

As Prepared by Seller

.49-Acre of private waterfront deeded property (Tract-T) located over-looking Sawmill Bay Alaska. The private property location is protected in a small bay from northerly winds, allowing year-around dock usage. The property is also facing south for ultimate sunshine and solar usage.

The property is composed of 4-cabins over-looking the water and mountainous view of Sawmill Bay, with spacious water front decking Supporting the cabins are 5-other building structures. The Cabins are described below from #1 through #4.

The other building structures are described below from #5 through #9. Building #5 is a Bathhouse/sauna/laundry area. Building #6, Tact-shed, /building #7 Float-house, /building #8, is a salmon smoke house, / building #9 is a large Shop, with a solar energy system, 24-volt battery bank, 4000-watt inverter, enclosed generator room with 10-KW and 6-KW generators, freezer room with 7-freezers, and additional storage room area.

Cabin #1, is 20' x 32' in size; with a full kitchen, kitchen appliances, living room, 2-private bedrooms, and private bathroom/shower/flush toilet. The cabin also has a separate private loft that sleeps 8-people for housing 2-different groups of clients. The cabin is heated by oil stove with 24-hour electricity. The cabin also has a front 24x24 deck over-looking the mountainous water front.

Cabin #2, is 16' x 24' in size; with a full kitchen, kitchen appliances, living room, 1-private bedroom. The cabin has a loft that sleeps 4-people. The cabin is heated by oil stove with 24-hour electricity. The cabin also has a front 12' x 16' deck over-looking the mountainous water front.

Cabin #3, is 12' x 16' in size, with a small kitchen, kitchen appliances, living room. The cabin sleeps 4-people; the cabin is heated by wood stove with 24-hour electricity. The cabin also has a front 12' x 16' deck over-looking the gorgeous mountainous water front view.

Cabin #4, is 24' x 32' in size; with a full kitchen, kitchen appliances, living room, picture window dining area, and private bathroom/shower/flush toilet. The cabin also has a separate private loft that sleeps 4-people. The cabin is heated by oil stove with 24-hour electricity. The cabin has satellite TV and satellite internet/telephone service, providing wireless internet (Wi-Fi) and telephone through-out the entire lodge.

Building #5, is a bathhouse 16' x 16' in size; with 2-private bathrooms/showers/flush toilets, changing clothes area, cedar woodstove Sauna Room, laundry room, complete with washer/dryer. Behind the bathhouse is decked area for 2300-gallon fresh-water storage, water pumps/hot water heater, heater/ water filter system.

Building #6, is a tact-shed 10' x 10' in size; the tact-shed is used for storage, as regards to outdoor gear, rain gear, kayaking equipment, and misc. items.

Building #7, is a float house 12'x 12' in size; the float is used for additional storage of boat life-vests, floatation devices, shrimp pots, boating equipment, anchor rope, and misc. boating items.

Building #8, is a salmon smoke house 4' x 8' in size, used to smoke salmon and wild game.

Building #9, is large Shop 32' x 50' in size; with enclosed generator room, freezer/refrigerator room/ shop working repair area/ and storage room area for can goods and other supplies.

The shop has 2-diesel generators (10-KW Lester, 6-KW Lester both excellent in condition with maintenance records)) providing the lodge with electricity. The shop also has a solar power (1500-watt/per-hour solar panel system, located on the roof, pointing to the south for maximum sun efficiency throughout the year.

Supporting the solar system for energy storage is 24-deep bank/6-volt batteries. Providing AC power from the batteries is an Xtran-4000-watt Inverter. The lodge is totally set-up for 24-hour electricity without the diesel generator operating, saving much diesel fuel expense and providing a wilderness quite environment for owner/clients.

Jumping Salmon lodge's floating dock offers easy convenient pedestrian/client walking access from the bay to the lodge, at all levels of the 24- hour Sawmill Bay tidal area. Accommodating boat and floatplane tie-down access.

The large water front decking area of JSL is approximately 50' x 50' and provides for breathtaking scenic relaxation for dinning outside/grilling and campfires. Additional decking is connected through-out the lodge site providing clean easy client walking transition.

Fuel Storage. JSL fuel storage is 2000-gallons of diesel, and 2000-gallons of gasoline. The fuel is transferred from the fuel tanks through electric pumps by means of fuel hose. Fuel is barged in from Whittier by fuel barge approximately once a year.