

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: ASLS 81-152 TRACT A, SIZE: 6.9, LAKE/CREEK FRT (apr. feet): 400^{RIVER}

TAX ACCOUNT #: 5266 3000 T00 A (Mandatory) TAXES (Yearly): \$ 568.00 20 11 year

EXISTING LOANS: Assumable Non Assumable

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: NONE

ZONING: Unzoned or Unrestricted or (explain) NONE

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 SOME YEARS
WATER IN YARD RIVER FLOODS NEVER IN BUILDINGS

FUEL TANK(S) Or Hazardous Waste: NONE

Above ground Under ground Size _____ Age _____

TREES: BIRCH SPRUCE, VIEWS: RIVER & MOUNT, OTHER AMENITIES: _____

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

HOW TO LOCATE (explain): FLOAT PLANE RIVER BOAT OR SNOW MACHINE
BETWEEN KACHATNA AND JOHNSON CREEKS ON YETNA RIVER

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

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

Propane Lights _____, 110 Lights , 12 Volt Lights , Solar Panel , Other _____
Generator , KW 3000, Diesel _____, Gas Type of heat: Wood Stove, Monitor, etc. WOOD STOVE
WELL: SAND POINT, (DEC approved); Yes _____, No , ELECTRIC? _____: How Far? _____
TELEPHONE AVAILABLE: CALL WITH ACS, How Far _____, Natural Gas _____, How Far _____

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

IMPROVEMENT(S): Bldg. Size: 16x16 sq.ft., Two Story or Loft (circle one) Size _____ Year Built 2000

HOW MANY BEDROOMS AND BATHS IN MAIN BLDG: 1 BEDROOM

2nd Building: TOOL SHED sq. ft. 4x12, ^{ONE} Two-Story or _____ Year Built 2000

3rd Building: 4 WHEELER SHED sq. ft. 12x12, ^{ONE} Two-Story or _____ Year Built 2007

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

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

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know. 2/6 construction METAL ROOF

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. FULL SIZE STOVE + PROPANE FRIDGE
ICE MAKER

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: 16 FT SMOKER CRAFT + 40 HP
EVINRUDE OUTBOARD SUZUKI 4 WHEELER HONDA 3 WHEELER QUEEN BED
DOUBLE BED SINGLE BED ALL LINEN'S ALL FURNITURE AND COOK WARE
ALL TOOLS, CHAIN SAW WOOD WACKEL AND FISHING TACK

General Condition of Improvements: EVERY THING WORKS GOOD THE PLACE IS
IN GREAT SHAPE

SPECIES OF FISH AND GAME IN THE AREA: KING, SOCKEYE + SILVER SALMON MOOSE + BEAR

This information is to the best of my knowledge: W.R. [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).