

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: Tract A-1 Alexander Acres Subd SIZE: 77.59A., LAKE/CREEK FRT (appr. feet): 3000
fronts on Alexander Creek.

TAX ACCOUNT #: 55133000T00A1 (Mandatory) TAXES (Yearly): \$ _____ 2010 _____ year
(have not been billed for taxes since I turned 65. Don't know the amounts)

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: Ø

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; \$ _____

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or Never flooded - even in 1986

FUEL TANK(S) Or Hazardous Waste: _____

Above ground Under ground Size _____ Age _____

TREES: Beautifully landscaped VIEWS: _____, OTHER AMENITIES: usable cub strip on site
w/ chokecherry varieties + junberries, lilacs etc.

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

HOW TO LOCATE (explain): left bank of Alexander approx. 2 miles upstream of mouth.

FLY IN ONLY: X, BOAT ACCESS: +, ATV, SNOWMACHINE ACCESS: +

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

Propane Lights _____, 110 Lights _____, 12 Volt Lights _____, Solar Panel _____, Other _____
 Generator 6, KW 1, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. wood
 WELL: 28', (DEC approved); Yes _____, No ✓, ELECTRIC? _____: How Far? _____
 TELEPHONE AVAILABLE: MTA, How Far _____, Natural Gas _____, How Far _____
 RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Bldg. Size: 2400+- sq.ft., Two Story of Loft (circle one) Size 350 ^{approx.} ~~used~~ Year Built 2008

HOW MANY BEDROOMS AND BATHS IN MAIN BLDG: 2 bedrooms, 2 full baths

2nd Building: 864 sq. ft. shop/storage, Two Story or 9' sidewall Year Built 2004

3rd Building: 120 sq. ft. generator shed, Two Story or _____ Year Built 2011
These two buildings are on concrete pileings

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.

house is full log construction, basement is poured concrete using Quadlock styrofoam form system. Shop is post & beam w/ board & batten sidewalls. Generator shed is 1/2 log or "squared log" construction.

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. propane stove, propane refrigerator, granite countertop, hickory cabinets, Hardwood floor in kitchen & dining room, tile in both bathrooms.

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

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: silver, pink, red & chum salmon, rainbow, grayling, pike
River run is being rebuilt by way of a pike eradication program by ADFG.

This information is to the best of my knowledge: Jason Drowski
 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).