

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: T31S R29W TL 3607, SIZE: 10 ACRES, LAKE/CREEK FRT (appr. feet): 660
UYAK BAY

TAX ACCOUNT #: 5 R5-312-903-607 (Mandatory) TAXES (Yearly): \$ 713.40 20 04
WE HAVE NOT PAID TAXES SINCE DUE TO SENIOR EXEMPTION ^{year}

EXISTING LOANS: Assumable Non Assumable
NOTE 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)

(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

FUEL TANK(S) Or Hazardous Waste: 1-200 gal tank
2-100 gal tanks Are you aware of any fuel spills? No

Above ground Under ground Size All above Age UNKNOWN

TREES: ✓, VIEWS: ✓, OTHER AMENITIES: WATERFRONT

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

HOW TO LOCATE (explain): GPS N 57° 26.907' W 153° 52.365'

FLY IN ONLY: OR, BOAT ACCESS: , ATV, SNOWMACHINE ACCESS: NO

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

Propane Lights _____, 110 Lights X, 12 Volt Lights _____, Solar Panel _____, Other _____
Generator X, KW 15, Diesel X, Gas _____ Type of heat: Wood Stove, Monitor, etc. WOOD & OIL HEATER
WELL: X or OTHER SOURCE OF WATER, _____ ELECTRIC? _____ : How Far? NA
TELEPHONE AVAILABLE: SKYPE SATELLITE How Far NA, Natural Gas _____, How Far NA
Cell: NA, Internet: X, TV: X, Satellite Dish, TV or Internet, 2 DISHES
RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Main Building Size: 48'X24' ~~Two Story~~, Two Story or Loft (circle one) Size 24'X8'
24'X20'
Year Built 1998, Bedrooms, 1, Bathrooms, 1
2nd Building: 24'X24' ~~Two Story~~ SHOP, Two Story or 1 Year Built 1998
Bedrooms, 1, Bathrooms, 0
3rd Building: _____ sq. ft. _____, Two Story or _____ Year Built _____
Outbuilding (describe): BANYA & WOODSHED 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.
CABIN & SHOP 2X6 CONSTRUCTION WITH METAL ROOF
FULLY INSULATED (we live here year round) OSB outer & inner walls

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. PROPANE STOVE - 110 REFRIG & 3 FREEZERS
ELECTRIC WASHER & DRYER

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

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: SALMON/HALIBUT/BOTTOM FISH/DEER/MOUNTAIN
GOAT/BEAR/DUCKS

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