

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 71-049 TRACT F, SIZE: 4.98 acre, LAKE/CREEK FRT (apr. feet): 376 feet

TAX ACCOUNT #: 6502000T00F (Mandatory) TAXES (Yearly): \$ 268.66 20 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: No

ZONING: Unzoned or Unrestricted or (explain) Unzoned

BUYER WARRANTIES: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary No Improvements are encroaching

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 Have never seen flood on property

FUEL TANK(S) Or Hazardous Waste: None Are you aware of any fuel spills? No

Above ground Under ground Size _____ Age _____

TREES: _____, VIEWS: _____, OTHER AMENITIES: _____

LEGAL ACCESS: (road or..) None, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): Latitude 61.95369 Longitude -150.931331

FLY IN ONLY: _____, BOAT ACCESS: lake creek, ATV, SNOWMACHINE ACCESS: yes
Beaver Cessna 185 floats

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

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

Generator yes, KW 1, Diesel _____, Gas X Type of heat: Wood Stove, Monitor, etc. Wood Stove
small honda

WELL: No or OTHER SOURCE OF WATER, lake ELECTRIC? none : How Far? _____

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

Cell: yes, Internet: no, TV: no, Satellite Dish, TV or Internet, no

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: none that I no of

IMPROVEMENT(S): Main Building Size: 24'X 16' sq. ft., Two Story or Loft (circle one) Size _____

Year Built 2006, Bedrooms, Two Rooms, Bathrooms, _____

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

Bedrooms, _____, Bathrooms, _____

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

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

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

Roof (Metal, Asphalt or): Asphalt Insulation (Floor, Ceiling, Walls) no

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

2X4 frame Plywood outer wall Plywood roof

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. 2 wood stoves, Propane refrigerator

List

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

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: Moose, Bear, Wolf, Beaver, Mink, Birds

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

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).

REMOTE PROPERTIES LLC