

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 -91-257 TRACT G, **SIZE:** 20 acres, **LAKE/CREEK FRT(apr. feet):** _____

TAX ACCOUNT #: 54156000T00G (Mandatory) **TAXES (Yearly):** \$ 328.93 20 16
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) unrestricted

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 none

FUEL TANK(S) Or Hazardous Waste: none **Are you aware of any fuel spills?** none

Above ground Under ground Size _____ Age _____

TREES: Spruce and Birch, **VIEWS:** Tordillo Mountains, **OTHER AMENITIES:** Spring at base of ridge

LEGAL ACCESS: (road or..) trail on section line, **MAINTAINED:** by property owners, **LEGAL TRAIL ACC.:** Section line

HOW TO LOCATE (explain): Trailhead at west side of south bay

FLY IN ONLY: yes, **BOAT ACCESS:** no, **ATV, SNOWMACHINE ACCESS:** yes

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

Propane Lights no, 110 Lights no, 12 Volt Lights no, Solar Panel yes, Other inverter/charger

Generator no, KW _____, Diesel _____, Gas _____ **Type of heat:** Wood Stove, Monitor, etc. wood

WELL: no or OTHER SOURCE OF WATER, spring, lake ELECTRIC? no ; How Far? _____

TELEPHONE AVAILABLE: no , How Far _____ , Natural Gas no , How Far _____

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

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

IMPROVEMENT(S): Main Building Size: 16x16 sq. ft., Two Story or Loft (circle one) Size 1/2 loft

Year Built 2000 , Bedrooms, _____ , Bathrooms, _____

2nd Building : _____ sq. ft. _____ , Two Story or _____ Year Built _____

Bedrooms, _____ , Bathrooms, _____

3rd Building : _____ sq. ft. _____ , Two Story or _____ Year Built _____

Outbuilding (describe): scribe fit cache sq. ft. 80 Year Built 1998

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other treated spruce logs

Roof (Metal, Asphalt or): metal Insulation (Floor, Ceiling, Walls) logs and fiberglass

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

two sided spruce logs with gable framed green metal roof, painted plywood floor, 7 vinyl windows (4 opening), cottonwood slab flooring in loft, custom spruce log front door.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. wood stove and wood cookstove, grey water sink, finished spruce slab countertop, root cellar

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : some basic tools and camping equipment

General Condition of Improvements: Cabin is in good condition, some foundation posts need attention, scribe fit outhouse needs to be moved.

SPECIES OF FISH AND GAME IN THE AREA: Arctic Char and trout in lake, grayling in creek, salmon in Talachulitna, moose, brown and black bear

This information is to the best of my knowledge: Rick Schreiber
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).