

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: US. Survey 6968, SIZE: 5 Acres, LAKE/CREEK FRT (appr. feet): LAKE ^{APPR 600'}

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 0 20 _____ 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: _____

ZONING: Unzoned or Unrestricted or (explain) _____

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) N/A
(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 NO

FUEL TANK(S) Or Hazardous Waste: N/A Are you aware of any fuel spills? N/A
 Above ground Under ground Size _____ Age _____

TREES: SPRUCE/BIROIT, VIEWS: LAKE, ALASKA, OTHER AMENITIES: Peace and Quiet

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

HOW TO LOCATE (explain): _____

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

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

Propane Lights _____, 110 Lights _____, 12 Volt Lights X, Solar Panel X, Other _____

Generator X, W 3200, Diesel _____, Gas X Type of heat: Wood Stove, Monitor, etc. WOOD STOVE AND OIL DRIP STOVE.

WELL: _____ or OTHER SOURCE OF WATER, Lake ^{12 VOLT} ELECTRIC? DC : How Far? _____

TELEPHONE AVAILABLE: _____, How Far _____, Natural Gas _____, How Far _____

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Main Building Size: 11.5' x 14.5' sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1996, Bedrooms, _____, Bathrooms, _____

2nd Building: ~~17' x 14'~~ 'STORAGE' sq. ft. 14' x 14', Two Story or _____ Year Built _____

Bedrooms, 2008, Bathrooms, _____

3rd Building: Sleeping (2) sq. ft. 12.5' x 14.5', Two Story or _____ Year Built _____

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

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

Type of Roof: CORROGATED FIBER GLASS

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

CABIN IS 2x4 CONSTRUCTION

Sleeping tents are 2x4 construction, solid roof canvas

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Stove, 12 volt lights, solar panel

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

Too much to list

General Condition of Improvements: GOOD CONDITION.

SPECIES OF FISH AND GAME IN THE AREA: SALMON, MOOSE, BLACK BEAR, GRIZZLY WOLVERINE

This information is to the best of my knowledge: FOX, RABBIT WOLF, CARIBOU
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).