wood stove in main lodge

WELL: YES or OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC? YES : How Far? well house on property

TELEPHONE AVAILABLE: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

works with Cell: verizon, Internet: NO, TV: There is a TV but only for CD movies, Satellite Dish, TV or Internet, NO

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NO

IMPROVEMENT(S): Main Building Size: 1,000 sq. ft., Two Story or (Loft) Size 200 sq ft

Year Built 1978, Bedrooms, 1, Bathrooms, 0

2<sup>nd</sup> Building: ~~208 Cabin~~ 208 Cabin sq. ft. 500, Two Story or Loft Year Built 1978

Bedrooms, 2, Bathrooms, 0

3<sup>rd</sup> Building: Bath house sq. ft. 200, Two Story or 1 story 3 Toilets, 5 W/T + Laundry Room Showers Year Built 1978

Outbuilding (describe): Workshop sq. ft. 2 story has bedrooms Year Built 2000

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other \_\_\_\_\_

Roof (Metal, Asphalt or): Metal on all 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.

All have metal roofs 6 buildings total 1. Main Lodge + Dining Room 2. 208 cabin 3. 1 bed cabin (workshop) 4. Bath house 5. workshop 6. 2 bed cabin used for managers

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Propane stove, propane griddle, Icemaker, 2 Freezers, 1 Refrigerator, Scooper pots, Propane Grill, Furniture

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: Many tools, Plumbing parts & electrical 18ft 63 boat, 2018 Yamaha Grizzly 4 Wheeler, Beds, & Bedding parts washer Dryer, chainsaw, power washer, Trash Pump, Pillows towel etc

General Condition of Improvements: Flare need TLC workshop floor needs to be replaced + clean up Bathhouse needs work too

SPECIES OF FISH AND GAME IN THE AREA: All 5 species of Salmon, Rainbow, Dolly + Grayling Moose, Brown Bear, Black Bear + Wolf

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

Talstar  
Mark  
Cedley

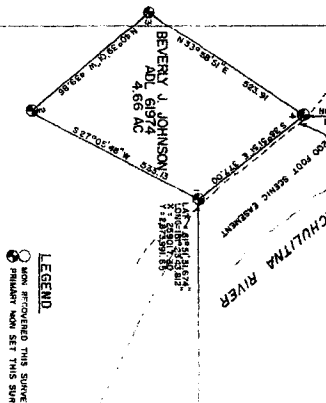
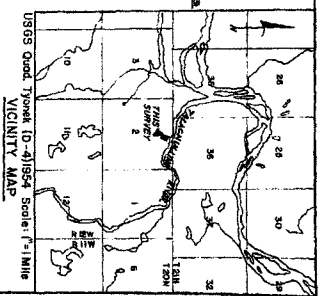
Protracted Sec 2, T20N, R12W, S.M., ALASKA

2075-5  
2075-6  
2075-7  
2075-8  
AS 3794  
AS 3795  
AS 3796  
AS 3797

ASLS 77-84  
COM 3  
B11

TYPICAL MONUMENT

TYPICAL BEARING TREE TAG



NOTES

1. The UTM and metric data is being shown for information purposes only.
2. The claimant's corners were recovered in close proximity to and were used to control the location of the tract corners.
3. All coordinates shown are based on the Alaska Coordinate System, Zone 4.
4. This survey was accomplished in accordance with OTE SI 77-74 and AS 38.05.077.
5. The drainage pattern within this survey is normal water runoff.
6. All bearings and distances shown are true mean bearings and true distances.
7. The minimum bearing and distance closures of the exterior boundary of each site is within the accuracy of one part in five thousand for field monuments.
8. Each site is coordinated to the rectangular survey net within a minimum accuracy of one part in two thousand.

SPECIAL NOTE

It is neither expressed nor implied that the State of Alaska will be responsible for the accuracy of the geographic location, technical survey corrections, or accuracy of the relation to the original basis of bearings.

LEGAL DESCRIPTION

A tract of land located within protracted Section 2, T20N, R12W, S.M., Alaska, and more particularly described as follows: Commencing at the NW corner of Tract B, ASLS No. 74-159, as filed in the Ambroge Recording District Office as 76-111, Latitude 61°51'25.081" Longitude 151°23'13.674", thence N65°00'09"W 1584.725 feet to the true point of beginning and corner No. 1, Latitude 61°51'31.674" Longitude 151°23'43.812", thence S27°05'46"W 433.113 feet to corner No. 2, thence N40°33'01"W 439.865 feet to corner No. 3, thence N33°58'51"E 523.91 feet to corner No. 4, thence S38°51'51"E 377.00 feet to the point of beginning. Said parcel contains 4.66 acres.

C-14 Cor. Position

284200

SELECTION INFORMATION

General Selection-322  
Preliminary Approval dated 9/22/86  
Patent No. 30-86-0189 dated 9/29/86

ALASKA STATE LAND SURVEY No. 77-84  
(AS PROVIDED BY AS 38.05.077)

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this plat represents a survey made by me or under my direct supervision, and the monuments shown thereon actually exist and correct, and that all dimensions and other details are correct.

Dated at Anchorage, Alaska  
this 22nd day of September, 1981  
Richard D. Tice  
Registered Land Surveyor  
No. 20255  
Ref. No.



OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the Director, Division of Technical Services and that the State of Alaska is the owner of ASLS 77-84 as shown hereon. I hereby approve this survey and plat for the State of Alaska.

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to me this 22nd day of September, 1981  
Notary for Alaska  
My Commission Expires 12-10-84

LESSEE CERTIFICATE

I, the undersigned, hereby certify that I am the lessee as shown hereon. I hereby approve this survey and plat.  
ADL 61974  
Beverly J. Johnson  
Date

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to me this 14th day of December, 1981  
Notary for Alaska  
My commission expires October 24, 1984

STATE OF ALASKA  
DEPARTMENT OF TECHNICAL SERVICES  
DIVISION OF LAND SURVEYS  
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 77-84  
PROTRACTED SEC 2, T20N, R12W, S.M., AK.

DRAWN BY: [Signature]  
DATE: 10-30-81  
SCALE: 1"=200'

APPROVED: [Signature]  
DATE: 10-30-81  
FILE NO. 77-84